



Minutes
Regular Session and Possible Executive Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
October 17, 2007
7:00 p.m.

1. Call to Order

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

2. Roll Call

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

3. Pledge of Allegiance

Led by Mayor Sanders.

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

A. Student of the Month Award – September 2007: Mayor Sanders and Council Member Mortensen presented the following with the Student of the Month Award:

Riley Dunham – Benjamin Franklin – Crismon Campus
Jayden Rollins – Benjamin Franklin – Power Campus
George Jones – Canyon State Academy (not present)
Kellie Payton – Cortina Elementary
Lacey McQuade – Desert Mountain Elementary
Jordan Phillips – Frances Brandon Pickett Elementary
Ray Arriola – Queen Creek High School
Heather Walters – Queen Creek Middle School
Rachel Willman – Queen Creek Elementary

B. Five-Year Service Award – Mayor Sanders and Transportation Director Schaner presented Jennifer Todd, Budget Analyst-Public Works, with her five-year service award.

C. Recognition of Youth Basketball volunteer coaches – Mayor Sanders presented the following with certificate & plaque for serving as volunteer coaches (not all were present): Jan Rollon, Matt Sharp, Lucas Gillet, Mark Garcia, Creighton Wright, Sharon Dobbs, Bryan Nelson, Rebecca Hauserman, Steven Lawler, Matt Baldenegro, Ryan Parks, Jeremy Ehmke, Levi Shill, Kase Rothlisberger, Brandon Goate, Cathleen Coleman, Dupree Colbert, JD Glaess, Rick Hogan, Eric Rodine, Daniel Johnson, Clark Furlong, David Mitchell, Del Caron, Patt Line, Joe Palomarez, Terrance Wilson, David

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Weiss, Mitch Bradford, Ron Jones, Dustin Williams, Robert Flynn, Tim Jackson, Rhonda Holcombe, Margie Payton, Tye VanHaren, Steven Lawler, Krystal Sawyer

(Council Member Valenzuela left the dais at 7:25pm)

5. Committee Reports

A. Queen Creek Youth Commission – October 3, 2007- the Commission members in attendance discussed the drug awareness event planned for October 9. No formal action was taken at this meeting.

B. Parks, Trails and Open Space Committee – October 2, 2007 – the Committee members made final changes to the Horseshoe Park & Equestrian Centre logo to be presented to Council for approval; discussed the park naming policy to be presented to Council for approval and received an update on the Horseshoe Park & Equestrian Centre project. The next meeting is scheduled for November 13, 2007.

C. Transportation Advisory Committee – October 11, 2007- Robin Benning, Chair of the TAC, reported that the Committee members voted to change the meeting day to the first Thursday of each month; received updates on CIP projects, ITS system, Municipal Corporation Yard and Ellsworth Loop Road project. The next meeting is scheduled for November 8, 2007.

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.

Liz Johnson, Queen Creek, made a request for funding assistance for the Queen Creek students who participate in the Special Olympics. Ms. Johnson talked about the importance to the students to participate in the Special Olympics and that they are planning to participate in the bowling event.

Sylvia Barrett, Queen Creek, read a letter regarding the Resolution Copper (RCC) project in Superior and requested that the Town rescind support given at the CAAG meeting in September.

Sylvia Centoz, Queen Creek, stated her concern that residents don't get interviewed and doesn't believe that employment applications are acknowledged.

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 October 3, 2007 Work Study and Regular Session Minutes.

B. Consideration and possible approval of purchases over \$10,000.

C. Consideration and possible approval of line item budget reallocations.

D. Consideration and possible approval of the appointments of Barb Young and David Weiss to the Recreation Advisory Board.

E. Consideration and possible approval of a non-profit special event sponsorship in the amount of \$5,000 for London's Run.

F. Consideration and possible approval of **Resolution 689-07** authorizing the Application for a Drinking Water Revolving Fund Loan in the amount of \$40,000,000 for the acquisition of the Queen Creek Water Company.

G. Consideration and possible approval of a contract amendment in the amount not to exceed \$400,000 to the J2 Engineering Contract (Contract #2006-13) for construction administration.

H. Consideration and possible approval of an Intergovernmental Agreement with the Town of Gilbert for the use of a portable building as a temporary fire station at Sossaman and Cloud Roads.

I. Consideration and possible approval of an agreement from Ergon Asphalt in the amount not to exceed \$166,224 to apply fog seal to various Town roads.

J. Consideration and possible approval of an agreement from G & G Construction in the amount not to exceed \$21,420 to mill and remove asphalt on abandoned portions of Rittenhouse Road.

K. Consideration and possible approval of an agreement from G & G Construction in the amount not to exceed \$69,364 to construct sidewalk in Roman Estates.

L. Consideration and possible approval of a change order in the amount not to exceed \$24,750 to the Speyer & Associates Master Contract for environmental site assessments related to the acquisition of the Queen Creek Water Company.

