MINUTES

TOWN CENTER COMMITTEE MEETING
September 22, 2009 7:30 a.m.
San Tan Conference Room

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1. **Call to Order and Roll Call**
   The meeting was called to order at 7:40 a.m. At roll call the following people were in attendance:

Committee Members:	**Town Staff**:
Cynthia Buffington	Doreen Cott, Economic Dev. Director
Chris Webb	Kim Moyers, Management Assistant
Jason Gad	Laura Moats, Community Dev. Assistant
Toni Valenzuela	Wayne Balmer, Planning Manager
Randy Green	Mike Pacelli, Assistant Public Works Dir.
Brian Frakes	Tom Narva, Sr. Project Manager
Council Member Barnes	
Vice Mayor Mortensen	

Others Present:	**Absent:**
Richard Dyer, Independent Newspapers	Monica Munoz
Tyler Wright, Pew and Lake	Ryan Desmond
ASU Journalism Student	Marvin Smith, Jr.
ASU Planning Student	Nancy Diab
	Steve Ingram

2. **Introductions**
   Chairman Buffington made introductions.

3. **Public Comment:** Members of the public may address the Committee on items not on the printed agenda. There were no public comments.

4. **Items for Discussion and Possible Action**

A. Consideration and possible approval of the August 25, 2009 Minutes:

Motion: Toni Valenzuela 2nd: Jason Gad

To approve the August 25, 2009 Meeting Minutes, as presented.

Vote: All ayes. Motion carried unanimously (8-0)

B. Discussion and Possible Action on the Town Center Character Element

The Revised Town Center Character Element was distributed. Ms. Cott stated these revisions were made according to discussion at the August meeting. No one made any further changes.

Motion: Toni Valenzuela 2nd: Jason Gad

To approve the revised Town Center Character Element, as presented.

Vote: All ayes. Motion carried unanimously. (8-0)

C. Discussion and Possible Action on Street Lighting Options for Ellsworth Road Project

D. Discussion and Possible Action on Traffic Signal Options

Ms. Cott stated this committee made a recommendation at a prior meeting to maintain the SRP streetlights throughout Town Center. She informed the Committee that Dibble Engineering is at 60% design on the Ellsworth Road Project; therefore, she is offering the opportunity for the Committee to reconsider previous action taken to maintain SRP street lights in Town Center, stating if they wish to recommend decorative street lights in Town Center, this is the time to do it. There are 22 street lights shown on the 60% design plans for the Ellsworth Road project, which could be decorative at an additional cost. Chairperson Buffington clarified this is for the project

north of Ocotillo to Rittenhouse Road. No improvement plans have been done for the stretch of road south of Ocotillo to Sierra Park Blvd.

Assistant Director of Public Works Mike Pacelli stated the estimated cost would be $2000 per pole plus an additional $40,000-$45,000 if the project that is currently in design is changed. The next project, which runs on Ellsworth Road between Ocotillo and Sierra Park Blvd. would be in the same price range. As currently planned, the west curve is intended to move further to the west to make room for a bike lane in both directions. There would be reconstruction in front of Town hall for this purpose. Chairperson Buffington requested options for consideration.

Ms. Cott stated there's also an opportunity to define a specific area where there would be decorative street lighting, or plan for there to be decorative street lighting in the future for the entire Town Center area.

Brian Frakes asked for Town staff's recommendations. Mike Pacelli stated the concern was raised because there are approximately 70 pedestrian lights planned for this area, typically located behind the sidewalk. In addition there is roadway lighting. In some cases the roadway lighting could be within 15 feet of a pedestrian pole, with the traffic signal pole 30 feet away. Mr. Pacelli stated it may be prudent for the Committee to reconsider this issue to ensure they either want to keep the SRP street lights or change them to decorative, since these lights are all in fairly close proximity, and involve landscaping effort, time and money. It would be more costly to come back later to change out these lights.

