



Minutes
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
May 2, 2007
7:00 p.m.

1. Call to Order

The meeting was called to order at 7:13 pm.

2. Roll Call

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

3. Pledge of Allegiance

Led by Mayor Sanders.

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

Mayor Sanders read a news release in regard to the Ellsworth Road closure scheduled for May 4th - 7th.

A. Presentation of Super Bowl ball received at the Spring Family Celebration – Council Member Barney presented to the Town Council a Super Bowl game ball that he accepted from “Spike” the “team captain” of the Arizona Super Bowl Host Committee, at the Spring Family Celebration.

B. Photo Project presentation – Queen Creek through the Eyes of the Youth – an overview of the project was given and Mayor Sanders and Vice Mayor Valenzuela presented the Youth Photographers with Certificates: John Sides, Anna Matteson, Alicia Rodriguez, Lindsay Hanson and Brenda Drake. The photos will be on display at Town Hall for several weeks.

C. Student of the Month – April 2007 – the following were recognized as Student of the Month:

Payson Figueroa – Benjamin Franklin Charter School – Power Campus
Maria Reynolds – Benjamin Franklin Charter School – Crismon Campus
Rojelio Yopez Jr. – Queen Creek High School
Raianna Dobbs – Queen Creek Middle School
Cristobal Salinas – Frances Brandon Pickett Elementary School
Liam Pickering – Cortina Elementary School
Justo Garwood – Canyon State Academy (March Nominee)

The meeting was recessed from 7:35-7:50pm.

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5. Committee Reports

A. Queen Creek Youth Commission – April 18, 2007 – Commission members reviewed pros & deltas of the Town Hall Forum held March 31 and discussed possible changes to next years event; a report on the rummage sale held April 14 stated that \$189 was raised and will be donated to the Relay for Life; and planning continued for a fundraising event to be held on April 27-28th to benefit Relay for Life.

B. Economic Development Commission – April 24, 2007 – Commission members continued to discuss Strengths, Weaknesses, Opportunities & Threats (S.W.O.T.) Analysis of leading economic scenarios for Queen Creek and a special work session is scheduled for May 9.

C. Parks, Trails and Open Space Committee – May 1, 2007 – the meeting was rescheduled to May 8, 2007 to allow the consultant to develop graphics.

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. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Calendar and will be considered separately.

A. Consideration and possible approval of the April 18, 2007 Work Study & Regular Session Minutes.

B. Consideration and possible approval line item budget reallocations.

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

D. Consideration and possible approval of **Resolution 649-07** to integrate the National Incident Management System (NIMS) into the Town’s Emergency Management System.

E. Consideration and possible approval of a work order in the amount of \$25,071 to the AJP Electric, Inc. JOC #2006-70 for various electrical work.

F. Consideration and possible approval of a work order in the amount of \$319,234.54 to the J. Banicki Construction JOC #2007-06 for the completion of roadway improvements at realigned Rittenhouse Road and the existing Rittenhouse Road., south of Ocotillo Road.

G. Consideration and possible approval of a change order in the amount of \$5,174.17 to the Qualex Construction Contract #2006-66 for the removal of one final property along Queen Creek Wash from the flood plain.

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H. Consideration and possible approval of the appointment of two Members to the Board of Adjustment.

I. Consideration and possible approval of an assignment to the Victoria Development Agreement from Fry's/Smith Food Stores to DeRito Partners.

J. Consideration and possible approval of **Ordinance 386-07** amending Town Code Chapter 16 Utilities, Section 16-4-11 Mandatory Sewer Connections.

K. Consideration and possible approval of a purchase order in the amount not to exceed \$7,180 to AZTEC Engineering for the survey of Ellsworth Road from Queen Creek Road to Germann Road.

L. Consideration and possible approval of a Special Warranty Deed from William S. Lund of Victoria Lund Investment Group, LLC to dedicate a portion of Victoria Lane to the Town of Queen Creek.

M. Consideration and possible approval a contract with Queen Creek Water Company not to exceed \$175,000 to design and install a 12" water line down Riggs Road from Ellsworth Road to the Horseshoe Park and Equestrian Centre project site.

N. Consideration and possible approval of **SP07-004** "United Rentals" a request from Bruce Stookey of Ware-Malcomb Architects on behalf of United Rentals, Inc., for site plan, building elevation and landscape plan approval for a Showroom/Office/Service building at Lots 16 & 17 of Power Marketplace Business Park. The proposal consists of approximately 15,000 sq. feet of industrial use on a site with existing I-1 zoning. The project is located ¼ mile east of Power Road, between Germann Road and realigned Rittenhouse Road.

O. Consideration and possible approval of the purchase of a truck for the Pre-Treatment Inspector in the amount of \$20,691.01.

P. Consideration and possible approval of an increase of FTEs (from one to two staff) in the Street Maintenance Division.

Item J was pulled.

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

Item J: Council Members Barney and Coletto-Cohen declared a conflict of interest and stepped down.

Motion to approve Item J (Valenzuela/Wootten/Unanimous-5-0)

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.

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8. Public Hearing, discussion and possible action on a liquor license application submitted by Kelly Paul Vaughn for QuikTrip #474 to be located south of the southeast corner of Ocotillo and Ellsworth Loop Roads.

Town Attorney Bisman reviewed the application and statutory requirements for posting the property and holding a public hearing.

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

Council asked what other development was occurring in the surrounding area. Planning Manager Brittingham replied that MidFirst Bank owns the southwest corner of Ocotillo & Ellsworth Loop Rd. and the Town owns one of the parcels on the west side of Ellsworth Loop Rd. Council asked if Our Lady of Guadalupe Church was directly notified of the liquor license application. The statutory requirements for posting the property were again explained. Council requested that the Church be notified.