M. Consideration and possible approval of a Map of Dedication for Lime Drive church subdivision in a portion of the southwest quarter of Section 30, a request by Robert L. Fox as authorized agent for the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints.

N. Consideration and possible approval of the appointment of Michael Bonewitz; Karen Fehlan; Marion Memmott; James Miner; Thomas Schuett; Richard Turman and Pamela Zamacona to the SRP Task Force.

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O. Consideration and possible approval of a contract amendment in the amount of \$15,750 to the HMA Public Relations contract (Contract #2007-63) for additional public relations services.

P. Consideration and possible approval of **Ordinance 411-07** amending Town Code Chapter 2 Mayor and Council, Article 2-1 Council, Section 2-1-1 Elected Officers changing the term of office of Mayor from two years to four years effective 2010 contingent upon voter approval.

Q. Consideration and possible approval of **Resolution 690-07** designating the election date and purpose of election, designating the deadline for voter registration; and designating the last date for candidates to file nomination papers.

R. Consideration and possible approval of **Resolution 685-07** authorizing and directing staff to take all actions necessary to acquire real property from Rudolph S. and Antonia A. Valenzuela for the purpose of Town Center Streets (Parcel #304-65-085).

S. Consideration and possible approval of **Resolution 687-07** authorizing the purchase agreement in the amount of \$435,000 for real property from Rudolph S. and Antonia A. Valenzuela for Town Center Streets (Parcel #304-65-085).

*T. Public Hearing and possible approval of **Ordinance 408-07 (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.

U. Consideration and possible approval of **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.

V. Consideration and possible approval of the Final Plat for "UASA" a request by Chris Wilson of Metro Land Consultants, LLC. The project is located in the southwest quadrant of Ellsworth Road and Ocotillo Road.

W. Consideration and possible approval of **Resolution 688-07** "Ellsworth Road Construction Agreement"; an agreement with various entities for improvements of Ellsworth Road adjacent to the Hastings Farms Development.

X. Consideration and possible approval of a Guaranteed Maximum Price #2 in the amount of \$1,995,223.32 to Achen-Gardner Engineering, LLC for the wastewater installation for Rittenhouse Road – Phase 1.

Motion to approve Consent Calendar as presented (Barney/Wootten/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. Presentation by Dave Salge of the San Tan Historical Society.

Dave Salge, President of the San Tan Historical Society, introduced his book “Images of America: Around San Tan Mountain” which includes short stories about the area. Mr. Salge gave an overview of his book. He said that all proceeds from the sale of the book at the San Tan Historical Society would be given back to the Society.

(Council Member Valenzuela returned to the dais at 7:44pm)

Council commended Mr. Salge on his efforts to preserve the history of the area.

9. Discussion and possible action on a logo for Horseshoe Park and Equestrian Centre.

Troy White, Parks Planning & Development Manager, presented the Parks, Trails and Open Space Committee’s recommendation for the logo for HPEC.

Keith Campbell, graphic artist, showed in detail how the logo was refined from the initial design. The changes included outlining the horseshoe and font, with the ampersand enclosed (recommended logo). Council discussed the reproduction quality and whether alternative colors could be used, depending on the use of the logo (shirts, brochures, etc.). There was also discussion on adding “Queen Creek, Arizona” to the logo to identify the location of the park.

Motion to approve the recommended logo design with the outlined horseshoe; outlined ampersand (no color) and adding Queen Creek, Arizona (Mortensen/Valenzuela/Unanimous)

10. Discussion and possible action on a request for perimeter fencing modification for Nauvoo Station.

Planning Manager Fred Brittingham stated that Nauvoo Station was approved with a view fence plan and subsequently submitted a request for a revised fence plan for solid fencing. While the plans were being reviewed by staff, the developer began to install the solid fence without a permit being issued. Mr. Brittingham showed exhibits of the proposed solid fence which includes 172 stone columns and painted block. Mr. Brittingham reviewed the stipulations recommended if approved which include the painted block and 172 columns.

Council commented that there were no undulations, designs or additional landscaping included in the proposed revised fence plan. Mr. Brittingham said that the developer had

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approved fence plan & permit for the view fence but began to convert some of the fencing to solid fence without a permit. Mr. Brittingham also explained that the developer's submittal and review was during the ordinance amendment process. He added that fencing in Phase, including fencing along Crismon and Ocotillo Roads may not be able to be changed, but future phases of the development could come back to Council for approval.

There was further Council discussion in regard to additional landscaping to break up the height of the fence and tunnel effect. Mr. Brittingham suggested a larger size tree along arterials and Crismon could soften the effect. Council also discussed additional color or architectural design in the solid fence.

Robin Benning, Queen Creek, spoke in opposition to the fence amendment, stating that it would set a precedent to let developers build without permits and get approval afterwards. He also stated his concern with the possibility of the lack of upkeep of the additional landscaping.