Council Member Barnes asked if there will be medians the entire length of the road. Mr. Pacelli provided information on the design of the medians for the Ellsworth Road Improvement Project (Ocotillo to Rittenhouse) as directed by the Transportation Advisory Committee and Town Council. There will be a flush two-way left-turn lane on Ellsworth Road from Ocotillo to Victoria Lane, with the exception of a short raised section needed to define the southbound left-turn lane at the Ocotillo signal. Both library driveways and the north driveway for the Queen Creek Village Center will have full access. A raised median is planned from Victoria Lane to Rittenhouse Road.

Jason Gad asked for clarification on how many street lights are in consideration. Mr. Pacelli responded there are 20 street lights. He added there is not enough median to install lights consistently within the medians.

TRAFFIC SIGNALS

Mr. Pacelli reminded the Committee last time traffic signals were discussed there were various options discussed; staff was to come back with more detail. Staff has broken this down into three sections: Street Light, Pole & Arm, and Base.

Mr. Pacelli asked the Committee to review and comment on the following: the base as a main area of focus; the pole and arm and whether or not it has a decorative texture; and the street light arm, including the fixture at the end of the arm.

Base: Mr. Pacelli stated a clam shell base can be placed over the pole. A normal pole has only a flat base with bolts at the bottom and includes a plate to access the wiring. The decorative clam shell bases are made in various sizes. He stated this is a good option because it can be used on new and existing poles. The cost is approximately $1,500-$2,500 per pole. Retrofits cost approximately $500.

Mr. Pacelli stated there are 12 existing signals in Town Center that are either in the current boundary or sit on the proposed boundary line. There are six intersections that will be built new in the next several years that are within Town Center and will have signals. Two are in design now located at Ellsworth/Victoria and Ellsworth/Maya. There will be two additional on Ocotillo Road.

Ms. Cott pointed out the bases that are shown on the slide most closely match the existing fluted pole on the pedestrian lighting. This base style is called “Washington” style. It is available for street lighting, pedestrian lighting and traffic signals.

Jason asked if the clam shell would be painted, and if the rest of the pole would need to be painted if the Committee decided to go with this option. Mr. Pacelli responded the pole would need to be painted to match the clam shell base.

Pole/Arms

Mr. Pacelli stated the only two issues are color and whether or not to have a decorative (fluted) texture. The option is to leave the poles plain relying on the clam shell base and top for a decorative appeal. The fluted poles cost approximately 15-20 percent more than the plain, smooth round poles ($745-$1,000 per pole).

Ms. Cott stated the current traffic signals are smooth round. If the Committee decides on fluted poles, there would be a combination of smooth round poles and fluted poles in Town Center. An option for obtaining consistency would be to rotate the poles out; however, it is Staff's opinion that this would be logistically difficult to do in order to match the arms and poles. Doing this would also require additional contractor work in order to take poles out of service while they're being switched. This would cost substantially more money. It would also take a long time to ultimately match all the poles.

Chairman Buffington requested an estimated expense to replace the poles. Mr. Pacelli said the cost depends on many factors. Retrofitting or replacing a retrofit signal pole would most likely cost $4,000-$5,000 for one pole. It would cost approximately $20,000 for an entire intersection (there are usually 4 poles per intersection). This would have to be multiplied by 12, as there are 12 intersections either in the Town Center or on the proposed boundary line.

In response to a question from Vice-Mayor Mortensen, Mr. Pacelli stated the estimated cost he just provided is for labor only. He stated from a traffic perspective, staff's recommendation is to put clam shell bases on, paint the poles to match, and dress up the top of the pole with a fixture. He explained that on high-speed roads, a fluted pole may not be seen well by drivers.

Mr. Gad stated he feels planning or removing what is already in existence seems like a substantial added cost. He feels what is most important is what is observable to the eye in color and base. He feels adding bases and painting poles to match would be a good blend.

Chris Webb clarified that to swap everything out at the intersection would be $20,000 per intersection compared to costs of just painting the clam shells to match the poles.

Mr. Pacelli stated the base is constant in both options. Painting would be approximately $6,000 in a retrofit case per intersection, plus $20,000 in labor. He is assuming the Town would buy poles in either case; if the cost of the decorative pole is added, it would cost $30,000 -$40,000 more per intersection, plus the cost of putting on decorative bases.

