



Minutes
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

The meeting was called to order at 7:03pm.

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

Council Members present: Barnes; Brown; Hildebrandt; Mortensen; Wootten (telephonically); Vice Mayor Barney and Mayor Sanders.

3. Pledge of Allegiance: Nate Shank, Chaplin Aide – Boy Scout Troop 146

4. Invocation: Corbin Reading, Senior Patrol Leader – Boy Scout Troop 146

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: Council Member Mortensen reported that Commission members had updates and presentations on the General Plan amendments, Farmers Market and current events/projects within the Town. The Commission also discussed the Revolving Loan Fund Program and requested staff to gather additional information. The next meeting is scheduled for October 22, 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.

Holly Paxson, Queen Creek Branch Librarian, announced the Friends of the Library Donor Plaque program benefiting the new library programs.

Russ Carlson, owner of Russ’ True Value, Queen Creek, commented on the Vestar project and full access for viability.

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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.

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).

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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.

*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.

Items L & Q were pulled for discussion.

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

Item L: Traffic Engineer Mike Pacelli reviewed the purpose of the contract was to add a left turn lane at the signalized intersection of Ocotillo Road and Victoria Lane. Council discussed the possibility of removing the median at that location and the costs. There was also discussion on access to medical offices in cases of emergencies.

Motion to remove the median between 203rd St. and the Queen Creek Wash on Ocotillo Road (Barnes/Barney)

There was further discussion on the costs to remove median and the precedent to remove all medians on Ocotillo Road. Staff responded that the Council had previously directed the Transportation Advisory Committee to discuss the median issues and a traffic access management plan. Transportation Director Dick Schaner provided estimated costs of \$200,000 - \$250,000 to remove all the medians and \$115,000 to remove the median between 203rd St. and Queen Creek Wash and also provided a breakdown on the estimates which include excavation, curb installation and truck work and timeframe for the construction. He also said that if the median were removed, the job would need to go through the bid process or as a work order on one of the Town's Job Order Contracts. Town Manager Kross said staff's recommendation for adding a turn lane was consistent with the Victoria project approval and supports the Transportation Advisory Committee's review of the entire Town Center. Council commented on the aesthetic issues with removing the median and having a blacktop lane.

Roll Call Vote: Barnes – aye
Brown – nay
Hildebrandt – aye

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Mortensen – nay
Wootten – aye
Barney – aye
Sanders – aye

Motion passed 5-2.

(Council Member Wootten disconnected from the meeting at this point)

Item Q: A continuance was requested to November 19, 2008.

Motion to continue RZ07-149/SD07-150/Ordinance 439-08 Silver Queen Estates to November 19, 2008 (Mortensen/Barney/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 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.

Planning Manager Wayne Balmer stated that annexation of the property for this project would be necessary in order to provide utility services but there were still outstanding issues regarding roadway and wash improvements. Mr. Balmer explained the annexation process and that the petition & signatures expire at the beginning of November.

Motion to continue Items 9, 10 & 11 (Mortensen/Hildebrandt)

Jason Barney, representing the applicant, stated that he would like the annexation approved right away as the sale of the commercial site was at stake. Council discussed the need to have all outstanding issues resolved and the desire to approve all three components of the project at one time. It was noted that if the annexation wasn't approved, it would be January 2009 before it could be brought back to Council for consideration.

Mr. Barney stated that he believed the Town would have more leverage if the annexation was approved.

Charlie Caldwell, representing William Lyon Homes, stated the commercial site was pre-sold and the closing date is scheduled for December but if the annexation isn't approved, the deal would fall through.

The meeting was recessed from 8:00 – 8:13pm.

Council Members Mortensen & Hildebrandt withdrew previous motion.

Motion to approve 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 (Mortensen/Hildebrandt/5 – 1 (Brown) MOTION PASSED.

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.

Council commented on the nice preliminary plat design but requested that the solid fencing plan be revised to have view fence on the perimeter of the project.

Motion to continue RZ06-002/SD06-003 – Ordinance 442-08 “Circle G at Church Farms” to the October 15, 2008 Council Meeting (Brown/Barney/Unanimous)

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).

Motion to continue to October 15, 2008 (Brown/Barney/Unanimous)

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

Planning Manager Wayne Balmer gave an overview of Florence’s General Plan Update including employment areas, freeway location and circulation plans. Council asked if the Superstition Vistas or other state land was included. Mr. Balmer replied that substantial state land is in the plan. Council also discussed employment, transportation/traffic concerns and annexation and/ incorporation of existing residential areas.

Motion to forward a letter to the Town of Florence with comments as discussed and recommended by staff and requesting additional dialogue between Queen Creek and Florence (Barney/Mortensen/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.

13. Adjournment

Motion to adjourn the Regular Session at 8:40pm (Mortensen/Brown/Unanimous)

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TOWN OF QUEEN CREEK

Arthur M. Sanders, Mayor

Attest:

Jennifer F. Robinson, MMC

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 October 1, 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, MMC

Passed and approved on November 5, 2008.