Motion to continue to May 16, 2007 (Valenzuela/Wootten/Unanimous)

9. Public Hearing, discussion and possible action on TA07-032 (Ordinance 385-07) “Text Amendment on Agricultural Animal Regulations” a request by the Town of Queen Creek for a text amendment to the Town of Queen Creek Zoning Ordinance Article 6 to modify the lot size requirements to allow the keeping of agricultural animals on lots smaller than currently permitted under the code, clarify performance standards for private stables and provide a definition of an “animal unit”. *A continuance to the May 16, 2007 Town Council meeting is requested.*

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

Motion to continue to May 16, 2007 (Wootten/Barney/Unanimous)

10. Discussion and possible action on the approval of a “Short Term Solid Waste Action Plan”.

Management Assistant Ramona Simpson presented the proposed plan to provide temporary/short term solid waste services to accommodate residential trash, rubbish and green waste for Town residents as a result of the landfill closure. Ms. Simpson stated the program would begin in July 2007 and continue through May 2008. Council asked for additional information on the proposed staffing for the program. Ms. Simpson said that current staff in the Public Works, Community Development and Parks & Recreation would be offered overtime and that there were several employees already interested. Ms. Simpson also provided information on notification cards to residents and traffic control/direction provided by MCSO.

Council discussed providing a service at no charge and possibly in the future providing the same or similar service for a fee. Ms. Simpson explained that future services would be a part of the Long Term Solid Waste Study.

Motion to approve (Mortensen/Hildebrandt/Unanimous)

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11. Public Hearing, discussion and possible action on TA07-039 “Text Amendment on Site Plan Review Process” a request by the Town of Queen Creek for a text amendment to the Town of Queen Creek Zoning Ordinance, Article 3 to modify the processing and approval procedures for Site Plan Reviews. *A continuance is requested.*

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

Motion to continue to July 18, 2007 (Valenzuela/Hildebrandt/Unanimous)

12. Discussion and possible action on a request from the City of Mesa for comments on **PS07-49** “CMC Micro Mill”, a CUP (Conditional Use Permit) and BIZ Overlay District to allow a “micro mill” steel recycling plant located on approximately 227 acres in an M-2 (General Industrial) zone on the northwest corner of Germann Road and the Meridian Road alignment.

Planner Bolduc reviewed the conditional use permit application submitted to the City of Mesa by CMC Micro Mill and discussed staff’s concerns about traffic on Germann Road with the proposed one point of access. Mr. Bolduc showed where the property has access to Pecos Road which could provide future access to/from the future Williams Gateway freeway. He said staff is recommending that the additional point of access from Pecos Road be required. He also reviewed the proposed Germann Road improvements and staff’s recommendations. Council’s questions included how many employees; whether CMC would be buying out the adjacent homes; possible noise, smell or lighting issues and increased traffic when the mill was operational with the existing traffic from TRW on Germann. Council also stated concern with the maintenance of Germann Road. Mr. Bolduc stated that Germann Road is county owned and maintained.

Motion to forward staff’s comments and additional comments requesting a traffic study and providing the main entrance from Pecos Road (Mortensen/Valenzuela/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.

13. Discussion on SP06-101 “Walgreens at Cornerstone” a request by Maneesh Dwivedi of K and I Architects and Interiors LLC, for Site Plan, Elevation and Landscape Plan approval. The project site is Pad 12 of the Cornerstone PAD and is a 2.52 acre parcel located at the northeast corner of the realigned Rittenhouse Road and Ocotillo Road.

Planner Williams presented the proposed site plan, elevation and landscape plan. Mr. Williams pointed out that the retention basin easements on the site required a different building orientation in order to provide the required parking and other on-site improvements. Mr. Williams discussed Stipulation #12, which was added by the Planning and Zoning Commission in regarding to roof elevation enhancements. Mr. Williams said otherwise, the proposed site plan conforms to the approved design guidelines for Cornerstone.

Council discussed the elevation design stating that it didn’t show any uniqueness. Mr. Williams said that some of the requests by staff for enhancing the elevations had been implemented. Council further discussed the proposed elevations in regarding to the colors and upholding unique design standards as required with other developments such as the Burger King(s), Home

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Depot and Bashas'. Council directed staff to send the site plan back to the applicant for revisions.

14. Presentation on the General Plan 2007-08 update process by Maria Masque, Director of Community Development for The Planning Center, consultants for the Town.

No further discussion was held.

15. Presentation on customer service initiative: Vision Internet.

Management Assistant Michael Woods provided background information on the company Vision Internet and the 6-step process they are proposing to implement a new website for the Town.

Council asked for additional information on the reasons such as negative feedback or costs for redesigning the website. Staff explained the main purpose was to tie in to Council's goal of improved marketing and customer service. Marketing & Communications Director DeeAnne Thomas added that administering the current website's content management is cumbersome and time consuming, and with the new design, would allow additional staff to utilize and post directly to the website. Council asked if an RFP was done. Mr. Woods responded that 8 responses were received and staff reviewed three presentations. Other concerns of Council were in regard to having outside companies design content management. Mr. Woods said that the proposal would provide advanced technology and additional features not currently provided with the website. There was discussion on the possibility of purchasing management tools and having staff provide content management. Council requested additional information on the company, other vendors, hosting and video streaming.

16. Discussion on a revised process for conditional use permits.

No further discussion was held.

17. ADJOURNMENT

Motion to adjourn Regular Session at 9:20pm (Valenzuela/Mortensen/Unanimous)

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 May 2, 2007 Work Study Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present

Passed and approved on May 16, 2007.

Jennifer F. Robinson, CMC