Mr. Webb stated it seems wasteful; his vote is for the clam shell base with paint to match the existing poles. Mr. Gad asked about the new poles. Chairperson Buffington asked about overhead lighting on the poles.

STREET LIGHTING

Mr. Pacelli stated the current standard is a smooth pole with a standard ADOT arm and cobra head lighting. The TCC could choose a decorative support arm. He stated the variety of decorative arms is infinite. If the existing poles are used, the arm would have to be custom made. Decorative arms costs about twice what standard arms costs. As far as the fixture at the end of the arm, he stated the cobra shell can be painted. The TCC could also choose a fixture that matches the shape of the pedestrian lighting fixture. Decorative fixtures cost approximately $750-$800 compared to $250-$300 for non-decorative.

The existing arm supports the decorative fixture up to a specific wattage. It is possible to remove fixtures from the end of an existing arm and put on a decorative fixture that matches pedestrian lighting. Mr. Pacelli stated he prefers to maintain the existing arm because it gives good reach over the intersection. A lot of decorative lights have shorter arms and do not light the road as well.

Vice-Mayor Mortensen asked about the camera on the top of the pole in the Power Point slide. Mr. Pacelli stated this camera is placed on top of the pole to monitor traffic at the stop line. The camera then adjusts the signal, as well as the left-turn arrow. In the past, wires were cut into the ground; however, a lot of maintenance is required for this. The cameras are more expensive up front, but are more reliable. These are standard at all of the intersections in Town; and need to be as high as possible and as much in line with traffic as possible.

Mr. Pacelli stated the bracket can be painted to match the arm. There is a sun shade on top of the camera, which cannot be painted a dark color.

COLORS of POLES

Mr. Pacelli stated new poles could be furnished powder- coated from the factory. The existing poles will need to be painted in the field, and must be repainted every 3-6 years. Painting the poles will cost $6,000 per intersection. The cost of powder-coating is minimal versus the cost of galvanized poles.

Ms. Cott stated the decorative bases would come as cast aluminum and would most likely be painted at the same time the poles are painted. Mr. Pacelli clarified anything with a finish to it, other than galvanized, will be $1,000 to $2,000 per year for ongoing maintenance.

Mr. Pacelli showed the color palette for the poles, and illustrated the costs for decorative poles, following the same philosophy as traffic signals, as follows:

- Decorative poles for the Street Lights
  - $1,500 standard pole (SRP or ADOT)
  - $225-$300 for fluted
  - $1,500 clam shell base
  - $250 for standard fixture
  - $500-$600 for decorative fixture
- Example 1 – 22 X SRP style = $38,500
- Example 2 – 22 X decorative round = $78,100

Chris Webb pointed out the $78,000 cost is for new poles in this section only. In theory, if the Committee chose a different street light fixture, then the mismatched poles would also need to be swapped out.

Mr. Pacelli responded what is ultimately decided upon for the Ellsworth Road Project (Ocotillo to Rittenhouse) could be followed from Ocotillo south to Sierra Park Blvd. in the future. There would then remain the issue of whether or not to continue this on Ellsworth Loop Road, or just do this for the pedestrian corridor, where the street lights would be more noticeable due to the slower vehicle and pedestrian traffic.

Mr. Gad expressed his concern that the Town's budget is still extremely tight. He questioned what is currently in the capital budget. Senior Project

Manager Tom Narva responded there is money in the budget, but staff has not received a new estimate from the engineer on anticipated costs. The 30% estimate was more than what was in the budget at the time. There is not yet a 60% estimate.

Mr. Pacelli stated there is a possibility that what is in the current plan is already more than the budgeted amount; therefore, when this item is brought to Town Council, there would most likely also be a recommendation to phase the project in some way, whether it be to install landscaping in phases, or to not install amenities such as trash receptacles and benches all at once.

Chairperson Buffington stated the task before the Committee is to plan an area to be proud of. Mr. Pacelli added there will be a budget issue in either case.

