



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

1. Call to Order

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

2. Roll Call

Council Members present: Barney; Coletto-Cohen; Hildebrandt; Mortensen; Wootten (telephonically); 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 welcomed Maricopa County Sheriff Joe Arpaio, Boy Scout Troops 196 and 837; former Council Member Gary Holloway; Maria Gloria of Pan de Vida and all other community groups in attendance.

A. State of the Town Address – see attached

B. Presentation to Maricopa County Sheriff Joe Arpaio – Mayor Sanders presented Sheriff Arpaio with a “Key to the Town” in recognition of the excellent service provided to the Town.

C. Student of the Month – December 2006 – Mayor Sanders and Sheriff Arpaio presented the following with the Student of the Month Award for December 2006:

Nicolas Woods-Gonzalez – Ben Franklin – Power Campus
Lily Hekekia – Ben Franklin – Crismon Campus (not in attendance)
Juan Cruz – Queen Creek High School
Spencer Evans – Queen Creek Middle School
Joshua Flores – Frances Brandon Pickett Elementary School
Hailey Maher – Jack Barnes Elementary School
Jeffrey Olson – Cortina Elementary School
Madison Black – Queen Creek Elementary School
Stephen Schultz – Desert Mountain Elementary School
McKayla Hull – Jack Barnes Elementary School (October 2006)

D. Neighborhoods In Bloom coloring contest winners – Mayor Sanders and Sheriff Arpaio presented Jady Luna and Carissa Zamora with certificates and prizes.

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The meeting was recessed from 8 – 8:20pm.

- 5. 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.

Susan Tierney, PIO for Valley Metro, announced the January 22nd start date for Queen Creek Commuter Express Route 534 from Desert Mountain Park to downtown Tempe. Ms. Tierney spoke about the advantages of mass transit and future bus services to the area.

Melissa Tiscareno, representing the Queen Creek Youth Commission, gave an update on the Commission’s activities including the Town Hall Forum.

Gordon Brown, requested enhanced communication between the residents of the San Tan Foothills area and the Town.

- 6. 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 December 20, 2006 Work Study & Regular Session Minutes.

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

C. Consideration and possible approval of an agreement with MCI Communications Services, Inc., in the amount of \$93,029.44 for the relocation of utilities in conflict with the Ellsworth Loop Road project.

D. Consideration and possible approval of a contract amendment with East Valley Engineering Corp. to increase the contract by the amount of \$25,000 for a total contract of \$155,000 for additional assistance with engineering plan review.

E. Consideration and possible approval of contract with AMEC Earth and Environmental for updated wall-mounted aerial maps of the Town of Queen Creek and approval of a reallocation in the amount of \$8,800.

F. Consideration and possible approval of a contract amendment in the amount of \$1,169 to the Speyer & Associates contract for Phase 1 Environmental Assessment Services for the Horseshoe Park and Equestrian Centre project.

G. Consideration and possible approval of a design guideline related to approved telecommunication conduit standards.

H. Consideration and possible approval of the final acceptance of public improvements of Cortina Parcel 12 and begin the one year warranty period.

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I. Consideration and possible approval of the final acceptance of public improvements of Ocotillo Landing and begin the one year warranty period.

J. Consideration and possible approval of a work order to AJP Electric, Inc. JOC #2006-70, in the amount of \$170,500 for the construction of a traffic signal at Queen Creek & Sossaman Roads.

K. Consideration and possible approval of a work order to AJP Electric, Inc. JOC #2006-70, in the amount of \$181,296 for the construction of a traffic signal at Queen Creek & Crismon Roads.

L. Consideration and possible approval of a work order to AJP Electric, Inc. JOC #2006-70, in the amount of \$159,692 for the construction of a traffic signal at Sierra Park Blvd & Ellsworth Road.

M. Consideration and possible approval of a work order to AJP Electric, Inc. JOC #2006-70, in the amount of \$182,196 for the construction of a traffic signal at Ocotillo & Crismon Roads.

N. Consideration and possible approval of **Resolution 640-07** approving the transfer of the Cable Arizona Corporation Cable Television License to CoxCom, Inc.

O. Consideration and possible approval of the adoption of the Notice of Intent to increase sewer service fees and set a Public Hearing date.

P. Consideration and possible approval of appointments to the Senior Advisory Committee.

Q. Consideration and possible approval of a contract amendment in the amount of \$9,500 to the Speyer & Associates contract for the Library Site environmental remediation.

R. Consideration and possible approval of an Underpass Agreement in the amount of \$1,550,192 with the Union Pacific Railroad for ID001 (Improvement District).

S. Consideration and possible approval of the implementation of interim roadway and intersection improvements at critical locations.

Items J, K, L, M, O, R and S and were pulled for discussion.

Motion: Barney

Second: Valenzuela

To approve the remainder of the Consent Calendar as presented.

Vote: Unanimous

Items J-M and S: Council wanted to highlight the installation of new traffic signals and road enhancements. There was discussion about accelerating the improvements at Ellsworth and Cloud Roads.

Motion: Mortensen

Second: Coletto-Cohen

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To approve Items J-M and S as presented.

Vote: Unanimous

Item O: Council had some concern about the sewer vs. water rates. Public Works Manager Martin clarified the purpose of the Notice of Intent, which sets the Public Hearing date for a sewer rate increase. Interim Town Manager Kross reviewed the Council's March 2005 adoption of a 5-year incremental rate increase to build a repair and maintenance fund for the wastewater system.

