



Minutes
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
August 6, 2008
7:00 p.m.

1. Call to Order

The meeting was called to order at 7:06pm.

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

Council Members present: Barnes; Brown; Hildebrandt; Wootten; Vice Mayor Barney and Mayor Sanders. Council Member Mortensen was absent.

3. Pledge of Allegiance: Led by Mayor Sanders

4. Invocation: Father Michael Mitchell – Project Challenge

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

- A. Proclamation – Dust Control Week
- B. Proclamation – Drowning Awareness Month

6. Committee Reports

- A. Transportation Advisory Committee – July 10, 2008 – The Committee members reviewed the top five priorities of the FY08-09 Work Program and received updates on the CAP Line project, Ellsworth Loop Road and Rittenhouse Road improvements. The next meeting is scheduled for September 7, 2008.
- B. Economic Development Commission – July 13, 2008 – Commission members heard a presentation by SRP on the 230kV transmission line siting; approved by-laws for the Commission; selected John Schroeder as Chair; and approved the FY08-09 Work Program. The next meeting is scheduled for September 24, 2008.
- C. Recreation Advisory Board – Holiday Festivities Sub-Committee – July 29, 2008 – The Committee members discussed options to changes for the winter event and final recommendations will be forwarded to the Council at a later date.
- D. SRP Task Force – August 4, 2008 – Task Force members heard an update by SRP on the Status of the MorCom Loop and Abel-Moody line siting projects and selected Pamela Amacona as Chair. The next meeting is scheduled for September 9, 2008.

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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.

Rustyn Sherer, Queen Creek Chamber of Commerce Chair, said he had been petitioned by members of the Chamber to speak on the Ocotillo Road median issue and reported that the results of a survey sent to members showed they were against medians on Ocotillo Road.

Russ Carlson, Russ’ True Value, asked the Council to reconsider the installation of the raised medians on Ocotillo Road. He said the Town is killing his business and ignoring business needs in the Town.

Bob Hildebrandt, Queen Creek, asked the Council to reconsider raised medians on Ocotillo Road.

Patrick Crewse, Queen Creek-Maricopa County, said that raised medians don’t work and that trucks can’t get into Russ’ parking lot. He said he doesn’t want raised medians anywhere in Town and that they reduce property values.

Jill Charette, Queen Creek, said she was opposed to raised medians on Ocotillo and Ellsworth Roads and seven of seven neighbors surveyed are against them also. She added that she wasn’t notified of the installation of medians.

Joe Pethe, Queen Creek, said he was opposed to raised medians on Ocotillo Road and that u-turns are more hazardous.

William S. Jallen, Queen Creek, said he was opposed to raised medians on Ocotillo Road and that people will speed down the road.

Richard Stewart, Queen Creek, said he was opposed to raised medians. He said that people would have to make u-turns; property values would decrease and that he was also against an increased speed limit.

John Burgdorf, Queen Creek, said he was opposed to raised medians and has problems with the location of construction cones and that it is a waste of gas to make u-turns.

Silvia Centoz, Queen Creek – Maricopa County, stated her concerns with flights over Pegasus Airpark at night and helicopter flights below 200ft. She also said she was unable to park on Ocotillo Road because of construction and commented on the location of the traffic signal at the shared drive of Russ’ and vet clinic.

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.

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- A. Consideration and possible approval of the July 16, 2008 Work Study and Regular Session Minutes.
- B. Consideration and possible approval of expenditures over \$10,000.
- C. Consideration and possible approval of budget line item reallocations.
- D. Consideration and possible approval of League Resolutions.
- E. Consideration and possible approval of **Resolution 752-08** repealing Resolution 611-06 and replacing the standard form by-laws for committees, boards and commissions as applicable.
- F. Consideration and possible approval of a one year Job Order Contract (JOC) with up to four (4) one-year renewals to Cactus Asphalt for Pavement and Pavement related services.
- G. Consideration and possible approval of a contract in the amount of \$350,961 with Dibble Engineers for the Ellsworth Road Design from Ocotillo Road to Rittenhouse Road.
- H. Consideration and possible approval of a contract in the amount of \$13,745 with Wilson Engineers for odor control modifications to the Ocotillo Road Sewer Improvements.
- I. Consideration and possible approval of **Resolution 749-08** to acquire right-of-way from Albertson Family Trust.
- J. Consideration and possible approval of **Resolution 750-08** to acquire right-of-way from Queen Creek Ten, Inc.
- K. Consideration and possible approval of the Municipal Corporation Yard Master Plan prepared by Arrington Watkins Architects.
- L. Consideration and possible approval to move forward with the Farmers Market program for FY2008-09.
- M. 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.
- N. Consideration and possible approval of the final acceptance of public improvements of Cornerstone at Queen Creek – Phase 1A and Phase 1B Replat and begin the one year warranty period.
- O. Consideration and possible approval of a Farming Agreement with the Barney Family for the East Park site.