Council Member Barnes stated he thinks it is better to plan ahead and get what everyone wants, and work through the budget, phasing in the project as it happens. He cautioned against average poles versus aesthetically appealing poles throughout Town Center. He feels if the Town puts in quality items, it might spur business owners to do the same. He asked Mr. Pacelli how long the road project will take. Mr. Pacelli responded there is money in the budget now, and the road should be completed in two years.

Mr. Gad agreed with Council Member Barnes in that the intent is not to make the environment look cheap; however, there is a big range of options on how far to go.

Planning Manager Balmer stated the street light poles will make a transition from the outside of Town Center to inside Town Center. He cautioned not to always go by the lowest bid.

LIGHT POLES: decorative base

Ms. Cott restated the "Washington" style decorative base was shown because it is consistent with existing pedestrian lights. She asked the Committee if they would like to see additional options or go with what is consistent.

Council Member Barnes responded the base should match closely to the existing poles.

Motion: Jason Gad 2nd: Toni Valenzuela

To recommend approval of the decorative, Washington style clam-shell base for all Town Center traffic signals to match the pedestrian poles.

Vote: All ayes. Motion carried unanimously (8-0)

DECORATIVE POLE for traffic signals:

Mr. Pacelli illustrated a picture of the light pole in front of Trinity Embroidery on Ellsworth Road, which is a fluted pole. Mr. Pacelli explained there are sharp flutes and rounded flutes. The pedestrian poles are rounded flutes. There are 12 existing intersections with smooth round poles; and approximately 48 poles total. Mr. Pacelli stated these are mostly located on Ellsworth Loop and Rittenhouse roads, with the exception of Ellsworth and Sierra Park Blvd.

Mr. Pacelli noted on higher speed roads, decorative poles are not as noticeable as in pedestrian areas of Town Center. There would be one existing signal replaced in the pedestrian area if the Committee elects to change to a fluted pole. This would be at Ellsworth and Sierra Park Blvd.

Vice-Mayor Mortensen asked if the intention is to have a set of poles for the higher speed areas and a different type of signal pole for the slower traffic areas in order to differentiate between the two. Chairperson Buffington responded, “yes”.

The Committee discussed a proposed motion to recommend approval of decorative poles for traffic signals in the pedestrian-friendly area of Town Center, maintaining smoother poles for the traffic signals on high speed areas and the decorative fluted pole in low speed pedestrian areas. *Note: The pedestrian area is being defined as Sierra Park Blvd. as being southernmost signal, with northernmost light being at Maya/Ellsworth roads.

Mr. Pacelli provided further clarifying information on where there are existing traffic signal poles and where new signals are planned.

Mr. Gad initiated discussion on the differences between the smooth rounded pole with a clam shell base and the fluted poles. He expressed concern with coming up with a standard that feels good. Further discussion took place on fluted versus round poles. Council Member Barnes pointed out that signs cannot be hung on fluted poles as easily as they can be on smooth round poles.

Motion: Toni Valenzuela. 2nd: Randy green.

To recommend approval of fluted poles for traffic signals with clam shell bases to match the pedestrian poles, at the five Core intersections; with the existing pole located at Sierra Park Blvd. to be replaced. The five core intersections are:

- **Ellsworth/Maya roads**
- **Ellsworth Road/Victoria Lane/Heritage Loop Road**
- **Ellsworth/Ocotillo roads**
- **Ellsworth Road/Sierra Park Blvd.**
- **Ocotillo Road/Heritage Loop Road/209th Way**

All other poles would be painted with clam shell bases.

All ayes. Motion carried unanimously (6-0). Mortensen and Barnes abstained.

STREET LIGHT ARM MOTION:

Randy Green questioned if the fluted pole is used, how will it tie into the arm. Mike Pacelli stated the poles are fluted, but arms are smooth rounded.

Randy stated for the high streetlight poles, the fluting will be lost and decorative overhead pole would be too high. There would be more impact with the decorative pole being placed lower.

Motion: Brian Frakes 2nd: Chris Webb

To recommend approval of smooth finish non-decorative overhead light arm for traffic signals at the five core intersections.

Council Member Barnes asked that the motion be amended to state all poles throughout Town Center be included.

