



## **MINUTES**

**Economic Development Commission**  
22350 S. Ellsworth Rd, Queen Creek, AZ  
Historic Town Hall  
March 27, 2019  
7:30 am

### **1. Call to Order and Roll Call**

Chair Lee Ester called the meeting to order at 7:35 a.m. The following people attended:

Commission Members: Lee Ester, Chair; Shane Randall, Vice Chair; Perry Berry; Grant Tayrien; Brian McKean; Steve Sossaman; Richard Graham; Courtney Kleinebreil; Mark Schnepf; Gordon Mortensen; Bill Smith

Town Staff: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator; Brett Burningham, Development Services Director; Kyle Barichello, Planner II; Bruce Gardner, Assistant Town Manager; Joy Maglione, Town Clerk Assistant

Absent Members: Jason Barney; Chris Clark; Carson Brown; Derek Neighbors; Cindy Barnes; Warde Nichols; Perry Rea; Council Member Oliphant; Council Member Turley

### **2. Introductions & Announcements**

Chair Lee Ester opened the meeting with introductions. Guests included Travis Tolmachoff, Sossaman Farms; and John Loi, Ryu Sushi & Teppanyaki.

Lindsay Aronson, owner of Schmeat Bagelry & Café, provided bagels for the meeting and gave a background on her new business and the products they will offer. She said Schmeat Bagelry will open at Queen Creek Fiesta in late April/early May.

### **3. Public Comment:**

None

### **4. Items for Discussion and Possible Action**

A. Consideration and possible approval of the February 27, 2019 minutes

**Motion to approve the February 27, 2019 minutes as presented.**

Minutes – March 27, 2019

**1<sup>st</sup>: Mark Schnepf**  
**2<sup>nd</sup>: Grant Tayrien**  
**Vote: Approved unanimously**

B. Consideration and possible approval of the Façade Improvement Program Application for RYU Sushi & Teppanyaki located at 21838 S. Ellsworth Rd

Downtown Development Manager Jennifer Lindley gave a brief summary of the Façade Improvement Program overview and purpose. She introduced applicant John Loi, one of the owners of RYU Sushi and Teppanyaki. Ms. Lindley said they purchased the building at 21828 S. Ellsworth Road, formerly known as Mission Market, and are making significant improvements with a total interior and exterior remodel and addition of an outdoor patio. Applicants may apply to the program more than once and she said this would be the first application for RYU. Ms. Lindley said they are going through the site plan approval process and Planner Kyle Barichello is in attendance to answer any questions. Ms. Lindley displayed a power point presentation showing conceptual drawings of the exterior building and reviewed the application.

**Applicant: John Loi - RYU Sushi & Teppanyaki, 21838 S. Ellsworth Road**  
Exterior improvements as detailed in the application include exterior painting (\$10,350), signage (\$20,265) and landscaping planters (\$8,000).

Total Reimbursable Improvements: \$38,615  
Max Allowed Reimbursement: \$20,000

Chair Ester asked about the proximity to the Town Center monument and park. Planner Barichello said there is a railing on the patio and a sidewalk separation and it does not compromise the pedestrian walkway. He said the site plan process would address those details.

Commissioners asked if the paint estimates were for the street facing sides of the building only and questioned whether planters are a fixed feature that would be included as an eligible improvement.

Commissioner Bill Smith cautioned about being consistent with approval details. He supported the entire project but suggested that the applicant work with their architect to be sure and submit reimbursements for features that apply to the program.

**Motion to approve the Façade Improvement Program application for a maximum reimbursement of \$20,000 with the stipulation that the**

**submitted improvements meet the eligibility criteria for the program and the painting is for exterior street facing sides of the building only.**

**1<sup>st</sup>: Grant Tayrien**

**2<sup>nd</sup>: Courtney Kleinbreil**

**Vote: Approved unanimously**

C. Presentation and discussion on the Town's water program

Utilities Director, Paul Gardner provided updates from the Utilities Department:

- Water and sewer rates may see a reduction on the sewer side
- Capacity charges (hook-up fees) are stable with no foreseen increases and potential for a decrease in both water and sewer
- Recommendation to maintain permit meter fees for ¾" meters to 1" meters on the discharge side to keep builder costs down. This is part of the upcoming impact fee review and public outreach.
- The Town is watching a legislative bill that would require a municipality to submit to the voters the question of whether to enter and perform a loan repayment agreement to repay financial assistance from the Water Infrastructure Finance Authority applies to municipalities with a population of more than 150,000 persons, increased from 50,000.
- The purchase of 50M credits in water rights to keep future water costs on subdivisions down. Mr. Gardner also discussed the application process and benefits for other water acquisitions in Sobala, AZ.
- Lake programs for subdivisions using recovered effluent that will recharge for landscaping needs at a lowered tiered rate and avoid using potable water for landscaping

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

Commissioner Perry Berry reported on new school openings; Queen Creek DECA students were recognized on the Senate floor; and Queen Creek Middle School student, Matthew Dillon qualified to compete in the Arizona State GeoBee and has the potential to win a 25K scholarship.

Commissioner Richard Graham gave an update of the air traffic control tower at Phoenix Mesa Gateway Airport. Federal funding appropriations changed and the tower project is now in the design phase.

Director Doreen Cott reported on the following:

- Brett Burningham, who was serving as Interim Development Services Director, was appointed to the Development Services Director position.
- The Town Center hotel is moving forward and scheduled to close in May with the purchase of 2.5 acres. The Town will maintain ownership of the balance of the 5-acre site.
- Roots and Boots was a success with sold-out performances.
- The Ellsworth Road project (Queen Creek to Germann) new seven-lane roadway is scheduled to be complete in April/May 2019. This project experienced some delays due to rain.

Jennifer Lindley attended the International Downtown Association Conference in Los Angeles, CA with Planner Kyle Barichello. They attended a walking tour of the downtown fashion district and sessions on branding; parking; signage; arts and culture; and business improvement districts.

Planner Barichello reported that Queen Creek will present a proposal to speak at the upcoming state planning conference in September on the recent downtown rezoning and design guidelines project.

Chair Lee Ester will be presenting for SRP at the Queen Creek Citizen Leadership Institute and will offer participants a SRP helicopter tour.

**5. Announcements**

**6. Adjournment:** The meeting adjourned at 9:05 a.m.

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TOWN OF QUEEN CREEK

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Lee Ester, Chair  
Economic Development Commission

Prepared by:

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Joy Maglione  
Town Clerk Assistant

PASSED AND APPROVED ON: April 24, 2019