



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

1. Call to Order

The meeting was called to order at 7:20 pm.

2. Roll Call

Council Members present: Barney; Coletto-Cohen; Hildebrandt; Wootten; Vice Mayor Valenzuela and Mayor Sanders. Council Member Mortensen 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 – January 2007 – Mayor Sanders and Council Member Wootten presented the Student of the Month Award to:

Brock Schneider – Benjamin Franklin Charter School – Power Campus
Shannon Price – Benjamin Franklin Charter School – Crismon Campus
Maggie Sanfilippo – Queen Creek High School
Taylor Wisman – Queen Creek Middle School
Ashley Arters – Frances Brandon Pickett Elementary School
Preston Carroll – Jack Barnes Elementary School
Connor Meeks – Cortina Elementary School
Luzianna Perez – Queen Creek Elementary School (not in attendance)
Zenia Ellis – Desert Mountain Elementary School
Rik Hoose – Desert Mountain Elementary School
Lily Hekekia – Benjamin Franklin Charter School – Crismon Campus (December)

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.

Omar Reyes, Vice Chairman of the Queen Creek Youth Commission, reported on the recent activities of the Commission which included Dinner with the Mayor on January 23rd; attendance at the January 17th Council Meeting and the continued planning of the upcoming Youth Forum.

**Minutes for the Regular Session
Queen Creek Town Council
January 17, 2007
Page 2**

Gary Holloway, congratulated the Town on receiving a grant of \$605,000 for transportation and then stated his concerns about the status of road improvements; delay in installing traffic signals and plan of action.

John Adamow, stated his concern with fissures and drainage at the proposed West Goldmine Mountain Estates.

Sylvia Barrett, asked if the Town is planning for a cemetery. She also questioned why a traffic signal was being installed at Hawes Rd. & Hunt Highway and suggested it be installed at Sossaman and Hunt Highway.

Silvia Centoz, stated her concerns about West Goldmine Equestrian Estates and asked Council to review aerial photos showing fissures and backfilling that has been done.

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 January 17, 2007 Work Study & Regular Session Minutes.

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

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

D. Consideration and possible approval of a contract amendment in the amount of \$66,685 with CORE Construction Services of Arizona, Inc., for Phase II of the library project.

E. Consideration and possible approval of a final design contract **amendment*** in the amount of \$1,108,127 with J2 Engineering and Environmental Design for Horseshoe Park and Equestrian Centre.

F. Consideration and possible approval of a pre-construction contract **amendment*** in the amount of \$24,500 with Johnson Carlier Inc., for final design services for Horseshoe Park and Equestrian Centre.

G. Consideration and possible approval of a contract in the amount of **\$25,000*** with Water Technology Incorporated, for design review and assistance for the Queen Creek Unified School District's competitive pool.

H. Consideration and possible approval of the final acceptance of public improvements of Crismon Heights Parcels 1 & 2 and begin the one year warranty period.

I. Consideration and possible approval of **Resolution 642-07** supporting the proposed LCAT program and requesting support of the program by the Governor and State Legislature.

**Minutes for the Regular Session
Queen Creek Town Council
February 7, 2007
Page 3**

J. Consideration and possible approval of a work order to AJP Electric, Inc. JOC #2006-70, in the amount of \$12,749 for temporary improvements related to the traffic signal at Ocotillo and Ellsworth Roads.

K. Consideration and possible approval of a contract in the amount of \$15,000 with Speedie and Associates to provide pavement design recommendations.

L. Consideration and possible approval of a contract in the amount of \$18,185 to AMEC Infrastructure, for the design of a traffic signal at Queen Creek High School East entrance and Ocotillo Road.

M. Consideration and possible approval of a contract in the amount of \$24,500 to AMEC Infrastructure, for the design of a temporary traffic signal and interim pavement improvements at Riggs Road and Ellsworth Road.

N. Consideration and possible approval of an amendment to the Intergovernmental Agreement with Maricopa County and Pinal County for improvements to the Hawes Road and Hunt Highway intersection.

O. Consideration and possible approval of the appointment of Jeff Brown, Chair; Robin Benning, Vice-Chair; and a new member to the Transportation Advisory Committee.

P. Consideration and possible approval of appointments to the Parks, Trails and Open Space Committee.

Q. Consideration and possible approval of the purchase of a motor grader, water truck and signal maintenance lift truck and approval of a reallocation of \$189,479 from the Transportation and Drainage Contingency Fund.