Mr. Frakes amended motion to include this statement.

Ms. Valenzuela questioned how long the arm is. Mr. Pacelli responded they are anywhere from 10 to 20 feet. Ms. Valenzuela asked if they are consistent in length throughout Town. Mr. Pacelli responded the lengths of the poles vary depending on length of each street.

Voting on the Motion: All ayes. Motion carried (6-0). Mortensen and Barnes abstained.

DECORATIVE LIGHT FIXTURE in five locations:

Motion: Brian Frakes 2nd: Chris Webb

To approve decorative light fixture to match pedestrian lighting at the five core intersections.

Vote: Motion carried 4-2.
Voting Nay: Jason Gad and Randy Green
Abstaining: Vice-Mayor Mortensen and Council Member Barnes

Discussion followed on putting separate street light poles at the intersection (roadway lighting).

Motion: Brian Frakes 2nd: Toni Valenzuela

To recommend approval of decorative roadway lights for 22 lights on the Ellsworth Road project, from Ocotillo north to Rittenhouse Road.

Vote: Motion carried 5-1
Voting Nay: Jason Gad.
Abstaining: Vice-Mayor Mortensen and Council Member Barnes

Mr. Pacelli stated for clarification: the decorative lights have a clam shell base, fluted pole to match, signal poles painted same color, same decorative feature. Mr. Pacelli provided a verbal summary of the preceding action, as follows: Fluted/painted/clam shell base/Washington Style/bell shaped decorative fixture, whatever arm is on five intersections will remain the same. Color will match the existing lights.

To reiterate the Core 5 Intersections:

- Ellsworth Rd / Maya Rd
- Ellsworth Rd / Victoria Ln / Heritage Loop Rd
- Ellsworth Rd / Ocotillo Rd
- Ellsworth Rd / Sierra Park Blvd
- Ocotillo Rd / Heritage Loop Rd / 209th Way
-

Approved directions:

- Clam shell decorative bases – use on all TC signals – Washington style to match pedestrian poles
- Poles – fluted to match pedestrian poles at Core 5 (replace existing at Sierra Park) intersections.
- Poles – leave existing ADOT style at all other locations
- Poles – all TC signals to be painted/powder-coated – color to match pedestrian poles
- Signal arms – smooth round ADOT style on all signals
- Street light arms – standard ADOT style on all signals
- Street light fixtures – decorative fixture at Core 5 only – match pedestrian light style
- Street light fixtures – standard cobra head fixtures to remain at all others
- Roadway street lighting – install decorative street lights, same style as signals (clam shell base, fluted pole, standard arm, decorative fixture, powder-coated) for the Ellsworth Road project.

Ms. Cott noted the directional signage policy and draft mixed use definition were on today's agenda; however due to limited time suggested that the item be moved to next month. She asked the Committee to read through the handouts and be prepared to make comments at the October meeting.

Ms. Cott noted that with the Ellsworth Road Project moving forward and this committee making recommendations that directly impact this project, she will be attending the Town Council's October 21 meeting to present the Town Center Committee's recommendations and inform them on the Town Center update to this point.

E. Discussion and Possible Action on Directional Signage Options

F. Discussion and Possible Action on Definitions and Revisions for Land Use Element

Items E. and F. were not discussed and will be on the October agenda for discussion and possible action.

G. Plus/Delta Review of Meeting
There was no plus/delta review.

5. Announcements
The next meeting will be on Tuesday, October 27 at 7:30 a.m. in the San Tan Conference Room of the Development Services Building.

6. Adjournment

Motion: Toni Valenzuela 2nd: Chris Webb
To adjourn.
Vote: All ayes. Motion carried unanimously (9-0)

The meeting adjourned at 9:07 a.m.

Respectfully Submitted,

_____
Laura Moats, Community Development Assistant

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Cynthia Buffington, Chairperson

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I, Laura Moats, 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 September 22, 2009 Town Center Committee Meeting. I further certify that the meeting was duly called and that a quorum was present.

Dated this 22nd day of September, 2009

Passed and Approved this 27th day of October, 2009.