



RESULTS

Amended Agenda

Regular Session

Queen Creek Town Council

Queen Creek Town Hall, 22350 S. Ellsworth Road

Council Chambers

October 1, 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. Proclamation – Operation Wounded Warrior

B. Proclamation – Fire Prevention

6. Committee Reports

A. Economic Development Commission – September 24, 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.

ALL ITEMS ON THE CONSENT CALENDAR WERE APPROVED AS LISTED

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 September 3, 2008 Work Study and Regular Session Minutes.

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

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C. Consideration and possible approval of a consulting contract in the amount not to exceed \$58,238 with Dibble Engineering for design services for the Queen Creek Wash Trail Improvements from Hawes Road to Desert Mountain Park.

D. Consideration and possible approval of the Ellsworth Loop Road “Map of Dedication” located in a portion of the northeast quarter of Section 21.

E. Consideration and possible approval of the Town’s Investment Policy.

F. Consideration and possible approval of the Town’s Fund Balance Reserve Policy.

G. Consideration and possible approval of the Town’s Debt Management Policy.

H. Consideration and possible approval of the Town’s Budget Amendment Policies.

I. Consideration and possible approval of the Town’s Purchasing Program Policies and Council Expenditure approval levels.

J. Consideration and possible approval of a one-year electrical services contract with up to four possible one-year renewals with Horine Electrical for electrical services on an as-needed basis.

K. Consideration and possible **continuance** of a Memorandum of Understanding with Arizona Department of Transportation to receive \$10,000,000 loan for transportation improvements for Ellsworth Road to the October 15, 2008 Town Council meeting.

L. Consideration and possible approval of a contract in the amount not to exceed \$21,230 with Taylor Morrison for the addition of a westbound left-turn lane on Ocotillo Road at Victoria Lane, or consideration and possible action regarding medians on Ocotillo Road between 203rd Street and the Queen Creek Wash bridge, directing the Town Manager to take the necessary procurement actions.

M. Consideration and possible approval of a standard construction contract in the amount of \$15,000 with Nesbitt Contracting Co., Inc., for milling services on Rittenhouse Road and Germann Road (A0301).

N. Consideration and possible approval of a contract in the amount of \$11,150.83 with Haydon Building Corp., for the repair of gates in the diversion structure at Queen Creek Road and Sossaman Road.

O. Consideration and possible approval of the appointment of Bill Fischbach to the Transportation Advisory Committee.

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*P. Public Hearing and possible approval of **CU08-101/SP08-100** “Alltel Wireless” a request by Michael J. Campbell on behalf of Alltel Communications for Site Plan and Conditional Use Permit approval for an Alltel Wireless Communication Facility. The proposal consists of a 65 ft. tall monopalm wireless communication tower. The project is located at the northwest corner of Rittenhouse and Riggs Roads.

*Q. Public Hearing and possible **continuance** to November 15, 2008 of **RZ07-149/SD07-150 – Ordinance 439-08** Silver Queen Estates a request by Ralph Pew of Pew and Lake LLC, for rezoning from R-4 and R1-43 to Planned Area Development (PAD) with underlying R1-18 zoning and approval of a landscape plan and preliminary plat consisting of 59 lots. The project is located in the vicinity of the southwest corner of Hawes and Chandler Heights Roads.

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 Annexation 07-166 “Circle G at Church Farms” – **Ordinance 441-08** a request by William Lyon Homes for annexation of 885 acres located at the southeast corner of Signal Butte and Ocotillo Roads. **APPROVED**

10. Public Hearing and possible action on **RZ06-002/SD06-003 – Ordinance 442-08** “Circle G at Church Farms” a request submitted by Greg Davis of iPlan Consulting for PAD Rezoning, Preliminary Plat and Landscape Plan approval for a master planned single-family subdivision with 1745 units on approximately 885 acres located at the southeast corner of Signal Butte and Ocotillo Roads. The site is currently zoned Rural-43 and requests a Planned Area Development (PAD) with underlying zoning districts of PQ/P, R1-43, R1-18, R1-12, R1-7, R-2 and C-2.
CONTINUED TO OCTOBER 15, 2008

11. Discussion and possible action on **Resolution 758-08** approving a Development Agreement with Circle G at the Church Farm North Joint Venture, LLC (Circle G at Church Farms).
CONTINUED TO OCTOBER 15, 2008

12. Discussion and possible action on forwarding a letter to the Town of Florence regarding their proposed General Plan.

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

13. Adjournment

I, Jennifer F. Robinson, do hereby certify that I caused to be posted this 30th day of September 2008, the Amended 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.