



**Minutes
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
October 15, 2008
7:00 p.m.**

1. Call to Order

The meeting was called to order at 7:18pm.

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

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

3. Pledge of Allegiance: Led by Spencer Pearson, Historian of Boy Scout Troop 136

4. Invocation: Given by Bryce Oaks, Senior Patrol Leader of Boy Scout Troop 136

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

A. Proclamation – Arizona Cities & Towns Week

6. Committee Reports

A. Recreation Advisory Board – September 29, 2008: The Board discussed and recommended a Municipal Alcohol Policy for Horseshoe Park & Equestrian Centre be forwarded to the Council for consideration. The next meeting is scheduled for October 28, 2008.

B. SRP Task Force – October 6, 2008: The Task Force members discussed the SRP Abel-Moody line siting options.

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.

Anne Reed, Queen Creek (Pinal County), commented on removing all raised medians in Queen Creek and said she was opposed to the Pegasus Airpark conditional use permit.

Silvia Centoz, Queen Creek (Maricopa County), spoke in regard to petitions submitted to the Town and requested that an ordinance be enacted that requires any petitions for specific zoning cases be kept in files.

Minutes for the Regular Session
Queen Creek Town Council
October 15, 2008
Page 2

Sylvia Barrett, Queen Creek (Maricopa County), spoke in regard to the Resolution Copper Mine and water contamination.

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 17, 2008 Work Study and Regular Session Minutes.

B. Consideration and possible approval of expenditures over \$25,000.

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

D. Consideration and possible approval of the updated 5-Year Corporate Strategic Plan.

E. Consideration and possible approval of a one-year professional services contract with up to three possible one-year renewals with Willdan Engineering; Bureau Vertas North America, Inc., and Brown and Associates for building plan review and inspection services on an as-needed basis.

F. Consideration and possible approval of the annual contract between the Queen Creek Chamber of Commerce and the Town of Queen Creek for Fiscal Year 2008-2009 and authorize the Mayor to execute necessary documents.

G. Consideration and possible approval of a professional services contract in the amount not to exceed \$170,000 with ComLink Southwest, Inc., for telecommunication design and implementation services for Horseshoe Park and Equestrian Centre.

H. Consideration and possible approval of the appointment of David Weiss, Mike Shirley, Dru Alberti, Carlos Acuna, Kyle Robinson, Rustyn Shearer, Bob Brita and Cathy Miner for the formation of the Finance Review Task Force.

I. Consideration and possible approval of a contract with Sunrise Engineering in the amount of \$8,700 to revise the Ellsworth Road sewer plans from Cloud Road to Empire Blvd.

J. Consideration and possible approval of **SP08-115** "LDS Church – Rittenhouse Ward" a request by Bruce Call Architects for site plan, landscaping and building elevation approval for a Ward Building. The project is located in the east of Meridian Road on Combs Road.

K. Consideration and possible approval of a Subgrantee Agreement with the Arizona Department of Homeland Security for the State Homeland Security Grant Program in the amount of \$246,837.

**Minutes for the Regular Session
Queen Creek Town Council
October 15, 2008
Page 3**

L. Consideration and possible approval of a contract increasing the cost for installation of SRP Street Lights between 205th Place and Queen Creek Wash in the amount \$21,076.

M. Consideration and possible approval of the use of SRP Aesthetic Funds for the undergrounding of the overhead electrical lines between 203rd Street and the Ellsworth Loop Road in the amount of \$459,400.

N. Consideration and possible approval of an Intergovernmental Agreement with MCDOT for improvements to Ellsworth Road from Cloud Road to Empire Road for cost sharing 50% of the project costs in the amount not to exceed \$8,975,000.

O. Consideration and possible approval of a Cooperative Purchasing Agreement with Cleanview Hydrovac Services for sewer video inspection in an amount not to exceed \$64,500.