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P. Consideration and possible approval of Change Order #1 to GMP 2 for Johnson Carlier, Inc., to install a polyethylene panel fence at Horseshoe Park and Equestrian Centre in the amount not to exceed \$45,000.

Q. Consideration and possible approval of a professional services contract not to exceed \$85,440 with Qwest Communications for voice and data service for Horseshoe Park and Equestrian Centre.

R. Consideration and possible approval of **Resolution 753-08** authorizing and directing staff to take all actions necessary to submit a grant application to the Gila River Indian Community for funds to assist with building and outfitting the Queen Creek Library and authorizing the Town Manager to act on behalf of the Mayor and Town Council with regard to the application.

S. Consideration and possible approval of Amendment #3 in the amount of **\$4,124,157** to the Agreement for Law Enforcement Services between the Town of Queen Creek and Maricopa County.

*T. Public Hearing and possible approval of **Ordinance 429-08/RZ08-059/SP06-111 “Grulich’s Service & Collision Center”** a request by Chris Grulich on behalf of Northeast Scottsdale Auto Group Grulich 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.

*U. Public Hearing and possible approval of a Series 12 Restaurant liquor license application submitted by Garrett Randolph Moss on behalf of Queen Creek Café and Sports Lounge, 22002 S. Ellsworth Road.

*V. Public Hearing and possible approval of officially naming the Chandler Heights Road Park site “Desert Wells Park”; the East Park site “Queen Creek Sports Complex”; and the San Marqui Park site “Sonoqui Park”.

*W. Public Hearing and possible approval of **RZ07-149/SD07-150 “Silver Queen Estates”**. (*A request for continuance to the September 17, 2008 Town Council Meeting has been requested*)

Items B, D, G, O & U were pulled.

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

Item B: Assistant Town Manager Patrick Flynn gave further explanation on purchasing vehicles on state contract vs. open market.

Motion to approve Item B (Hildebrandt/Brown/Unanimous)

Item D: Intergovernmental Liaison Mark Young reviewed the League Resolutions 2, 5, and 9 in preparation for the League Conference and staff’s recommendation for approval.

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Motion to approve Item D (Barney/Hildebrandt/Unanimous)

Item G: Transportation Director Dick Schaner provided additional information on the design contract for improvements on Ellsworth Road between Ocotillo and Rittenhouse Roads. He said that the contract doesn't include redesigning the intersection of Ocotillo and Ellsworth Roads. Mr. Schaner also explained the design process is done and that at this point, he can't say whether medians will be constructed or not.

Motion to approve Item G (Wootten/Brown)

Council requested that at the 30% design stage there should be opportunity for public comment and discussed additional opportunities for comment on hardscape including sidewalks, landscaping, seating etc. Mr. Schaner indicated that changes could be made up to approximately the 85% completion. Council asked when the 30% completion stage would be. Mr. Schaner said late fall.

Vote: Unanimous

Item O: Vice Mayor Barney declared a conflict of interest and stepped down from the dais.

Parks Planning & Development Manager Troy White briefly described the benefits of continuing the farming agreement on the park site, especially in regards to PM-10 requirements.

Motion to approve Item O (Hildebrandt/Wootten/Unanimous -6-0)

Vice Mayor Barney returned to the dais.

Item Q: Staff stated the applicant requested a continuance to the August 27, 2007 Special Council Meeting.

Motion to continue Item Q to August 27, 2008 (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 approval of the Abel-Moody 230-KV and Morcom Loop 69-KV line siting projects and consideration of directing the Town Attorney to draft and the Mayor to sign a resolution encouraging Salt River Project to adopt the alignment for the Morcom Loop 69-KV Project.

