



Minutes
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
June 4, 2008
7:00 p.m.

1. Call to Order

The meeting was called to order at 7:00pm.

2. Roll Call (one or more members of the Council may participate by telephone)

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

3. Pledge of Allegiance: Led by Mayor Sanders.

4. Invocation: Larry Gordon, Bishop of Desert Wells Ward.

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

A. Student of the Month – May 2008 – The following students were recognized as Student of the Month by Mayor Sanders and Vice Mayor Barney:

Todd Olson – Ben Franklin – Crismon Campus (not in attendance)
Gavin Wilson – Ben Franklin – Power Campus
Gersham Sharpe – Canyon State Academy (not in attendance)
Matthew Karger – Cortina Elementary (not in attendance)
Hannah Smith – Desert Mountain Elementary
Dillon Romano – Frances Brandon Pickett Elementary
Jack Gray – Jack Barnes Elementary
Kacey Woods – Queen Creek Elementary (not in attendance)
Ashlea Buzicky – Queen Creek Middle School
Todd Lucas – Queen Creek High (not in attendance)

B. Citizen Leadership Graduation – the following were recognized and presented certificates for completing the Citizen Leadership Institute:

Stephen Atkins; Bob Brita; Merche Brita; Darcy Christianson; Gary Clemmons; David Croxell; Brenda Dunham; Dana Edwards; Andy Fritz; Michael Gille; Marsha Hunt; Huey-Lin Kao; Natalie Lamb; Debra McCarthy; Tom McCarthy; Laurie Ralston; Sheryl Robinson; Marnie Schubert; Marvin Smith and Kim Sundvold. Additional graduates recognized but not in attendance were: Dorian Bond; Stephanie Derivan; Robert Estler; Frank Hockley; Cathy Miner; Jannifer Owens; Jeremy Owens; Reena Patel; Traci Polk and Joe Vadakkan.

**Minutes for the Regular Session
Queen Creek Town Council
June 4, 2008
Page 2**

C. CERT Graduation – the following were recognized and presented certificates for completing the Cert Program:

Gary Roylance; Jeff Brown; Jeremiah Foster; Joe Rykwalder; Melissa Rykwalder; Justin Winters; Robert Oullette and Peggy Fritz. Additional graduates recognized but not in attendance were: Dean Shinever; Georgina Marin; Lorelei Delaney; Shery Babyak and Vicki Wood.

D. Presentation to Council Member Valenzuela

Mayor Sanders presented Council Member Valenzuela with a vase and gift certificate in appreciation for her 14 years of service to the community and thanked her for her service.

Council Member Valenzuela said it had been a pleasure and privilege to serve the citizens of Queen Creek and thanked them for allowing her to do so for the past 14 years.

E. Presentation to Council Member Coletto-Cohen

Mayor Sanders thanked Council Member Coletto-Cohen for her service to the community.

F. Swearing in of Mayor and new Council Members – Van Summers, Fire Chief

Van Summers, Fire Chief swore in Council Members Gail Barney; Craig Barnes and Jeff Brown and Mayor Sanders.

G. Remarks by Mayor and new Council Members

Council Member Barney thanked the citizens for their vote of confidence in re-electing him to serve another term.

Council Member Brown thanked the citizens for their trust in allowing him to serve the next four years and said that every decision will be made in the best interest of Queen Creek.

Council Member Craig Barnes thanked the citizens for their vote of confidence.

Mayor Sanders said he appreciated the opportunity to serve an additional two years and with new Council Members Barnes and Brown and said the commitment by Council is not taken lightly.

H. Reception

The meeting was recessed from 7:35 – 8:02pm

6. Committee Reports

A. SRP Task Force – May 27 (no meeting held – lack of quorum)

B. Senior Advisory Committee – May 27 (no meeting held – lack of quorum)

C. Economic Development Commission – May 28 – the Commission heard a presentation and update on the Williams Gateway Freeway (SR802) and made a recommendation to

**Minutes for the Regular Session
Queen Creek Town Council
June 4, 2008
Page 3**

support the Transportation Advisory Committee and Planning and Zoning Commission recommendation for Alignment 4 of the Williams Gateway Freeway. A presentation was also given on the Williams Gateway Airport Master Plan and Strategic Business Plan; draft Commission by-laws were discussed and updates were given on current projects and issues. The next meeting is scheduled for July 23.

- D. Recreation Advisory Board – June 3 – The Board discussed the fee philosophy and reservation guidelines for HPEC; proposal for a partnership between the Town and San Tan Youth Football regarding running the flag football program and reviewed and discussed the fee philosophy for recreational programs and facilities. The next meeting is scheduled for June 24.

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.

Sylvia Centoz, Queen Creek, said that the swearing in of a new Council was a special occasion. She added that this was 104th Council meeting attendance and spoke about the importance of participating in meetings.

