

# Minutes Regular Session Queen Creek Town Council

Queen Creek Town Hall, 22350 S. Ellsworth Road Council Chambers October 3, 2007 7:00 p.m.

### 1. Call to Order

The meeting was called to order at 7:05pm.

## 2. Roll Call

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

#### 3. Pledge of Allegiance

Led by Mayor Sanders.

**4.** <u>Ceremonial Matters:</u> Presentations, Proclamations, Awards, Guest Introductions and Announcements.

Mayor Sanders read the following proclamations:

- A. Proclamation Fire Safety Week
- B. Proclamation Community Planning Month

#### 5. Committee Reports

- A. Queen Creek Youth Commission September 19, 2007 Melissa Tiscareno reported on the Roundtable event held with other Youth Commission groups
- B. Recreation Advisory Board September 25, 2007 the Board discussed and made recommendations for non-profit sponsorships and field allocations; and decided to table any appointments to the Senior Advisory Board until a later date.
- C. Economic Development Commission September 26, 2007 the Commission reviewed and discussed the major general plan amendments; approved the Economic Development Element for the General Plan that will be presented to the Council for possible approval at the October 17, 2007 Council meeting.
- **6. <u>Public Comment:</u>** 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.
- A. Consideration and possible approval of the September 5, 2007 Work Study and Regular Session Minutes.
- B. Consideration and possible approval of the September 19, 2007 Work Study and Regular Session Minutes.
- C. Consideration and possible approval of purchases over \$10,000.
- D. Consideration and possible approval of the reappointment of two members to the Board of Adjustment.
- E. Consideration and possible approval of the appointments to an artist selection panel for the library courtyard art project.
- F. Consideration and possible approval of the Final Plat for Circle "G" at Ellsworth Estates a request by Greg Davis on behalf of Circle G 60 LLC.
- G. Consideration and possible approval of **Resolution 673-07** Intention to create a Streetlight Improvement District known as Charleston Estates Streetlight Improvement District #58, No. 2007-003.
- H. Consideration and possible approval of **Resolution 674-07** ordering the improvements for a Streetlight Improvement District known as Charleston Estates Streetlight Improvement District #58, No. 2007-003.
- I. Consideration and possible approval of the use of SRP Aesthetic Funds for the underground conversion of overhead lines at Ocotillo and Sossaman Roads.
- J. Consideration and possible approval of **Resolution 684-07** abandoning excess right-of-way for Rittenhouse Road adjacent to Parcel #304-61-015Q owned by Power Rentals LLC.
- K. Consideration and possible approval of a professional services contract in the amount not to exceed \$49,968 with Kimley-Horn and Associates, Inc., for engineering and technical support on-call services related to advanced traffic management systems.

- L. Consideration and possible approval of a professional services contract in the amount of \$58,245 with EPS Group, Inc. for the design of roadway improvements at Rittenhouse and Cloud Roads.
- M. Consideration and possible approval of a professional services contract in the amount not to exceed \$50,000 with Information Systems Management Solutions Inc., to conduct a feasibility study for a Fiber to the Home (FTTH) initiative.
- N. Consideration and possible approval of a four-year lease agreement with Hewlett-Packard for personal computers for Town use.
- \*O. Public Hearing and possible approval of **CU07-084/SP07-083** "Brake Masters at Queen Creek Fiesta" a request by James Egan of Brake Masters for approval of a modified site plan, conditional use permit and building elevations for Pad C in the Queen Creek Fiesta Commercial Center. The proposal consists of 5,000 square feet of building space on a site with existing C-2 zoning. The project is located +/- 1,000 feet south of the southwest corner of Rittenhouse Road and Ellsworth Road.
- \*P. Public Hearing and possible approval of **Ordinance 407-07 (RZ07-114/CU07-116/SP07-115)** –"Quik Trip" a request by Jeff Guyette on behalf of Quik Trip Corporation for rezoning from R1-43 to C-2 with a Planned Area Development (PAD) overlay, site plan, landscape plan, conditional use permit and building elevation plan approval. The proposal consists of two phases on 4.03 acres, the first phase is planned to be developed as a 24-hour convenience store with fuel sales. The project is located at the southeast corner of Ocotillo Road and Ellsworth Loop Road.
- Q. Consideration and possible approval of a contract amendment not to exceed \$11,895,877 with Johnson Carlier, Inc. for GMP #2 construction of Horseshoe Park and Equestrian Centre.
- R. Consideration and possible approval of a contract in the amount of \$168,000 with Rural Metro Fire Department for plan review services in the Building Safety Division.
- S. Consideration and possible approval of a contract in the amount of \$11,000 with SRP for the design and construction of permanent power to the new Queen Creek Public Library.

Staff requested Item K be pulled for a brief presentation.

Motion to approve remainder of the Consent Calendar (Valenzuela/Coletto-Cohen/Unanimous)

**Item K:** Michael Pacelli, Traffic Engineer, gave a brief presentation on Intelligent Transportation Systems. He explained that federal grant funds would be used to implement the program and discussed the funding plan through 2013. Mr. Pacelli stated

that the contract with Kimley-Horn would provided on-call technical expertise during the design phase.

**Motion to approve Item K:** (Wootten/Hildebrandt/Unanimous)

<u>PUBLIC HEARINGS AND FINAL ACTION</u>: 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 a request by the Town of Florence for comments on a proposed major amendment to their General Plan – GPPZ-28-07-MGPA.

