



Minutes

Work Study and Possible Executive Session

Queen Creek Town Council

Queen Creek Town Hall, 22350 S. Ellsworth Road

Council Chambers

April 1, 2009

5:30 pm

1. Call to Order

The meeting was called to order at 5:31pm.

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. Motion to adjourn to Executive Session for the following purposes:

A. Discussion and consultation for legal advice and to consider the Town's position and instruct its attorney regarding negotiation of amendments to Intergovernmental Agreement with the Town of Gilbert regarding planning boundaries. A.R.S. 38.431.03(A)(3) and (4).

B. Discussion and consultation with the Town's designated representatives to consider the Town's position and advise its representatives regarding negotiations for the lease of real property: Villages at Queen Creek Office complex; and cell tower leases. A.R.S. 38.431.03(A)(4) and (7).

C. Discussion and consultation with the Town Attorneys and designated representatives of the public body in order to consider its position and instruct its representatives regarding possible property acquisitions regarding Ellsworth Road widening from Cloud Road to Empire. (Parcel 304-91-119, 120 & 121(A.R.S. §38-431.03(A)(7).

D. Discussion and consultation for legal advice and to consider the Town's position and instruct its attorney regarding contemplated or pending litigation regarding Santo Vallarta. A.R.S. 38.431.03(A)(3) and (4).

Motion to adjourn to Executive Session at 5:32pm (Sanders/Hildebrandt/Unanimous)

The Work Study reconvened at 6:25pm.

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

4. Discussion on proposed individual residential building plan approval process.

Planning Manager Wayne Balmer gave an overview of the proposed individual residential building plan process for elevation and floorplan changes that would apply to new subdivisions. He said the Homebuilders Association supports the proposal. Mr. Balmer added that the

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proposal would not allow major changes to an approved elevation/floorplan approved by Council and would retain the Town's design standards. Mr. Balmer also gave an overview of the submittal procedures. Council asked if any changes would have an impact on setbacks. Mr. Balmer replied no and added that this would apply only to an initial permit submitted by the homebuilder in a subdivision. Council asked if the homeowner's association would have to approve the changes. Mr. Balmer explained that a homeowner's association doesn't have authority over issuing building permits and the Town can't refuse to issue a permit based on an HOA's approval or disapproval. Council then asked if this would apply to 5% or more of the homes in a subdivision. Mr. Balmer explained that the individual residential building plan would apply for an individual home on an individual lot. Further questions were in regard to costs to administer the process. Mr. Balmer said only the cost of the permit and additional staff review time would be required.

5. Council reports on meetings and/or conferences attended. This may include but is not limited to Phoenix-Mesa Gateway Airport; MAG; East Valley Partnership; CAAG. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

Mayor Sanders reported on the MAG Regional meeting where distribution of stimulus funds to all cities participating in MAG was discussed along with a reimbursement process yet to be determined.

Town Manager Kross reported on the CAAG meeting. Current Executive Director Maxine Leather's retirement was announced and the current chair has resigned. Discussion was on a possible by-law amendment to allow tele & video-conferencing. Mr. Kross also said that a new Transportation Policy Committee appointment is needed and Council Member Brown has expressed interest.

Council Member Mortensen and Intergovernmental Liaison Mark Young reported on a Superstition Vistas Steering Committee meeting.

Council Member Barnes reported that he had met with a group of Boy Scouts and discussed responsibilities of being a good citizen.

6. Adjournment

The Work Study was adjourned at 6:42pm.

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 April 1, 2009 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 April 15, 2009.