



Minutes
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
March 5, 2008
7:00 p.m.

1. Call to Order

The meeting was called to order at 7:07pm.

2. Roll Call

Council Members present: Coletto-Cohen; Mortensen; Valenzuela; Wootten; Vice Mayor Barney and Mayor Sanders. Council Member Hildebrandt was absent.

3. Pledge of Allegiance:

Led by Mayor Sanders.

4. Invocation: Ron Nelson, New Day Church

5. Ceremonial Matters: Presentations, Proclamations, Awards, Guest Introductions and Announcements.

A. Recognition of Queen Creek Fire Captain Keith Lloyd: Captain Lloyd was presented a certificate of appreciation for his heroic life saving actions at a house fire in Mesa on February 20, 2008.

B. Swearing in of Queen Creek Battalion Chiefs and Fire Inspector: Gilbert Judge John Hudson gave the loyalty oath to Battalion Chiefs Ron Knight and Steve Storment and Fire Inspector John Speccacatena.

C. Student of the Month – February 2008: Council Member Valenzuela and Vice Mayor Barney presented the following with the Student of the Month Award for February 2008:

Katie Fairbanks – Benjamin Franklin – Crismon Campus
Ellie Poplawski – Benjamin Franklin – Power Campus
Jordan Morris – Cortina Elementary
Elizabeth Hefington – Desert Mountain Elementary
Nicholas Gallegos – Frances Brandon Pickett Elementary
Morgan Williams – Jack Barnes Elementary
Janeva Craig – Queen Creek Elementary
Nicole Speeding – Queen Creek Middle School
Jennifer Brooksby – Queen Creek High School
Darius Pack – Canyon State Academy (was not present)

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D. Recognition of Queen Creek High School Principal Angela Chomokos – Principal of the Year: The Town recognized Dr. Chomokos for being named Principal of the Year. Queen Creek School District Superintendent Dr. Murlless and School Board President Craig Seymore were also present.

The meeting was recessed from 7:36 to 7:45pm.

6. Committee Reports

A. Recreation Advisory Board – February 26, 2008: The Board heard presentations from three non-profit organizations for event sponsorship: London’s Run, Kiwanis Club and Boy’s & Girl’s Club. A presentation was also given by ETC Institute on preliminary data of the peer review. The Senior Advisory Committee work plan and goals were discussed and reviewed. The next meeting is March 25.

B. Senior Advisory Committee – February 26, 2008: The Committee members heard a presentation by ETC Institute on preliminary data of the peer review. The next meeting is March 25.

7. Public Comment: Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please complete a “Request to Speak Card”, located on the table at the rear of the Council Chambers and turn it in to the Town Clerk prior to the beginning of the meeting. There is a time limit of three minutes for comments.

Gary Holloway, Queen Creek, discussed his concern with abandoned homes and potential fire hazards with the weeds. He also stated concerns with the conditions of roadways after construction and the detours with potholes and creating dust.

8. Consent Calendar: Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Mayor will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Council and or staff may remove any item for separate consideration.

A. Consideration and possible approval of the February 6, 2008 Work Study and Regular Session Minutes.

B. Consideration and possible approval of the February 20, 2008 Work Study and Regular Session Minutes.

C. Consideration and possible approval of purchases over \$10,000.

D. Consideration and possible approval of **Resolution 721-08** approving the form and authorizing the execution and delivery of a loan agreement with the Water Infrastructure Finance Authority of Arizona from its Drinking Water Revolving Fund program and, if necessary, guaranty or similar agreements to provide reserve fund surety bonds or insurance policies necessary in connection therewith; delegating the determination of certain matters relating

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thereto to the Manager of the Town; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by such loan agreement, such guaranty or similar agreements and such resolution and declaring an emergency.

E. Consideration and possible approval of **Resolution 720-08** endorsing and supporting the recommendations and findings for the Pinal County Regionally Significant Routes for Safety & Mobility Study.

F. Consideration and possible approval of the reappointment of Sam Cruz to the Recreation Advisory Board for a three-year term.

G. Consideration and possible to proceed with the preparation of bid documents for the collection of residential solid waste and recyclables via an exclusive franchise agreement.

H. Consideration and possible approval of a contract in the amount not to exceed \$19,200 with Ridoroc, LLC for rock removal in the arenas at Horseshoe Park and Equestrian Centre.

I. Consideration and possible approval of a Design/Build Contract in the amount of \$468,801 with Johnson Carlier for Fire Station #2.

J. Consideration and possible approval of the Final Plat for Pegasus Airpark Unit 5, Lots 1-6 a request by Greg Davis of Iplan Consulting on behalf of Circle "G" at Pegasus LLC.

K. Consideration and possible approval of a contract in the amount not to exceed \$60,000 with Regional Pavement Maintenance to crack seal various Town roads.

L. Consideration and possible approval of reallocation and purchases within the Sewer Enterprise Fund in the amount of \$25,735.

M. Consideration and possible approval of **Resolution 719-08** modifying assessments and assessment diagrams for ID001-Ellsworth Road/Rittenhouse Road Improvement District (DeRito).

Items D and G were pulled for discussion.

Motion to approve remainder of Consent Calendar (Valenzuela/Barney/Unanimous)

Item D: Council wanted to highlight that this was the final action necessary by the Town Council in the acquisition of the Queen Creek Water Company. Town Manager John Kross was asked to give a brief re-cap of the planning and process of the acquisition. Council recognized former Council Member Gary Holloway, who was in the audience, for his previous participation in the acquisition.