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 budget line item reallocations.
- B. Consideration and possible approval of expenditures over \$10,000.
- C. Consideration and possible approval of Council Committee appointments.
- D. Consideration and possible approval of the biennial appointment of Town Officers.
- E. Consideration and possible approval of the appointment of Jody Augustin to the Planning and Zoning Commission for the remainder of former Commissioner Jeff Brown’s term which expires August 31, 2009.
- F. Consideration and possible approval of the final acceptance of public improvements at Victoria Phase 2 Parcel 1 (Victoria Estates) and begin the one-year warranty period.
- G. Consideration and possible approval of the Final Plat for Queen Creek Marketplace Phase 1 Lots 9 & 11, a replat of Lots 9 & 11 of Queen Creek Marketplace Phase 1 Lots 1-5, 9-13 & 16-18 recorded in Book 963, Page 14 M.C.R., a request by Vestar QCM, LLC.

**Minutes for the Regular Session
Queen Creek Town Council
June 4, 2008
Page 4**

H. Consideration and possible approval of **SP07-124** "Power Marketplace Industrial Condos" a request by T2 Architecture Group LLC, on behalf of Power Industrial Park LLC, for site plan, building elevation and landscape plan approval for Industrial Condos at Lots 23 & 24 of Power Marketplace Business Park. The proposal consists of 60,000 sq. feet of office and warehouse use on 5.2 acre site with existing I-1 zoning. The project is located ¼ mile east of Power Rd., between Germann and realigned Rittenhouse Roads.

I. Consideration and possible approval of **Resolution 743-08** approving the terms of the Option to Purchase Agreement for the transfer of property to the Postal Service.

J. Consideration and possible approval of **Resolution 744-08** modifying assessments and assessment diagrams for ID001-Ellsworth Road/Rittenhouse Road Improvement District.

K. Consideration and possible approval of a design services contract in the amount of \$31,305 for streetlights on Ellsworth Road from the Loop Road to Cloud Road (Project #A0203).

L. Consideration and possible approval of a contract with Affiliated Computer Services, Inc. (ACS) in an amount not to exceed \$20,000 for the initial purchase of Firehouse Fire Records Management Software and the first year of technical support, and \$2,595 annually in subsequent years for technical support.

Mayor Sanders requested Item E be continued.

Staff requested Items I & J be continued to the June 18th Council Meeting.

Motion to continue Items I & J to the June 18th Council Meeting
(Barney/Wootten/Unanimous)

Motion to approve the remainder of the Consent Calendar as presented (Barney/Hildebrandt/Unanimous)

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 the appointment of a Vice Mayor.

Motion to appoint Gail Barney as Vice Mayor for an additional term of one-year
(Sanders/Hildebrandt/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. Discussion on **SP08-005** "Shawn Stole Construction" a request by Mark Fowler of Michael & Associates on behalf of Shawn Stole Construction for site plan, landscape plan and building

**Minutes for the Regular Session
Queen Creek Town Council
June 4, 2008
Page 5**

elevation approval for an office/warehouse building on Lot 15 of Inverness Industrial Park. The proposal consists of approximately 15,000 sq. feet of office/industrial use with existing I-1 zoning. The project is located ¼ mile east of Crismon Road on Scotland Court.

Principal Planner Mike McCauley was available for any questions. Vice Mayor Barney asked if the application was in conformance with Town ordinances and codes. Mr. McCauley replied yes.

Council discussed presenting cases on the Consent Calendar when there were no issues or concerns and met all the Town's requirements. Town Manager Kross replied that this procedure would be implemented in the next month or so.

11. Discussion on RZ07-086/SP07-101 "Queen Creek Crossroads" a request by Archicon, LC on behalf of Pacific Western Partners, LLC for a rezoning from R1-43 to a Planned Area Development (PAD) with underlying TC zoning, site plan, landscape plan and building elevation approval for Queen Creek Crossroads. The proposal consists of five buildings totaling 30,150 sq. feet on a five (5) acre parcel. The project is located at the southeast corner of Rittenhouse and Ellsworth Road.

Principal Planner Mike McCauley was available for any questions. Council asked for additional information regarding the Planning and Zoning Commission's concerns/comments about the seating area. Mr. McCauley explained the concern was more about the design than the intended use or location and the applicant submitted an alternative design that was approved by the Commission. There was also a question about the requested height increase from 30' to 32'. Mr. McCauley explained the PAD requirements and said that the increased height complements the scale of the buildings and accommodates the gable roof.

12. Discussion on TA07-034 "Conditional Use Permits (CUP); Height Restriction on Flagpoles; I-1 Industrial Standards – Percentage of Use for Retail; Appendix C specifications for documents to be submitted, a request by the Town for text amendments to the Queen Creek Zoning Ordinance, Article 3 Zoning Procedures, Section 3.5 Conditional Use Permits; Article 4 Zoning, Sections 4.7F Flagpoles and 4.9F Specific I-1 District Performance Criteria; Appendix C Specifications for Documents to be submitted.

Principal Planner Fred Brittingham stated that the proposed text amendment would streamline the process for Conditional Use Permits and provide clear definitions. There was discussion regarding the change in height for flagpoles and difference between flagpoles in residential areas vs. commercial. There was additional discussion on HOA enforcement of flagpole height.

13. Adjournment

Motion to adjourn at 8:13pm (Brown/Wootten/Unanimous)

**Minutes for the Regular Session
Queen Creek Town Council
June 4, 2008
Page 6**

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 June 4, 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 June 18, 2008.