Community Development Director Tom Condit briefly updated Council on current SRP Task Force and jurisdictional working group meetings regarding the two line siting projects to connect two substations which would provide redundancy & reliability. Mr. Condit indicated that there were four route options between Sossaman, Riggs and Ellsworth Roads.

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Janeen Rahovit of SRP, commented on the public participation & comments to date and the mid-September time-frame for site selection.

Mr. Condit discussed staff's comments and concerns regarding locations on Ellsworth Road; Pegasus Airpark (runway); Phoenix-Mesa Gateway Airport; aesthetic issues; coordination with Maricopa County Flood Control District and Horseshoe Park on Riggs Road and the affect of any locations on existing residential development. He said that a resolution or letter with concerns and/or recommendations can be prepared and that a news release can also be prepared indicating the end of public comment period on August 17th.

Council asked what impact leaving 12kV lines on poles would have. Mr. Kross responded that the Town's undergrounding ordinance would have to be reconsidered.

Council discussed the importance of supporting the SRP Task Force and staff's recommendations.

Motion to direct staff to inform residents of the close of public comment period and forward any comments received (Wooten/Hildebrandt/Unanimous)

Mr. Condit continued by reviewing the purpose and need of connecting two substations with 230kV lines for increased transmission capacity.

Ms. Rahovit explained the phases of the siting project with Phase 1 being the introduction and siting process; provided the meeting and open house dates and said Phase 2 would be the route alternative development phase.

Tom Novy, Project Manager with SRP, provided additional information on the mailer going to approximately 40,000 residents and the open houses and meetings.

Council requested colored maps from SRP for future meetings and possible line locations along the CAP canal.

Mr. Condit provided Council with possible next steps including but not limited to issuing press releases; a resolution supporting one or more alignments; and continuing to work with SRP and the Town's SRP Task Force during the process. Council discussed adopting a resolution in support of a specific alignment as soon as possible. They also asked for more information on the Wappel line.

Court Rich, of the Rose Law Group and representing several developers, suggested Council reiterate the importance of the Rittenhouse Corridor and Meridian Corridor and let SRP know early in process their preferred alignment.

Mr. Condit discussed in further detail proposed news releases regarding the open houses for August 26th at Queen Creek Middle School, 27th at Payne Junior High & 28th at Copper Basin Elementary School.

Council discussed adopting a resolution as soon as possible after the open houses.

Motion to direct staff to issue press release and continue to work with SRP Task Force, consider a resolution to identify one or more alignments and consider the importance of the Rittenhouse and Meridian Corridors (Sanders/Barney/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. Presentation by Superstition Vistas.

Roc Arnett of East Valley Partnership introduced Robert Grow, a consultant, who gave an overview of the Superstition Vistas planning process.

11. Presentation by Lynn Kusy on the status of the Phoenix-Mesa Gateway Airport Master Plan.

Lynn Kusy, Executive Director of Phoenix-Mesa Gateway Airport gave an update on the process to update the airport's master plan. The Airport Authority Board is expected to review the draft plan at their September 17th meeting. Mr. Kusy explained what the masterplan provides for and also stated that the purpose of the plan isn't to actually plan the area, identify funding or firm timetables. Council asked when street alignment and connectivity planning might occur. Mr. Kusy said the airport will begin working with Town staff and the process should take about a year.

12. Discussion on current and planned transportation projects.

Town Manager John Kross said that transportation funding sources from sales tax and developer partnerships had both decreased because of the current economic situation.

Transportation Director Dick Schaner gave a presentation on the current and planned transportation projects and costs ranging from \$75,000 to \$18M. These projects include 16 intersections; arterial road improvements and drainage projects (wash & drainage basin). Mr. Schaner said reprioritizing projects could be considered in the future.

There was discussion on Pinal County's plans for Ellsworth south of Empire Blvd; effectiveness of the Cloud & Sossaman basin based on the last storm and how many portable traffic signals were actually received from developers. Mr. Schaner said that two lights had been received. Council also asked about the status of the Queen Creek School District's plans for a new high school on Riggs Road. Mr. Kross said that the Town advised the District that they would need to find funding to complete Riggs Road to Crismon Road.

13. Adjournment

Motion to adjourn at 9:55pm (Brown/Wootten/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 August 6, 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 August 27, 2008.