



Minutes
Work Study Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
May 19, 2010
5:00pm

1. Call to Order

The Work Study was called to order at 5:03pm.

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

Council Members present: Benning; Hildebrandt; Wootten; Vice Mayor Mortensen and Mayor Sanders. Council Member Barnes participated by telephone beginning at 5:40pm. Council Member Brown was absent.

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

A. 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).

B. Discussion and consultation with the Town's attorneys for legal advice, and with the Town Attorney and designated representatives of the Town for legal advice and to consider the Town's position and advise its attorneys regarding a possible (a) pre-annexation agreement and the possible acquisition of property for trail purposes: Cloud Creek Ranch; and (b) development agreements, annexations and leases: Circle Cross Retail Center, Meridian Crossing, Vineyard Towne Center & Ironwood Towne Center. A.R.S. 38-431.03(A)(3), (4) and (7).

C. Discussion and consultation with the Town Attorneys for legal advice and to consider the Town's position and instruct its attorneys regarding the contemplated or pending litigation: APEX Capital. A.R.S. 38-431.03(A)(3) and (4).

Motion to adjourn to Executive Session at 5:04pm (Mortensen/Hildebrandt/Unanimous)

The Work Study reconvened at 5:40pm.

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 off-site community signage for events at Town facilities and Horseshoe Park & Equestrian Centre (HPEC).

This item was continued to the June 16, 2010 Council Meeting.

5. Discussion on status and options for the Energy Efficiency and Conservation Block Grant program.

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Sr. Management Assistant Tracy Corman reviewed Council discussion in December 2009 on possible uses for a non-competitive grant and Council's approval of financial incentives for solar hot water or panels with funds set aside for Queen Creek that must be spent by March 2012. Ms. Corman presented the possibility of using the grant funds for a server virtualization project.

IT Manager Lester Godsey reviewed the proposed server virtualization (consolidation) program. Mr. Godsey explained that the Town has 30 physical servers and the project would reduce that number to two (2). Mr. Godsey discussed several positive outcomes of consolidation including reduced energy consumption; reduced equipment costs and easier administration in case of disaster recovery. He added that the Town of Florence is using the grant for server virtualization.

Town Manager Kross added that the broad intent of Federal Stimulus money is jobs creation. Ms. Corman stated that five jobs would be created with the solar program.

Council asked if the virtualization would be infrastructure improvements or true energy savings. Mr. Godsey provided scenarios and costs for KW usage.

Discussion continued on community vs. infrastructure benefits; partial funding of both options and working with the Department of Commerce on alternatives.

Council asked if a solar incentive would apply to existing or new homes. Ms. Corman responded that some out of pocket expenditure would need to be made by the homeowner by May 2012.

6. Discussion on changing the use of the Community Development Block Grant (CDBG) funded Youth Center facility located at Founders Park into an employee development center.

Public Safety Manager Joe LaFortune reviewed the history of the CDBG funded Youth Center and requirements to serve the community. Mr. LaFortune said that at the time the Youth Center was funded and built, the census tract in the Town Center showed the income levels were met to qualify for CDBG funding. He said that youth activities have moved to larger facilities and the Youth Center is no longer in use. Mr. LaFortune said there have been meetings with CDBG on future/additional uses of the building including removing the requirement to serve the community by reimbursing Community Development (CDBG) for the value of the building, currently \$10,000, providing the Council to identify new uses for the building. Mr. LaFortune reviewed staff's recommendation to use the building as an employment development center.

Fire Chief Van Summers provided additional information on possible uses as an employment center related to Fire Department training, safety training, CERT Training and a computer lab.

Council asked if there were any possible uses for low income residents. Mr. LaFortune stated a very small area of the Town Center met the income requirements and over the past 5-7 years and would be very difficult to meet the community benefits requirement. Council discussed the life expectancy of the building and costs of operation.

7. Presentation of the proposed amendments to the 2006 International Fire Code.

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Assistant Fire Chief Ron Knight provided an overview of the proposed amendments. He said the current Fire Code was adopted in 2008 and that International Codes are general and not specific to a community.

Mr. Knight reviewed some specific amendments:

- 1) Requires all commercial required to be sprinkled, which is consistent with surrounding municipalities. Current Code requires any commercial over 5,000 sq. ft.
- 2) Adoption of appendices
- 3) Requires an operational permit specific to Queen Creek (burn permit, outside assembly)
- 4) Addresses unsafe work practices (open trenches/confined spaces)
- 5) Requires any building over 5 stories to provide Firefighter breathing system.

Mr. Knight recommended a 90-day effective date from adoption to allow notification to the community and builders.

Council asked if the County had a sprinkle requirement. Staff responded no.

8. Adjournment

TOWN OF QUEEN CREEK

Craig Barnes, Vice 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 May 19, 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 June 16, 2010