



Minutes
Work Study Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
April 21, 2010
5:30 pm

1. Call to Order

The meeting was called to order at 5:32pm.

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

Council Members present at roll call: Barnes; Benning; Brown; Hildebrandt and Wootten. Mayor Sanders was in the Saguaro Conference Room. Vice Mayor Mortensen was absent.

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

A. Discussion and consultation with the Town Attorneys for legal advice concerning the granting of an easement and to consider the Town's position and instruct its attorneys regarding negotiations for an interest in real property (MidFirst Bank; Our Lady of Guadalupe Church). A.R.S. §38-431.03(A) (3) & (7).

B. 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 for Town Center Project right-of-way needs. A.R.S. §38-431.03(A) (3) & (7).

Motion to adjourn to Executive Session at 5:33pm (Wootten/Barnes/Unanimous)

The Work Study Session reconvened at 6:20pm.

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 Solar Photovoltaic System and Solar Hot Water permitting requirements.

Community Development Director Tom Condit provided a brief overview and comparison to surrounding communities of staff's proposal to exempt solar photovoltaic and solar hot water systems from permit requirements. Mr. Condit noted that solar installations would be inspected by SRP prior to electrical hook-up and any complaints would be addressed through the Registrar of Contractors. He also said that the proposal supports the Town's adopted Green Building Policy.

Council discussed reduction in permit fee revenue and whether the current permit fees cover staff's actual costs to review and inspect solar installations. Staff responded that it was a break-even. Council asked if grant money could be applied to a reimbursement to previous

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homeowner's who paid the permit fees. Mr. Condit said he would review the grant application for any such provisions.

Council discussed the possibility of requiring some type of permit based on age of structure and weight of total solar equipment but not requiring a structural engineering analysis which can be costly.

Building Official Dean Wise added that for any solar installation, the Building Code would still have to be complied with.

5. Adjournment

The Work Study adjourned at 6:38pm.

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 21, 2010 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 May 5, 2010