



MINUTES

Economic Development Commission
22350 S. Ellsworth Rd, Queen Creek, AZ
Historic Town Hall
March 28, 2018
7:30 am

1. Call to Order and Roll Call

Chair Lee Ester called the meeting to order at 7:36 am. The following people attended:

Commission Members: Lee Ester, Chair; Bill Smith, Vice Chair; Cindy Barnes; Perry Berry; Chris Clark; Richard Graham; Courtney Kleinebreil; Shane Randall; Steve Sossaman; Grant Tayrien; Vice Mayor Turley; Council Member Oliphant

Town Staff: Doreen Cott, Economic Development Director; Sara Clark, Planner II; Troy White, Public Works Director

Absent Members: Jason Barney; Carson Brown; Derek Neighbors; Warde Nichols; Perry Rea; Mark Schnepf

2. Introductions & Announcements

3. Public Comment:

None

4. Items for Discussion and Possible Action

A. Consideration and possible approval of the February 28, 2018 minutes

Motion to approve the February 28, 2018 minutes as presented.

1st: Shane Randall

2nd: Richard Graham

VOTE: Approved unanimously

B. Presentation and discussion related to the Town's roadway improvements

Public Works Director Troy White gave a presentation on some of the current transportation projects in our three-year program (2018-2022):

- Queen Creek to Germann – widens Ellsworth to six lanes; end of year completion; partnership with town and private developers

- Riggs Road - Ellsworth to Meridian – bids are open; phase I will be managed by MCDOT; early 2019 completion; when the project is complete work can start on Rittenhouse Road project
- Meridian Road – IGA with Pinal County to design Meridian from Germann to State Route 24

Mr. White gave an overview of traffic patterns and population in Queen Creek and San Tan Valley and the impact on current and future expansions of State Route 24. He outlined the models that MAG performed for different exits on State Route 24 and how it will impact traffic flow in the future. He explained the importance of continuing Ellsworth to six lanes in Mesa all the way to State Route 24 based on data.

C. Presentation and discussion on the 2018 Queen Creek General Plan Update scheduled for a May 15 special election

Planner II, Sara Clark explained that state law requires that the General Plan be updated every ten years and ratified by voters. The 2018 General Plan will go to voters at a special election held on May 15. It will be the only item on the ballot and will be a ballot-by-mail election with a registration deadline of April 16.

Ms. Clark explained how the plan was developed and the extensive outreach to the community. She said the plan is the guiding document for the town and embraces the vision of Queen Creek residents. She outlined the plan goals, which include ten elements: land use; housing; growth area; circulation; recreation, parks and open space; environmental; water resources; economic development; cost of development and public safety.

Vice Mayor Turley spoke about the importance of the plan for the Town's future. On behalf of the Town Council, Vice Mayor Turley and Council Member Oliphant urged the commissioners to each reach out to ten residents to encourage them to vote for the plan.

E. Summary of current events – Reports from Chair, Committee Members and Economic Development staff.

Commissioner Perry Berry reported on the following:

- Business partner breakfast - April 24
- District Arts Festival at the QC Performing Arts Center – April 24
- High school groundbreaking at Eastmark - April 29 at 10:00 a.m.
- Career Fairs- April 24 -25

Commissioner Richard Graham provided an update on Sky Bridge and reported that the master lease agreement was approved.

Vice-chair Bill Smith reported that Ironwood Banner is filling up and looking to the future for expansion.

Economic Development Director Doreen Cott reported on the following:

- Ironwood Annexation was approved and will be official on April 9. It will add 5,000 new residents to Queen Creek. A welcome event for new residents will be held on Saturday.
- Shea Homes at Encanterra approached the Town for discussion on possible annexation.
- Town Center zoning updates will be discussed at a meeting with consultants on April 5.
- The first agreement with HD Management for a hotel in Town Center has been reached. It is slated for a Fall 2019 opening date.
- Budget Committee meetings are scheduled for April, therefore the EDC meeting in April will be canceled unless needed.

5. **Announcements**

6. **Adjournment**

The meeting adjourned at 8:40 a.m.

TOWN OF QUEEN CREEK

Lee Ester, Chair
Economic Development Commission

Prepared by:

Joy Maglione
Town Clerk Assistant

PASSED AND APPROVED ON: May 23, 2018