Planning Consultant Wayne Balmer reviewed the proposed major amendment with would add 65 square miles to Florence's planning area, making the planning area a total of 200 square miles. Mr. Balmer presented staff's comments and suggestions regarding arterial streets, specifically Meridian Road and stated that Florence implemented the suggestions into the plan. Mr. Balmer recommends that Council support the proposed major amendment with suggestions on transportation routes and planning. Council requested that additional comments be included addressing the need for park areas to be set aside. Council asked if the additional planning area was served by Johnson Utilities. Mr. Balmer responded yes. Council then asked if the Town of Florence was considering annexation of the area and Mr. Balmer explained the signature requirements for annexation and the requirement for State approval since there was state land within the planning area.

Motion to send comments to the Town of Florence as discussed with the addition of identifying park areas (Valenzuela/Hildebrandt/Unanimous)

**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. Presentation and discussion** by Hogue & Associates regarding the landfill closure method and process.

Enamel Hogue provided background information on the origin of the Queen Creek Landfill, including how a pit was created by using the dirt for highway projects and then later filled with solid waste from surrounding communities. Mr. Hogue stated that in 1996 an agreement was approved by the Town, Maricopa County and Allied Waste for the operation of the landfill including future expansions. The landfill closed in May 2007. Mr. Hogue then discussed the closure process, including preliminary grading which began in July 2007. He explained how the cap of the landfill was designed, which includes environmental monitoring for groundwater and gas. Mr. Hogue also discussed the drainage control and design that the County is required to install. Drainage control features include gabion walls or gravel mulch around the perimeter of the landfill. Council asked about the cost differential between gabion walls or gravel mulch. Mr. Hogue replied he wasn't sure of a total cost, but gravel mulch is less expensive.

There was discussion on active vs. passive gas monitoring systems. Mr. Hogue said that the Queen Creek Landfill falls under the requirement to have a gas monitoring system and that if there are too many violations with the passive system, an active system would be required to be installed. Council asked who would be responsible for installing the active system if required. Mr. Hogue replied that County would be required to install the system over the landfill area and that the Town should include plans for an active system during the park planning and that an active system could be installed in phases if required in the future.

Troy White, **Park Planning** Manager, added that the parking lot is on the lined area and any gas problem would most likely happen in another area.

**10. Discussion** on **RZ07-044/SP07-045** "MidFirst Bank" a request by Josaam Fairfield of DFD Cornoyer Hedrick on behalf of MidFirst Bank for rezoning from R1-43 to C-2, Site Plan, Landscape Plan and Building Elevation Plan approval. The proposal consists of two phases on 3.88 acres, the first phase is planned to be developed as a bank with drive-thru services. The project is located at the southwest corner of Ocotillo and Ellsworth Loop Roads.

Planner Amy Sandidge reviewed the rezoning request and two phase site plan for MidFirst Bank. Ms. Sandidge stated that the first phase includes the bank and future phase two would require Council approval. The building elevation and materials were also presented. Council discussed the distinct design of the bank compared to the existing medical offices and church in the area.

**11. Discussion** on **SP07-108** "Chase Bank at Queen Creek Marketplace" a request by Eric Anderson of Architekton on behalf of Chase Bank for Site Plan, Landscape Plan and Building Elevation approval. The proposal consists of 4,310 square feet of commercial use with existing C-2 zoning. The project is located on Pad B in the Queen Creek Marketplace in the vicinity of the southwest corner of Ellsworth Loop Road and Rittenhouse Road.

Planner Chris Ramos reviewed the site plan and building elevations for Chase Bank. Mr. Ramos stated that Pad B was one of several within the Queen Creek Marketplace that was stipulated to have separate Council approval.

#### **12. Presentation and discussion** regarding Community Town Hall events.

Dee Anne Thomas, Director of Marketing & Communications requested additional direction on the proposed format for the Town Hall events scheduled for tentatively scheduled for October 27, 2007 and April 12, 2008. Ms. Thomas reviewed the proposed topics and format.

Council said that structured formats weren't successful in the past and requested that similar formats used during the General Plan Update process be considered. There was some discussion about using facilitators for discussion groups and the Council's desire to have more face time with citizens. Discussion continued regarding the format of the

events, with Council's preference for a less structured discussion format, encouraging citizens to discuss issues important to them. There was also proposal for a follow-up of the event at a Work Study Session. Town Manager Kross suggested having staff assigned to each table with Council Members at different tables and more general discussions rather than set topics.

There was also discussion on the date of the April 12, 2008 event, which would be in the 2008 election cycle. Council requested that date be rescheduled.

Ms. Thomas asked if the Council would like to participate in the Holiday Parade and have the Town provide a float. Council did agree to participate in the Holiday Parade float.

## 13. Adjournment

<b>8:25pm</b> (Valenzuela/Barney/Unanimous)	d reconvene the Executive Session at
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	TOWN OF QUEEN CREEK
	Arthur M. Sanders, Mayor
Attest:	
Jennifer F. Robinson, CMC	
I, Jennifer F. Robinson, do hereby certify that, the foregoing Minutes are a true and correct co. Work Study Session of the Queen Creek Town was duly called and that a quorum was present	py of the Minutes of the October 3, 2007
Passed and approved on October 17, 2007.	Jennifer F. Robinson, CMC