



Minutes
Work Study and Possible Executive Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
April 2, 2008
5:30 pm

1. Call to Order

The meeting was called to order at 5:30pm.

2. Roll Call

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

3. Motion to adjourn to Executive Session for the following purposes:

A. Discussion and consultation with the Town staff in order to consider the Town's position and instruct the staff regarding 1) the possible acquisition of property northwest of Town Hall, for use as a future fire station; 2) the acquisition of three parcels necessary for the realignment of Rittenhouse Road near Sossaman. A.R.S. 38-431.03(A)(7).

B. Discussion and consultation with the Town Attorney for legal advice and to consider the Town's position and instruct its attorney of an agreement that is the subject of negotiations with Highland Homes, Holmes Homes and VIP Homes, regarding payment for construction of a culvert in Crismon Road. A.R.S. 38-431.03(A)(3) and (4).

C. Discussion and consultation with the Town Attorney for legal advice regarding bonds guaranteeing improvements to be installed by Engle Homes. A.R.S. 38-431.03(A)(3).

D. Discussion and consultation with the Town Attorney for legal advice and to consider the Town position and instruct its attorney regarding claims and the possible settlement of claims arising in relation to construction of railroad crossing. A.R.S. 38-431.03(A)(3) and (4).

E. Evaluation of Town Manager. A.R.S. 38-431.03 (A)(1).

Motion to adjourn to Executive Session at 5:31pm (Valenzuela/Coletto-Cohen/Unanimous)

The Work Study reconvened at 6:26pm.

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

4. Presentation by Economists.Com on the proposed water rates.

Dan Jackson, of Economists.Com, gave an overview of the proposed water rate plan, which was based on detailed analysis; predications and assumptions and final acquisition data. Mr. Jackson

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reviewed the current two-tier water rates which are among the lowest in the area. He then presented the proposed three-tier water rates which would be implemented over a three-year period. Mr. Jackson explained that the three-tier structure encourages water conservation with increased water rates based on the amount of water used. Mr. Jackson also said that the number of water customers and revenues/expenditures over a 10-year period were forecast and used in determining the proposed water rates. Additional information on other sources of revenue such as late payment fees and meter charges were also discussed.

Council asked about irrigation rates and commercial rates. Mr. Jackson reviewed the current irrigation rate and proposed new rate. He added that irrigation water is currently sold for substantially less than what it costs to provide. Mr. Jackson said that the recommended commercial water rate was the same as residential.

Council asked what public education would be provided on the water rate increases. Assistant Town Manager Patrick Flynn responded that the statutory process would be followed as well as news releases and other notifications.

5. Presentation on the GIS Master Plan.

None.

6. Adjournment

Motion to adjourn the Work Study at 6:55pm (Coletto-Cohen/Barney/Unanimous)

TOWN OF QUEEN CREEK

Arthur M. Sanders, 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 April 2, 2008 Work Study 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 April 16, 2008.