Motion to approve the revised solid fence plan with the following stipulations:

- 1. Painted single score 8-inch block accented with a single row of 4-inch block and capped with split face CMU.**
- 2. 172 stone veneer columns with pre-cast concrete caps.**
- 3. Increased tree size and/or quantity (to break up height) along arterial & collector roads, to be worked out with staff prior to permit issuance.**
- 4. 2nd color/contrast color to accent bands, to be worked out with staff prior to permit issuance.**

(Mortensen/Hildebrandt/5-1 (Wootten nay) Motion passed.

11. Discussion and possible action on Resolution 686-07 adopting the revised Economic Development Strategic Plan.

Doreen Cott, Economic Development Director, gave an overview of the Economic Development Plan, and discussed the Targeted Industry Sectors and the Investment Program highlights. Ms. Cott stated that the Plan is tied directly to the Corporate Strategic Plan adopted by the Council.

Council Member Mortensen, Chair of the Economic Development Commission, commended the Commission members and Ms. Cott for the many meetings and work in creating the Plan.

Motion to approve Resolution 686-07 adopting the revised Economic Development Strategic Plan (Mortensen/Valenzuela/Unanimous)

The meeting was recessed from 8:37 – 8:50pm.

12. Discussion and possible action on a park naming policy.

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Debbie Gomez, Parks & Recreation Director, stated that the approved work plan for the Parks, Trails and Open Space Committee included the development of a park naming policy to be presented to Council for approval.

Troy White, Park Planning and Development Manager, reviewed the concepts of the policy which include criteria; submission process and naming process. Council asked if consideration for a park name would be given for a financial contribution. Mr. White said that this would be covered under the sponsorship policy previously approved by Council. Council also discussed the policy for changing a park name and identifying historical significance of a name. Mr. White said that all submissions would be presented along with a park name recommendation to Council for approval.

Motion to approve the park naming policy (Barney/Wootten/Unanimous)

13. Discussion and possible action on a request by the City of Mesa for comments on PS06-119 a preliminary plat for Mesa Industrial Park on the northwest corner of Sossaman and Rittenhouse Roads.

Planner Phil Bolduc reviewed the site plan and staff's comments regarding Sossaman Road and proposed entry points to the project and the possibility of railroad crossing improvements such as an overpass. Council discussed the increase in traffic on Sossaman Road from the project and other projects being planned.

Robin Benning, Queen Creek, stated that the project is at the entrance to the Town and is concerned with the compatibility of M-2 zoning (Mesa) and I-1 (Queen Creek). He also stated that he would like access to the proposed industrial park restricted to Pecos Road.

Motion to send letter with staff's comments including limiting access to Pecos Road (Valenzuela/Barney/Unanimous)

There was discussion on the possibility of a joint meeting with Mesa City Council regarding the development of the Phoenix-Mesa Gateway area.

14. Discussion and possible action on a request by the City of Mesa for comments on PS07-114 "New Flex/Industrial Development located at the northeast corner of abandoned Rittenhouse and Pecos Roads.

Planner Phil Bolduc reviewed the site plan and staff's comments regarding Pecos Road access and eliminating one entrance point and future access to the freeway.

Robin Benning, Queen Creek, spoke in support of the application.

Motion to send letter with staff's comments including the consideration of identifying freeway access (Mortensen/Valenzuela/Unanimous)

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15. Discussion and possible action on a request by Maricopa County for comments on a Special Use Permit application for Alltel on Hunt Highway & Sossaman Road located at 19248 E. San Tan Blvd.

Planner Phil Bolduc reviewed the special use permit application and site plan. Staff's comments included the recommendation to limit the height of the tower to 65ft. rather than the proposed 80ft. and landscape and perimeter wall.

Robin Benning, Queen Creek, said the height of the tower should be limited.

Council discussed types of cell towers and the preference for a monopalm.

Motion to send letter with staff's comments including the additional request to install a monopalm tower (Barney/Wootten/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.

16. Presentation on 2006 crime statistics for the Town of Queen Creek.

Public Safety Division Manager Joe LaFortune gave an overview of the 2006 level of service which included 3 full beats. Mr. LaFortune reviewed the Index Crimes, which is a three year comparison for person and property crimes. He reported that Queen Creek's crime statistics were below the national average for same population communities.

Mr. LaFortune discussed the 2007 level of service and 2008 level of service which will include 5 beats, with two deputies assigned to traffic enforcement. Town Manager Kross added that the Capital Improvement Program includes the design of a MCSO/Fire substation at the municipal campus. Council asked if there was a trend identified for 2007. Mr. LaFortune replied that the 2007 data hasn't been analyzed yet.

17. Motion to adjourn to Executive Session: The Council may reconvene the Executive Session for any of the items listed on the Work Study and Possible Executive Session Agenda.

Motion to adjourn to Executive Session at 9:45pm (Valenzuela/Wootten/Unanimous)

18. Adjournment

Motion to adjourn the Regular Session at 10:40pm (Barney/Valenzuela/Unanimous)

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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, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the October 17, 2007 Regular 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, CMC

Passed and approved on November 7, 2007.