P. Consideration and possible approval of a Memorandum of Understanding with Arizona Department of Transportation to receive \$10,000,000 loan for transportation improvements on Ellsworth Road.

Items D, F and H were pulled for discussion.

Motion to approve remainder of Consent Calendar as presented
(Mortensen/Wootten/Unanimous)

Item D: A continuance was requested. Council requested to have branding added as an objective.

Motion to continue Item D - updated 5-Year Corporate Strategic Plan to the November 5, 2008 Council Meeting and include branding as an objective (Mortensen/Brown/Unanimous)

Item F: Town Manager Kross asked Rustyn Shearer, Queen Creek Chamber President, to give the quarterly report at this time prior to Council considering the Chamber contract for FY08-09.

Mr. Shearer gave a brief review of the 4th quarter and annual report of the Queen Creek Chamber of Commerce. Some of the highlights included: enhanced website; annual report card; ribbon cuttings; Annual Golf Tournament that benefitted Boy Scout Troop 738 and sponsorship/participation in the Operation Wounded Warrior event. Mr. Shearer also provided information on upcoming events and continued website expansion.

Motion to increase funding to \$75,000 to compensate for the slower economy and fewer businesses (Barnes) Motion died for lack of Second

Council discussed the budget process for non-profit organizations to request funding.

Motion to approve the annual contract between the Queen Creek Chamber of Commerce and the Town of Queen Creek for Fiscal Year 2008-2009 and authorize the Mayor to execute necessary documents for the recommended amount of \$43,000
(Brown/Hildebrandt/5-1 (Barnes) Motion passed.

**Minutes for the Regular Session
Queen Creek Town Council
October 15, 2008
Page 4**

Item H: Town Manager Kross stated that Steve Sossaman should also be considered for appointment to the Finance Review Task Force.

Motion to approve Item H with the addition of Steve Sossaman as recommended
(Mortensen/Brown/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. Public Hearing and possible action on CU08-020 “Pegasus Airpark Helicopters and Jets” a request by The Pegasus Airpark Flight Association to amend Stipulation #12 and #14 of Conditional Use Permit 01-97 to allow the operation of helicopters and very light jets (under 12,500 pounds) and a request for an additional fuel tank to be used for Jet-A aircraft fuel. The property is located approximately ¼ mile east of Ellsworth Road north of Empire Blvd.

Planning Manager Wayne Balmer gave a presentation on the Conditional Use permit application, site plan of the taxi and runway; 1994 & 1998 Conditional Use permit approvals that limited the number of planes to 225 and airpark remaining private. Mr. Balmer provided information on the types of aircraft currently allowed as well as some prohibited uses such as crop-dusting. Mr. Balmer said the flight association is requesting that helicopters, turbine turbo prop VLJ (very light jet) under 12,500 lbs and Jet A fuel be permitted. Mr. Balmer said the applicant states the request is in line with current technology and modern aircraft. Mr. Balmer showed examples of the proposed aircraft and helicopters. Community/neighborhood outreach activities included neighborhood meetings, fly-in’s, mailings to property owners within 1200 ft., Planning and Zoning Commission meetings as well as media coverage. Mr. Balmer summarized the Planning and Zoning Commission’s recommendation to allow the VLJ (very light jets) and Jet A fuel with the stipulation that the conditional use permit would take effect upon approval of an airpark operational flight plan by the FAA and implementation by the flight association.

Dennis Brierton, Queen Creek and representing the flight association, read a statement about the public participation process and proposed operations. He said the airpark needs to remain viable and grow.

Michael Traegarz, representing the applicant, gave a presentation showing air traffic patterns for Williams Gateway Airport; the proposed Pegasus airspace daytime operations plan which would be published and regulate all pilots. Mr. Traegarz discussed the previous conditional use permits and that the private airpark did not allow commercial operations and protected airspace.

Council asked for additional information on airspace control without helicopters. Mr. Brierton explained that the procedural operation plan would establish airspace use. The approval process of an operation plan was discussed. Council asked if there were helicopter procedures. Mr. Brierton responded no because helicopters aren’t allowed.

