



Agenda
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
July 16, 2008
7:00 p.m.

1. Call to Order

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

3. Pledge of Allegiance:

4. Invocation:

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

A. Presentation of the Neighborhoods in Bloom Awards

6. Committee Reports

A. Arts, Culture and Experience Sub-Committee – June 25, 2008

B. Recreation Advisory Board – June 24, 2008

C. Senior Advisory Committee – June 24, 2008

D. SRP Task Force – July 8, 2008

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.

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 June 18, 2008 Work Study, Special Session and Regular Session Minutes.

B. Consideration and possible approval of expenditures over \$10,000.

C. Consideration and possible approval of budget line item reallocations.

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D. Consideration and possible approval of **Resolution 751-08** authorizing the application to the Greater Arizona Development Authority (GADA) for a loan of \$2,045,000 to finance the construction of Horseshoe Park and Equestrian Centre (HPEC).

E. Consideration and possible approval of a contract with Taylor Morrison in the amount of \$29,885.67 for installation of a sewer service across Ocotillo Road.

F. Consideration and possible approval of **Ordinance 433-08** setting the secondary property tax rate and levy for FY08-09 for Street Light Improvement Districts.

G. Consideration and possible approval of a consulting agreement with Al Holler & Associates, sales tax auditors, in the amount of \$66,000.

H. Consideration and possible approval of the appointment of a Council Sub-Committee and the following members: Council Member Jeff Brown, Council Member Joyce Hildebrandt, Carlos Acuna, David Weiss and Molly Jacobs for the purposes of considering changes to annual holiday festivities.

I. Consideration and possible approval to transition the Town's Flag Football program to San Tan Youth Football League.

J. Consideration and possible approval of an Intergovernmental Agreement with the Flood Control District of Maricopa County for half of the design and utility relocation costs estimated at \$1,200,000 for improvements to the Sonoqui Wash from Chandler Heights Road to Crismon Road.

K. Consideration and possible approval of a consulting contract in the amount not to exceed \$23,030 to Professional Services Industries, Inc., (PSI) for materials testing of Ellsworth Road (Loop Road to Cloud Road).

L. Consideration and possible approval of a construction contract in the amount of \$27,324 to SRP for the installation of street lights and cable for the Ellsworth Road Improvement Project from the Loop Road to Cloud Road (Project A0203).

M. Consideration and possible approval of a special warranty deed from Elane R. Palmer, Sanokai Creek Ranch Phase 5, LLC for the dedication of a portion of Sossaman Road and Cloud Road located in the southwest quarter of Section 29 to the Town of Queen Creek.

N. Consideration and possible approval of a warranty deed to dedicate right-of-way for a portion of Ellsworth Road to the Town of Queen Creek, a request by James and Jackie Mahoney (applicant).

O. Consideration and possible approval of a request for direction to begin the statutory 60-day public agency comment period for Major General Plan Amendments.

P. Consideration and possible approval of the appointment of Karen Fehlan to the Planning and Zoning Commission.

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Q. Consideration and possible approval of **SP08-067 Lot 18** of Power Market Place Business Park a request by Ken Mohn, architect, for site plan, building elevations and landscape plan approval for an approximately 16,600 sf. two story industrial/office building on 1.07 acres at 18375 S. 187th Place in the I-1 zoning district.

R. Consideration and possible approval of **Resolution 713-08** authorizing a development agreement with Highland Ranch Construction Company LLC, providing for the partial reimbursement by the Town to developer for costs associated with the construction of the Crismon Road Culvert.

S. Consideration and possible approval of an amendment to the Intergovernmental Agreement with Pinal County relating to intersection improvements at Ellsworth and Empire that extends the time of performance and gives ownership and maintenance of the traffic signals to the Town.

T. Consideration and possible approval of the renewal of the contract with Cigna Healthcare.

*U. Public Hearing and possible approval of **RZ08-059/SP06-111 “Grulich’s Service & Collision Center”** a request by Chris Greulich on behalf of Northeast Scottsdale Auto Group Greulich Brother Industries, for rezoning, site plan, building elevation and landscape plan approval for two primary buildings totaling approximately 17,000 square feet of automotive oriented service and office space. The applicant is requesting rezoning from I-1 Light Industrial to I-1 Light Industrial with a PAD overlay. The property is located north of the re-aligned Rittenhouse Road between Power and Sossaman Roads.

*V. Public Hearing and possible approval of a Series 12 Restaurant liquor license application submitted by Randy D. Nations on behalf of Uncle Bear’s Grill & Bar to be located at 21151 E. Rittenhouse Rd., Suite 101 (Cornerstone).

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. Presentation by DMB on Mesa General Plan Amendment application and consideration and possible direction to provide comments to the City of Mesa.

10. Presentation by Paul Gilbert on Mesa Major General Plan Amendment application (Levine property) and consideration and possible direction to provide comments to the City of Mesa.

11. Public Hearing and possible approval of **Ordinance 434-08** setting the primary property tax rate and levy for the Town for FY08-09.

12. Discussion and possible action on **Resolution 748-08** encouraging Salt River Project to include criteria for the location of the proposed Abel-Moody 230KV transmission line.

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13. Consideration and possible action on DR08-095 “Hastings Farms Fencing Modification” a request by Greg Davis, of Iplan Consulting LLC., on behalf of William Lyon Homes, Inc. for Design Review for revisions to the approved perimeter fencing plan for Hastings Farms. The project is located on the east side of Ellsworth Road north of Cloud Road.

14. Discussion and possible action on outreach to the non-profit groups.

15. Discussion and possible action on directing staff to initiate a text amendment to the Queen Creek Zoning Ordinance pertaining to fencing.

16. Discussion and possible action on Resolution 740-08 recommending proposed corridor for further consideration for the location of the proposed Williams Gateway Freeway/State Route 802.

17. Discussion and possible action on the removal of the planned median on Ocotillo Road in front of Russ’ True Value Hardware Store and approval of a change order at an undetermined cost.

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

18. Queen Creek Chamber of Commerce quarterly update.

19. Discussion and update on the Municipal Corporation Yard Master Plan prepared by Arrington Watkins Architects.

20. Discussion on current and planned transportation projects.

21. Community Crime Prevention update including the crime free multi-housing program.

22. Progress report and next steps for the Zoning Ordinance update.

23. Adjournment

I, Jennifer F. Robinson, do hereby certify that I caused to be posted this 10th day of July 2008, the Agenda for the Regular Session of the Queen Creek Town Council in the following places: 1) Queen Creek Town Hall; 2) Queen Creek Post Office; 3) Queen Creek Community Center bulletin board.

Jennifer F. Robinson, CMC

The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities who require reasonable accommodations in order to participate should contact the Town Clerk’s office at (480) 358-3000.