Motion: Barney

Second: Coletto-Cohen

To approve Item O as presented.

Vote: 6 – aye

1 – nay (Hildebrandt)

Motion Passed.

Item R: Council requested clarification on the budgeted vs. requested amount. Special Transportation Project Manager Schaner said the budgeted amount was an estimate based on a draft agreement from UPRR. Council asked if the UPRR was allowed to make a profit from municipalities. Town Attorney Bisman said the UPRR is a private enterprise. Council also asked if the permit fee would be negotiable, and Mr. Schaner said the Town's consultant is working on that.

Motion: Coletto-Cohen

Second: Mortensen

To approve Item R as presented.

Vote: 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.

7. Presentation by Pinal County on the Visioning and Comprehensive Plan.

Pinal County Assistant County Manager Ken Buchanan and Planning and Development Director David Kuhl gave a presentation on the Visioning and Comprehensive Plan, focusing on the Growth Planning Initiative, Comprehensive Plan components and timeline. Discussion was in regard to Pinal County's approval of rezoning cases vs. the Town's planning. Mr. Kuhl said that rezoning approval is up to the County Planning Commission and Board of Supervisors. There was also discussion on cooperation/integration between Pinal County and the Town.

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Planner McCauley reviewed the rezoning request of 20 acres which is consistent with the Pinal County Comprehensive Plan but conflicts with the Queen Creek General Plan. Mr. McCauley reviewed staff's recommended comments. Council asked about possible annexation. Staff replied that property owners need to be willing to be annexed and reviewed the recent mailing of letters to property owners in the area adjacent to this project. There was also discussion on Hunt Highway improvements, which are scheduled for later this year and what the San Tan Foothills Specific Area Plan recommends for the area. Staff responded that the Plan recommends commercial and staff would like to have input on the plan review of the project.

Motion: Hildebrandt **Second:** Valenzuela

To send comments as presented and discussed to Pinal County.

**Vote: 6 – aye
1 – nay (Coletto-Cohen)**

Motion Passed.

12. Discussion and possible action on submitting comments to Maricopa County on a rezoning and preliminary plat case for “Riggs Ranch Estates” located at Riggs & Power Roads.

Planner Chambers reviewed the rezoning request and preliminary plat comments which address the density; gated community and subdivision standards. Council discussed gated communities. Council also asked if sewer service would be required. Ms. Chambers responded that the lots would have septic systems.

Motion: Valenzuela **Second:** Coletto-Cohen

To send comments as presented and discussed to Maricopa County.

Vote: 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 **SP06-015** “Town Center Apartments” a request by David Parker of Archicon, L.C., for site plan, landscape plan and elevation approval for 176 apartments on 12 acres zoned R-4 Residential. The property is located east of Ellsworth Road and south of Ocotillo Road on 209th Way.

Planner Ramos reviewed the site plan for the 12 acre site approved as part of “Ocotillo Landing” in 2004. The applicant proposes 17 buildings and a clubhouse. Mr. Ramos also reviewed the landscape plan which includes buffer yards, play areas and fencing. The elevation plans while fairly consistent with the Town’s requirements, will be revised. There was discussion on the parking lot design.

14. Status update and presentation on San Tan Foothills Specific Area Plan by Curt Dunham, of PSA.

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Curt Dunham, of PSA, the Town's consultant reviewed the work plan of the last seven months. Mr. Dunham presented the following:

- Plan is based on the 2002 General Plan
- Citizen based/consultant Advisory Committee working on the Plan
- Environmental, park access and trail system issues considered
- Current land uses in Pinal County
- Policy document will address fissures, hillside development and preservation
- The area is 10 sq. miles of which 75% is in Pinal County and 25% in Town of Queen Creek. The area is 92% privately owned
- Public involvement

Mr. Dunham reviewed the preferred land use plan and four planning areas, vision statement plan, focus areas & goals and remaining action plan. The recommendation to remove the east section (east of Thompson Road) from the Planning Area was also discussed. Council asked if R1-43 or R1-35 zoning district was being recommended for the Box Canyon area – Mr. Dunham replied R1-43 and there was further discussion on resort locations and uses. Discussion continued in regard to the Gila Indian River Community (GRIC) participation and support to date of the plan.

15. Discussion on the implementation of the Peer Review Study and possible streamlining measures for the Town's development processes.

Assistant Community Development Director Wise gave an update on the implementation of the Zucker Study recommendations in regard to the process manual; ordinance and engineering standards; weekly meetings; action plan; training and prioritizing.

The streamlining measures segment was continued to the February 7, 2007 Council meeting.

16. COMMITTEE REPORTS

A. Parks, Trails and Open Space Committee – January 16, 2007 – Cancelled

B. Transportation Advisory Committee – January 11, 2007 – The Committee selected a new Chair and Vice Chair, to be appointed by Council at the next Council meeting; discussed the CIP survey results and wish list; short term transportation improvements; and had updates on the Ellsworth Loop Road and legislative activities. The next meeting is scheduled for February 8, 2007.

17. ADJOURNMENT

Motion: Mortensen

Second: Barney

To adjourn the Regular Session at 10:15pm.

Vote: 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 January 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 February 7, 2007.