The Public Hearing was opened.

**Minutes for the Regular Session
Queen Creek Town Council
October 15, 2008
Page 5**

Ralph Clark, Queen Creek, submitted written comments in favor.
Barry Weigele, Queen Creek, spoke in favor of helicopters.
Scott Baker, Chandler, spoke in favor of helicopters.
Anne Reed, Queen Creek-Pinal County, submitted written comment in opposition.
Silvia Centoz, Queen Creek-Maricopa County, spoke in opposition.
Tom Henkel, Queen Creek, spoke in opposition to allowing jets and helicopters.
Nancy Henkel, Queen Creek, spoke in opposition to allowing jets and helicopters.
Mary Brooks, Queen Creek, spoke in opposition.
Sylvia Barrett, Queen Creek-Maricopa County, spoke in opposition.
David Busch, Queen Creek, spoke in favor.
Al Pense, Gold Canyon, spoke in favor.
Brian Roberts, Gold Canyon, spoke in favor.
Michael Killeen, Queen Creek, spoke in favor of helicopters.
Ron Serafinowicz, Gilbert, spoke in favor.
Joe Goetz, Gilbert, Spoke in favor.
Dan Cury, Queen Creek, spoke in favor of jets, helicopters and Jet A fuel.
Robin Benning, Queen Creek, spoke in opposition but supports emergency use of helicopters.
Edward Cardinal, Queen Creek, submitted written comments in favor.
Mary Gloria, Queen Creek – Pinal County, spoke in opposition.
Joanne Valestin, Queen Creek, spoke in favor.
David Canfield, Queen Creek, spoke in favor.
Greg Clark, Queen Creek, spoke in opposition.
Ronnie Wetch, Queen Creek, spoke in opposition.
Kyle Robinson, Queen Creek, submitted written comments in favor.
Maureen MacDonald, Queen Creek, spoke in opposition.

The Public Hearing was closed.

Council asked why an operations plan wasn't filed before if there were concerns from pilots. Mr. Traegarz responded that they had no authority of the airspace. Emergency landings for helicopters were discussed. There was also discussion on Jet A fuel, noise level of aircraft and current vs. future landing guidelines and current altitude of planes.

Motion to approve CU08-020 “Pegasus Airpark Helicopters and Jets”, allowing helicopters, VLJ (very light jets) and an additional fuel tank to accommodate Jet A fuel with the additional recommended stipulations #19-23 (Brown/Wootten)

Council discussed some concern with information being provided by only the applicant, outstanding safety issues of helicopters and the possibility of obtaining independent third party data. Mr. Balmer said that specific questions could be answered. Council also discussed having the operations plan be approved prior to approval of the conditional use permit.

The safety provided by an operations plan was discussed and Council asked if any additional firefighting equipment would be required. Fire Chief Summers responded that there would be no need for additional staffing.

**Minutes for the Regular Session
Queen Creek Town Council
October 15, 2008
Page 6**

Roll Call Vote: Barnes – nay
Brown – aye
Hildebrandt – nay
Mortensen – nay
Wootten – nay
Sanders – aye

Motion failed 4-2.

Motion to approve CU CU08-020 as recommended by the Planning and Zoning Commission allowing jets but not helicopters with the additional stipulations #19-23 (Mortensen/Wootten)

Mr. Traegarz requested that if Council approved the motion that the Town develop an airspace plan and have it approved.

Roll Call Vote: Barnes – nay
Brown – aye
Hildebrandt – nay
Mortensen – aye
Wootten – aye
Sanders – aye

Motion Failed 4-2 (a $\frac{3}{4}$ vote of Council Members in attendance is required for Conditional Use permits)

Council asked if the Town could develop an airspace plan. Town Attorney Mattice stated the Town doesn't have the authority over airspace and advised not to agree to any statement that the Town would be required to develop or implement any such plan.