Motion to approve Item D (Mortensen/Barney/Unanimous)

Item G: Council requested additional discussion and information on the preliminary costs for start-up and administration of providing solid waste service. Public Works Director Don Noble

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referred to the Task Force review of the study; costs for containers and purchasing options. Scott Pasternak of R.W. Beck, the Town's consultant, explained that separate pricing for containers could be in the bid documents.

Council discussed concern with current budget issues, expanding government services, consumer choices and costs to the Town for providing solid waste services. The need to consider the residents desire to recycle and reducing wear & tear on Town streets as well as safety was also discussed.

Council continued discussing a public outreach process prior to going to bid and perhaps the residents prioritize services. Town Manager Kross said that the proposal for providing solid waste services was based on calls and inquiries from residents, especially for recycling. He said that additional public outreach could be conducted prior to considering bid proposals. Further discussion was regarding costs of containers; HOA negotiated services and implementation timeline.

Motion to delay the bidding process for residential solid waste and recycling services until further public outreach is completed (Mortensen/Coletto-Cohen/5-1 (Barney). **Motion passed.**

PUBLIC HEARINGS AND FINAL ACTION: If you wish to speak to the Council on an item listed as a Public Hearing or Action, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

9. Discussion and possible action on submitting comments to Pinal County on a Preliminary Plat for "Borgata Professional Plaza" a proposed office development located on 7.89 acres at the southeast corner of Hunt Highway and Thompson Road.

Planner Phil Bolduc reviewed the proposed preliminary plat for Borgata Professional Plaza and staff's comments and concerns regarding the land use; hillside preservation; commercial services for San Tan Heights; off-site drainage and San Tan Foothills Specific Area Plan & Hillside Preservation and Native Plan Preservation Standards. Road design and improvements, specifically to Hunt Highway were also discussed.

Motion to forward comments as presented and specifying Hunt Highway and Thompson Road standards to be consistent with the Town's standards (Coletto-Cohen/Mortensen/Unanimous)

ITEMS FOR DISCUSSION: These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

10. Presentation and discussion on a proposed work plan for a sub-committee of the Economic Development Commission to develop and promote partnerships, programs and guidelines that will advance the Arts, Culture and Experiences sector indentified in the Economic Development Strategic Plan.

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Economic Development Director Doreen Cott provided a brief background on the Economic Development Strategic Plan adopted in October 2007. She reviewed a presentation by Cyd West of MPAC (Maricopa Partnership for Arts and Culture) which was given to the Economic Development Commission in January 2008. After the presentation, the Commission discussed the arts and culture visibility in Queen Creek and the positive impact on residents, commerce and visitors. The Commission decided to create a sub-committee study this area in depth. Ms. Cott reviewed the proposed work plan for the sub-committee which includes development guidelines or standards for the Town Center as well future developments; and to promote, identify and enhance the arts and cultural activities.

11. Discussion on RZ07-132 Nauvoo Station PAD Amendment, a request by Mario Mangiamiele of Iplan Consulting on behalf of VIP Emperor Estates, LLC, to allow 3-bay front loaded garages to be up to 60% of the front building façade for a maximum of 76 of Nauvoo Station's 478 homes. The project is zoned PAD and is located on the northwest corner of Ocotillo and Crismon Roads.

Planner Phil Bolduc reviewed the current zoning ordinance limit on 40% of the front plane for a garage and the applicant's proposal to allow 60% front plane coverage for three-car front loading garages. The applicant's supporting statements for the amendment were presented as well as proposed elevations.

The Planning and Zoning Commission's concerns regarding wider driveways and over-prominence/dominance of garages and their recommendation for denial were discussed.

Council agreed with the Planning and Zoning Commission's and staff's comments, stating that 60% of the front of a home for garages was not appropriate and other alternatives were available.

12. Discussion on SP07-194 "Broadlands Building at Power Marketplace Business Park", a request by Haley Balzano of Exclaim Design for site plan, landscape plan and building elevations approval for the Broadlands Industrial Building. The proposal consists of an industrial/warehouse building of 20,000 ± square feet designed for future industrial use on a 1.16 acre site with existing I-1 zoning. The project is located on Lot 11 in the Power Marketplace Business Park, approximately ¼ mile east of Power Road, between Germann and realigned Rittenhouse Road.

Planner Dave Williams presented the site plan, building elevations & materials and landscaping plan. The Planning and Zoning Commission recommended approval. Council asked if semi-trucks would be parking on site. Mr. Williams stated that the site doesn't accommodate overnight parking of semi-trucks and the facility isn't gated.

13. Discussion on TA07-183 "Text Amendment for Parking, Loading and Bicycle Standards" a request by the Town for a text amendment to the Zoning Ordinance.

Planner Phil Bolduc presented the proposed text amendment that would add and expand parking standards and design requirements for garages and large vehicle parking. Council asked if there were any place in town to legally park semi-trucks and if there was any consideration to provide such parking. Mr. Bolduc responded that larger vehicles can park behind a primary building but

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doesn't allow commercial vehicles in residential areas. Discussion was in regard to enforcing the current ordinances and amending them to address parking issues. Planning Manager Fred Brittingham stated that Code Enforcement had requested the amendments to provide clear standards or requirements that could be enforced. Council discussed the need to balance urban and rural parking needs, including the need to increase medical office parking. Further discussion was in regard to side loaded garages and accommodating larger vehicles.

14. Adjournment

Motion to adjourn at 9:03pm (Valenzuela/Coletto-Cohen/Unanimous)

TOWN OF QUEEN CREEK

Gail Barney, Vice Mayor

Attest:

Jennifer F. Robinson, CMC

I, Jennifer F. Robinson, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the March 5, 2008 Regular Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present

Jennifer F. Robinson, CMC

Passed and approved on March 19, 2008.