



**Minutes**  
**Regular Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
August 15, 2007  
7:00 p.m.

**1. Call to Order**

The meeting was called to order at 7:10pm.

**2. Roll Call**

Council Members present: Coletto-Cohen; Hildebrandt; Mortensen; Valenzuela; Wootten (telephonically) and Mayor Sanders. Vice Mayor Barney was absent.

**3. Pledge of Allegiance**

Led by Mayor Sanders.

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

A. Presentation to Horseshoe Park & Equestrian Centre Logo Contest winner – Keith Campbell, Chandler, AZ, was chosen as the winner of the logo contest and presented a certificate and gift basket.

**5. Committee Reports**

A. Queen Creek Youth Commission – August 1, 2007 – The Commission elected 2007/2008 Officers; set goals and objectives and planned the presentation of the Town Hall Forum. The next meeting is scheduled for September 5, 2007.

B. Transportation Advisory Committee – August 9, 2007 – report will be given at the September 5, 2007 Council Meeting.

**6. 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.

None.

**7. 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.

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- A. Consideration and possible approval of the August 1, 2007 Joint Work Study, Work Study and Regular Session Minutes.
- B. Consideration and possible approval of budget line item reallocations.
- C. Consideration and possible approval of the Wastewater Reuse Master Plan.
- D. Consideration and possible approval of a Construction Manager at Risk (CMR) Contract in the amount of \$149,829.66 with Achen-Gardner Engineering, LLC for Rittenhouse Road and Sewer Phase 1 & 2.
- E. Consideration and possible approval of a contract in the amount not to exceed \$44,000 with Pipeline Video for the annual sewer line inspection services.
- F. Consideration and possible approval of the addition of SRP work item changes to the FNF Construction contract for the Improvement District #001 amounting to an increase of \$625,500.29.
- G. Consideration and possible approval of a professional services contract in the amount not to exceed \$40,000 with HMA Public Relations for development and implementation of a public information program related to the Town's proposed purchase of the Queen Creek Water Company.
- H. Consideration and possible approval of professional services contract in the amount not to exceed \$19,850 with PW Consulting LLC, to perform a peer review/management study of the Parks & Recreation Department.
- I. Consideration and possible approval of appropriating \$16,888 for Queen Creek's proportionate share of the Arizona Centennial commemoration.
- J. Consideration and possible approval of the Change Order in the amount of \$3,102.59 to the Speyer & Associates Master Consulting Services Agreement for the library site environmental remediation.
- K. Consideration and possible approval of **Ordinance 403-07** establishing fees and charges for services related to building administration; building permitting; building inspection; plan review; and other services and fees rendered by or through the Town of Queen Creek Community Development Department.
- L. Consideration and possible approval of a lease agreement with FNF Construction, Inc., to lease Town owned property in conjunction with the Chandler Heights bridge project.
- M. Consideration and possible approval of an Intergovernmental Agreement with Pinal County for sharing costs for design and construction of Combs Road from Meridian Road to Gantzel Road in an amount not to exceed \$500,000.
- N. Consideration and possible approval of an electrical easement from Newell Barney for power at the Public Works Maintenance Yard.

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O. Consideration and possible approval of the acceptance of an easement for the Pecos Road sewer line.

P. Consideration and possible approval of an Intergovernmental Agreement with Maricopa County for sharing costs for the design and construction of intersection improvements at Riggs Road & Power Road in an amount not to exceed \$263,750.

Q. Consideration and possible approval of **Ordinance 404-07** amending Town Code Chapter 1, Article 1-8 – Penalty.

R. Consideration and possible approval of the purchase of additional traffic control devices in the amount of \$23,948.58 for severe weather emergencies.

S. Consideration and possible approval of contract amendment in the amount not to exceed \$1,669,986 with Johnson-Carlier, Inc., for GMP 1 Construction of Horseshoe Park and Equestrian Centre.

T. Consideration and possible approval of **Resolution 679-07** authorizing and directing staff to take all actions necessary to acquire real property from Edgardo H. & Christine L. Claveria for the purpose of the Town's fire station (Assessor's Parcel 304-67-056).

U. Consideration and possible approval of **Resolution 666-07** accepting real property from QC Pecan Grove LLC., for the purpose of road improvements (Assessor's Parcel 304-91-009 H & L).

V. Consideration and possible approval of a settlement agreement with Page Paynter in the amount of \$10,000.

**Motion to approve Consent Calendar** (Valenzuela/Mortensen/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.

**8. Discussion and possible action** on the adoption of the Five Park Master Plan.

Staff thanked the Council for supporting the Master Plan and the Parks & Recreation programs and facilities and the Parks, Trails and Open Space Committee for their long hours and attendance at numerous meetings and open houses during the Master Plan process.

Council Member Coletto-Cohen, Chair of the Parks, Trails and Open Space Committee and Council Member Wootten, commended staff, committee members and the consultants on the process and Master Plan presented.

**Motion to adopt the Five Park Master Plan** (Coletto-Cohen/Valenzuela/Unanimous)

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

**9. Discussion on RZ07-109** “The Pecans Entry Gate” a request by Sean Lake on behalf of The Pecans and the Pecans Homeowners’ Association for modification of Condition of Approval #3 of Ordinance #295-04 (Pecans PAD) to allow for gated entries to all entrances to the subdivision. The project is located south of Chandler Heights Road and extends from Hawes Road on the west to Ellsworth Road on the east.

Planner Dave Williams reviewed the request by the applicant to modify Condition #3 of Ordinance 295-04, which would allow gated entrances to the subdivision where there are now three faux gate houses with open gates. Mr. Williams explained that the 1996 General Plan, which was in effect at the time of the original rezoning, discouraged gated communities under Goal 3, Policy 3a and the subsequent 2002 General Plan Goal 5, Policy 5A, which provided further clarification on not allowing gated communities. Mr. Williams added that the Pegasus Air Park subdivision was allowed to be gated for safety reasons because of the aircraft and runway. The Planning & Zoning Commission and staff are both recommending denial of the request based on the General Plan requirements.

Council discussed Goal 5, Policy 5a (2002 General Plan) and the exceptions that could allow gated communities. The discussion included the requirement to keep the pecan trees, type of homes being built, private roads and the property tax revenue that would be generated from the subdivision. Council asked if the homeowner’s association was controlled by the developer. Staff responded yes. There was further discussion on the developers knowledge of the General Plan and rezoning requirements regarding gated communities.

**10. Discussion** on a proposed revision to the Queen Creek Subdivision Ordinance and proposed adoption of a Design Standards and Procedures Manual.

Planning Consultant Wayne Balmer gave a brief overview of the proposed revisions to the subdivision ordinance and design standards.

**11. Discussion** on League Resolutions.

No discussion.

**12. ADJOURNMENT**

**Motion to adjourn the Regular Session at 7:40pm** (Valenzuela/Mortensen/Unanimous)

**Motion to reconvene the Work Study/Executive Session at 7:40pm**  
(Valenzuela/Mortensen/Unanimous)

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TOWN OF QUEEN CREEK

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Arthur M. Sanders, Mayor

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Attest:

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Jennifer F. Robinson, CMC

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 August 15, 2007 Regular Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present

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Jennifer F. Robinson, CMC

Passed and approved on September 5, 2007.