10. Discussion and possible action to reconsider the approval of **Ordinance 441-08** Annexation 07-166 "Circle G at Church Farms" approved on October 1, 2008.

Council Member Brown said that he had requested this item be brought back for reconsideration as there were still significant issues remaining with the recommended stipulations regarding road improvements and Queen Creek Wash improvements for the rezoning application at the time the annexation was approved on October 1, 2008. Council Member Brown added that there are now additional issues to be considered including completing an updated economic analysis. The current analysis that was used to base the annexation on was completed two years ago and showed a net gain of \$3 million over a 20-year period and that the applicant is not agreeing with the stipulations based on the financial implications of completing them.

Motion to reconsider Ordinance 441-08 Annexation 07-166 "Circle G at Church Farms" approved October 1, 2008 (Barnes/Brown)

Francis Slavin, representing the applicant, stated that the commercial corner was pre-sold and is scheduled to close in December 2008 and needed to have the annexation completed to accommodate the rezoning approval. He said it would be a financial detriment to the applicant if

**Minutes for the Regular Session
Queen Creek Town Council
October 15, 2008
Page 7**

the annexation or rezoning weren't approved. He also said he disagreed with the negative impact to the Town of the project and requested to repeal the annexation.

Council discussed the history of the project and approval of the annexation when information was withheld by the applicant when going before the Planning and Zoning Commission and Town Council and that the annexation should be reconsidered; benefits of annexation vs. costs to Town. Council asked whether these issues should be discussed prior to annexation. Town Manager John Kross responded that it depends on the scope of the project and pre-annexation development agreements are a useful tool but require upfront understandings from both parties (applicant and Town) and the applicant made several additional requests late in the process.

Council continued discussing the pros & cons of annexation with so many unanswered questions and unresolved issues. Mr. Kross said the initial economic analysis may need to be reconsidered as well as the request by the applicant to delete some of the off-site improvements as stipulated. Mr. Kross said there is no development fee to cover the costs of the improvements. Additional comments regarding the October 1, 2008 Council discussion to approve all three requests (annexation, development agreement and rezoning) at the same time and that there are now additional stipulations that the applicant doesn't agree with.

Mr. Slavin said that the issues have been discussed with staff for the past 10 months and that Church Farms is resistant to building Meridian Road and wash improvements because they don't believe future residents will cause the increased traffic and don't believe those future residents should pay for the road. He also said that development fees pay for wash improvements. He also said that they were opposed to the armoring of a natural wash being paid for by future residents.

Council responded that there was an understanding that 44 stipulations had been agreed to at the Planning and Zoning Commission but there seems to be continuing issues on the part of the applicant and perhaps a pre-annexation agreement should be considered.

Mr. Slavin said that staff refused to do a pre-annexation development agreement and unwilling to listen to any compromises. He said the applicant moved ahead with the sale of the commercial property sale based on expectations that the request would be approved and if the annexation was rescinded they would have a major setback.

Council discussed the applicants desire to protect future residents and requesting current residents to pay for improvements. Mr. Slavin responded that the Town would have to pay for road improvements if Church Farms weren't developed. He also disagreed with future Church Farms residents paying for the wash improvements for the benefit of other residents.

Council asked if the applicant would be agreeable to the Town only annexing the commercial parcel. Staff responded that would need to be a future agenda item. Council also asked if it was an accurate statement from the Mr. Slavin if a pre-annexation development agreement were ever discussed. Mr. Kross responded that the Town Attorney and staff have no record of any discussion.

**Minutes for the Regular Session
Queen Creek Town Council
October 15, 2008
Page 8**

Roll Call Vote: Barnes – aye
Brown – aye
Hildebrandt – aye
Mortensen – aye
Wootten – aye
Sanders – nay

Motion Passed 5-1.

11. Discussion and possible action to repeal and rescind **Ordinance 441-08** Annexation 07-166 “Circle G at Church Farms” approved on October 1, 2008.

