



Minutes
Work Study and Possible Executive Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
May 16, 2007
5:30 p.m.

1. Call to Order

The meeting was called to order at 5:35pm.

2. Roll Call

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

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

A. Discussion and consultation with the Town Attorney and designated representatives of the public body in order to consider its position and instruct its representatives regarding possible property acquisitions within the Municipal Center area (A.R.S. §38-431.03(A)(7).

B. Discussion and consultation with the Town Attorneys for legal advice and to consider the Town's position and instruct its attorneys regarding an agreement that is the subject of negotiations and settlement discussions: Highland Homes/Crismon Heights (A.R.S. §38-431.03(A)(3) & (4).

Motion to adjourn to Executive Session at 5:36pm (Coletto-Cohen/Mortensen/Unanimous)

The Work Study Session reconvened at 6:00pm.

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. Presentation and discussion on the Development Fee Study by TischlerBise.

Chris Cullinen of TischlerBise, the Town's consultant reviewed the following:

- Development fees can only be used for adding or expanding capacity, not for operations
- Federal/State requirements for assessing development fees
- Collection methodologies: buy-in; incremental; plan based or past, present & future. Mr. Cullinen said that Queen Creek uses all three methodologies
- Updating of all development fees except for Fire Development Fee; updating the demographics, facilities, assets, CIP & Master Plans
- Reviewed new fee for Public Works Yard within the Town Facilities Development Fee and a new fee for Information Technology, also within the Town Facilities Development Fee.

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- Fee components and proposed updated fees for: Wastewater, Parks and Open Space, Library, Town Facilities & Equipment, Public Safety and Transportation.

Mr. Cullinen stated that total fee for residential permit would be \$10,063 + wastewater development fee if within the sewer service area.

Council requested additional information on why the transportation fee was remaining the same. Mr. Cullinen explained that the Town has a dedicated revenue source of .25% sales tax. He further explained that development fees can only be assessed on residents.

5. Presentation and discussion on the Five Park Master Plan.

Dave Wilson of EPG, the Town's consultant presented the Five-Park Master Plan and discussed the process using public involvement. Mr. Wilson reviewed the following:

- West Park – designated for active use with sports fields, recreation center and a lake/stream. The park will be a shared use with Maricopa County Flood Control District.
- Chandler Heights – also a shared use with Maricopa County Flood Control District – equestrian oriented.
- Sossaman/Cloud Rd – shared use with drainage and fire station – dog park
- East Park – active use with sports fields/complexes, smaller recreation center and lake.
- San Marqui – passive and low impact use, bringing back vegetation to a natural state.

Council asked about the water source for the lakes/ponds/streams. Response was given that CAP or reclaimed water could be used. Council also questioned why Queen Creek Wash wasn't designated as a park. Staff responded by explaining the Maricopa County Flood Control Districts requirements as well as using the wash primarily for trail corridors. Park project costs and time frames were discussed and staff responded that the information is still being completed but will be included in the final document.

Two written comments were received from the following regarding the West Park and conceptual parking lot location:

Dan & Amy Stratton, Queen Creek and Lance Call, Queen Creek.

6. Presentation and discussion on Town Center Streets.

Special Transportation Manager Dick Schaner and representatives of Dibble & Associates, the Town's consultant, presented recommendations and options for improvements to Ellsworth Road between the north connection to the Loop Road and the Municipal Center and the intersection of Ellsworth & Ocotillo Roads. It was noted that these areas weren't a part of the Improvement District. Exhibits showed that Ellsworth north of Heritage Road as four-lane with raised median and south of Heritage Road as two-lane with lower speeds and more pedestrian friendly. Both sections did include a bike lane.

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The recommendations of Dibble & Associates were as follows:

- Ocotillo Road between 208th & the library access as right in/right out only due to the proximity of the intersection of Ellsworth & Ocotillo Roads.
- Ellsworth Road north to Heritage/Rittenhouse Rd/Queen Creek School District Buildings and Barnes Parkway – dedicated right turn lane to Queen Creek Middle School and San Tan Historical Society as lane narrows. Council’s questions were in regard to allowing buses to turn left onto Ellsworth Road to go northbound or the possibility of a periodic signal to allow buses to turn. Staff responded that the Town would work with the School District during the design and Mr. Pacelli, Traffic Engineer explained intersection logistics and costs would prohibit a signal at that location.
- Ellsworth Road southbound would transition from four-lanes to two-lanes, with the possibility of plaza islands at key locations for monumentation of the area. Council’s discussion and comments were in regard to maintaining existing business access and on-street parking.

Discussion of this issue was to continue at the Regular Session.

7. Adjournment

Motion to adjourn at 7:00pm (Wootten/Coletto-Cohen/Unanimous)

TOWN OF QUEEN CREEK

Gail Barney, Vice 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 16, 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

Jennifer F. Robinson, CMC

Passed and approved on June 20, 2007.