Council discussed the previous General Plan Amendment bringing in the Church Farms property and the public outreach by the applicant with adjacent property owners and the benefits of the development that included building out the road system adjacent to the project, wash and trail improvements and protecting the existing large lot owners while having a high quality large development. Concern over the apparent impasse of improvement requirements and applicants disagreement with stipulations approved by the Planning and Zoning Commission was also presented. There was also some discussion on the reason for requiring the type of wash improvements in order to protect the development and lots adjacent to the wash from erosion and being washed out and that the same standards and requirements were required of other developments.

Council asked about annexing the property in phases to allow time to work through all the issues and asked what the next step would be if the annexation was rescinded. Planning Manager Wayne Balmer explained the annexation petition procedures.

Jason Barney, representing Circle G, stated that he didn’t intend to convey false expectations that Circle G was in agreement with the stipulations at the Planning and Zoning Commission hearing and that the outstanding issues could easily be resolved. He said he didn’t believe the Town Council had all the information and may be making assumptions. Mr. Barney said he would go into detail about the Meridian Road and wash improvements during the rezoning discussion.

Town Attorney Cliff Mattice provided additional information on the process for reconsidering the annexation and subsequent annexation procedures. Mr. Kross added that an economic analysis would take time to complete.

Council asked Mr. Barney whether Circle G would prefer to develop in the Town with the stipulations or develop in the County. Mr. Barney responded that they would prefer the Town but the costs to improve the wash specifically could be detrimental to the development and could delay or end the project. Council highlighted that there were 12 lots adjacent to the wash and within the floodplain and possible traffic problems with inadequate roads when the development was complete. Mr. Barney said that regional traffic problems shouldn’t be Circle G’s burden.

Town Attorney Mattice reminded Council to follow the agenda.

Motion to repeal and rescind Ordinance 441-08 Annexation 07-166 “Circle G at Church Farms” approved on October 1, 2008 (Brown/Barnes)

**Minutes for the Regular Session
Queen Creek Town Council
October 15, 2008
Page 9**

Additional discussion included the annexation procedure and that the Planning and Zoning Commission was not provided all the information from the applicant and approved the 44 stipulations that the applicant doesn't agree with and as well as the applicant didn't present new stipulations to the Planning and Zoning Commission.

Mr. Barney again said that all issues were presented to the Planning and Zoning Commission and they never intended to mislead the Commission.

Roll Call Vote: Barnes – aye
Brown – aye
Hildebrandt – nay
Mortensen – nay
Wootten – aye
Sanders – nay

Motion Failed 3-3.

12. 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 discussed further review by the Planning and Zoning Commission and staff. Mr. Barney stated that if the rezoning were approved by November 5, 2008 then the commercial project could proceed.

Motion to remand RZ06-002/SD06-003 – Ordinance 442-08 “Circle G at Church Farms” to the Planning and Zoning Commission (Mortensen/Wootten)

Jason Barney stated he believed that the Planning and Zoning Commission knew all the details and Circle G's concerns regarding the development fees.

Mr. Slavin said that the Planning and Zoning Commission approved the 44 stipulations even though the applicant stated to the Commission that additional stipulations and issues would be presented to the Town Council. He said he didn't believe the Planning and Zoning Commission should address the issues of road or wash improvements and that there were no outstanding land use issues except the last minute stipulations were procedural.

Council commented on the apparent disrespect of the Planning and Zoning Commission hearing process; submitting last minute proposals to stipulations and the possibility of continuing to work on the outstanding issues with staff. Mr. Slavin said that it's been his experience to make new proposals at a Town Council meeting. Mr. Kross stated that it's unusual to consider waiving code requirements at a meeting. Mr. Slavin suggested disregarding his October 15, 2008 e-mail regarding stipulations and consider the rezoning application as is. Wayne Balmer, Planning Manager confirmed that the major issues are Meridian and Signal Butte Road improvements and the equestrian center/trail improvements which were expected to be developed as an amenity to the project by the developer and then deeded to the Town, similar to the LaJara Farms

**Minutes for the Regular Session
Queen Creek Town Council
October 15, 2008
Page 10**

development and the use of development fees to build the amenity or reimburse the developer. Mr. Balmer also discussed the engineering requirements for slope stabilization of the wash.

Roll Call Vote: Barnes – aye
Brown – aye
Hildebrandt – aye
Mortensen – aye
Wootten – aye
Sanders – nay

Motion Passed 5-1.

13. Discussion and possible approval of Resolution 760-08 providing Salt River Project with a Town-preferred alignment of the proposed Abel-Moody 230kV transmission line.

Community Development Director Condit provided an update of the October 6, 2008 SRP Task Force meeting and the recommendation that included Meridian Road, which maximizes the employment area, avoids the Town Center, substantial residential and commercial development and protects the view of the San Tan Mountain. Mr. Condit said the railroad corridor was avoided because no southern alignments could be supported. He added that Phoenix-Mesa Gateway airport still has some concern with the northern alignment but haven't had time to review the recommendations. Mr. Condit said it was possible to continue approval of a resolution to the November 5, 2008 Council meeting if desired.

Tom Novy, representing SRP, said he was agreeable with a continuation to allow the airport time to review the recommendation but SRP was still planning on keeping the current schedule for submitting an application to the ACC.

Walt Fixx, representing Phoenix Mesa Gateway airport, said there were conflicts between the consultants findings and the FAA but was waiting for further analysis from Coffman Associates. Council asked when results from Coffman Associates might be received – Mr. Harris, of Coffman Associates responded 30-60 days. Staff said if the resolution were approved as recommended, it could be revised later if necessary as a result of the Coffman Associates findings.

Jason Barney, representing Circle G @ Church Farms, said the northern route has a greater impact on Town and recommended the railroad alignment which would also protect Nauvoo Station, Church Farms and other future developments.

Mr. Condit stated that Section 3 of the Resolution would need to be modified to include reference to the alternatives map dated 10-07-08 and information provided by George Williams an aviation consultant retained by Williams Gateway.

Motion to approve Resolution 760-08 with the modification to Section 3 as discussed (Barnes/Hildebrandt/Unanimous)

14. Discussion and possible approval of the removal of members of the Transportation Advisory Committee.

**Minutes for the Regular Session
Queen Creek Town Council
October 15, 2008
Page 11**

Deputy Town Manager Dille reviewed the staff report and recommendation for removal of three TAC members for non-attendance. Mr. Dille also said that with a lack of a quorum, meetings were not being held as scheduled. He said the three members had been contacted and agreed with the action. Council added that the Task Force had just been given a specific assignment.

Motion to remove Anthony Edwards, Dorian Bond and Gary Wilson from the Transportation Advisory Committee (Brown/Hildebrandt/Unanimous)

15. Discussion and possible approval of the appointment of Chris Clark to the Transportation Advisory Committee.

This appointment is with the recommendation of TAC Chair Robin Benning.

Motion to appoint Chris Clark to the Transportation Advisory Committee (Brown/Barnes/Unanimous)

16. Discussion and possible approval of a Job Order Contract with G & G Construction to reconstruct all or a portion of the median area on Ocotillo Road west of 205th Place based on their unit prices in an amount not to exceed \$325,000.

Transportation Director Schaner provided information on three options for removing the median in front of Russ' True Value Hardware store (referred to as "median 2") and staff's recommendation for removing median "2" with Option B construction of saw-cutting the curb leaving an 18-inch wide ribbon curb with an asphalt turn lane. Mr. Schaner also recommended removing the "bullnose" off of median 2. Mr. Schaner reviewed costs of other options. Council asked how concrete and asphalt react in the heat. Mr. Schaner said there would be no problems and that asphalt is very flexible in weather extremes.

David Busch, Queen Creek, spoke in opposition of removing the medians based on the General Plan and Victoria PAD.

Richard Stewart, Queen Creek, spoke in favor of removing the medians.

Joseph Pethe, Queen Creek, spoke in favor of removing the medians.

Melissa Pethe, Queen Creek, submitted written comments in favor of removing the medians.

Robert Alvarez, Queen Creek, submitted written comments in favor of removing the medians.

Adelina Pina, Queen Creek, submitted written comments in favor of removing the medians.

Mary Ann Gamel, Queen Creek, submitted written comments in favor of removing the medians.

Roy Gamel, Queen Creek, was in favor of removing the medians.

Jill Charette, Queen Creek, spoke in favor of removing the medians.

Alvarez/Palomarez, Queen Creek, submitted written comments in favor of removing the medians.

Simon Palomarez, Queen Creek, was in favor of removing medians.

Mary Camacho, Queen Creek, was in favor of removing the medians.

Cathy Palomarez, Queen Creek, submitted written comments in favor of removing the medians.

Mary Ologuez, Queen Creek, submitted written comments in favor of removing the medians.

Bill Jallen, Queen Creek, submitted written comments in favor of removing the medians.

Bob Hildebrandt, Queen Creek, spoke in favor of removing the medians.

**Minutes for the Regular Session
Queen Creek Town Council
October 15, 2008
Page 12**

Council discussed staff's recommendation for removing the bullnose and median 2 – Option B, which has the minimal cost. Mr. Schaner also explained that proposals were obtained from three contractors and were for unit costs. There was further discussion on Option B costs for medians 1, 3, & 4; on-street parking elimination to accommodate two-lane roadway with bike lane (both directions); the Transportation Advisory Committee assignment to study medians and make recommendations; and overall costs.

Motion to remove Median 2 and bullnose of Median 1 using Option B – saw cut and 18” ribbon curb at a cost of approximately \$30,000 and further consideration of medians be done by the Transportation Advisory Committee (Brown/Mortensen)

Council asked if costs would increase if additional medians were removed later. Mr. Schaner said the unit costs should remain stable.

**Vote: 4-2 (Barnes/Hildebrandt)
Motion Passed.**

17. Discussion and possible approval of a Municipal Alcohol Policy for Horseshoe Park and Equestrian Centre.

Parks & Recreation Director Gomez was available for questions. There were no questions but Council briefly discussed the importance of this policy and the success of Horseshoe Park.

Motion to approve the Municipal Alcohol Policy for Horseshoe Park and Equestrian Centre (Wootten/Brown/Unanimous)

18. Discussion and possible approval of the state legislative agenda.

Intergovernmental Liaison Young stated the proposed state and legislative agendas provided direction to the Town's state and federal lobbyist.

Motion to approve the proposed state legislative agenda (Wootten/Brown/Unanimous)

19. Discussion and possible approval of the federal legislative agenda.

Motion to approve the proposed federal legislative agenda (Wootten/Brown/Unanimous)

20. Discussion and possible action on a request by Pinal County for comments on rezoning and Planned Development cases PZ-PD-021-08, PZ-022-08 and PZ-PD-022-08 for Queen Creek XVIII for “Villa Sereno” and a commercial center at the southeast corner of Ocotillo and Gantzel/Ironwood Roads.

Planner Brittingham reviewed staff's comments regarding the proposed rezoning. Staff had no additional comments.

Motion to forward comments as recommended to Pinal County (Mortensen/Barnes/Unanimous)

**Minutes for the Regular Session
Queen Creek Town Council
October 15, 2008
Page 13**

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

21. Discussion on parliamentary procedures and meeting protocols.

No discussion.

22. Adjournment

Motion to adjourn at 1:26am (Mortensen/Hildebrandt/Unanimous)

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 15, 2008 Work Study 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 19, 2008.