R. Consideration and possible approval of the purchase of a Tymco street sweeper in the amount of \$152,900 and authorization of a reallocation of \$152,900 from the Drainage and Transportation Fund.

S. Consideration and possible approval of contract with the American Society of Composers, Authors and Publishers.

T. Consideration and possible approval of a one-year Town of Queen Creek Job Order Contract (JOC) with up to four one-year renewals to J. Banicki Construction for pavement improvements and maintenance.

Council requested Item P removed for discussion.

Motion: Hildebrandt

Second: Barney

To approve the remainder of the Consent Calendar as presented.

Vote: Unanimous

**Minutes for the Regular Session
Queen Creek Town Council
February 7, 2007
Page 4**

Item P: Council discussed a possible continuance. Assistant Parks & Recreation Director Wright reviewed the staff report supporting the recommended appointments to the Parks, Trails and Open Space Committee. Council discussed alternative appointments; continuing committee work with a partial committee; neighborhood residency of appointees; lack of interest in serving on committees and not completing the "Notice of Interest" form.

Motion: Wootten

Second: Coletto-Cohen

To approve Item P as presented.

Roll Call Vote: 3 – aye (Barney, Coletto-Cohen, Wootten)

3 – nay (Hildebrandt, Valenzuela, Sanders)

Motion Failed.

There was further discussion on selecting/recommending appointees to serve on committees.

Motion: Hildebrandt

Second: None

To appoint John Larsen and Daniel Babcock to the Parks, Trails and Open Space Committee

Motion Died due to lack of Second.

The meeting was recessed from 8:17 – 8:20pm.

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. Public Hearing, discussion and possible action on Resolution 641-07 - regarding the Town of Queen Creek's intention to establish a Designated Management Area pertaining to wastewater service areas. (*Staff will be recommending a continuance to the February 21, 2007 meeting*)

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

Motion: Valenzuela

Second: Hildebrandt

To continue to the February 21, 2007 Council Meeting.

Vote: Unanimous

8. Discussion and possible approval of amendments to the Preliminary Plat for La Jara Farms stipulations (SP14-04).

Planner McCauley reviewed the request for amendments to the previously approved Preliminary Plat for La Jara Farms regarding Hawes Road improvements and the arena. The revised Preliminary Plat would include: a) a reduced arena maintained by the HOA; b) an increase in lots

**Minutes for the Regular Session
Queen Creek Town Council
February 7, 2007
Page 5**

to 96 (previously approved for 93); c) arena privileges extended to the adjacent Ellsworth Mini Farms neighborhood for a fee; and d) revised Hawes Road improvements. Mr. McCauley stated that staff recommended approval of the revisions. Council asked for further information on the arena use and HOA control and insuring future access to Ellsworth Mini Farms neighborhood if a change in the HOA occurred.

Sean Lake, representing the applicant, stated that all parties (Ellsworth Mini Farm residents, developer and staff) agree on the proposed amendments pertaining to the arena use. Mr. Lake explained further that rules and regulations for arena use will be applicable to both neighborhoods and residents in Ellsworth Mini Farms will pay an equitable fee to La Jara Farms for the use of the arena. He added that the provisions would be enforceable by including a note on the Final Plat and included in the CC & R's.

Council asked Mr. Lake if the Town would have any maintenance and operation obligations. Mr. Lake responded no. Council had further discussion on enforcement of the use by Ellsworth Mini Farms residents.

Town Attorney Bisman added that an additional statement could be added to the revised stipulations regarding the payment of same or equal fees as La Jara Farms for the use of the arena.

Michael Leonard, spoke in support of the revised stipulations and stated that he participated in the neighborhood meetings.

Nancy Leonard, submitted written comments in support.

Motion: Hildebrandt

Second: Valenzuel

To approve amendments to the Preliminary Plat for La Jara Farms stipulations (SP14-04) as recommended with the additional stipulation: "The La Jara Farms HOA shall afford the residents of Ellsworth Min Farms the use of the equestrian arena for a fee. The fee and use are subject to the rules and regulations established by the La Jara Farms HOA Board".

Vote: 5 – aye

1 – nay (Coletto-Cohen)

Motion Passed.

9. Public Hearing, discussion and possible action on RZ06-001/SD06-020 (Ordinance 377-06) "Belle Estates" a request submitted by Matt Everling of PlanRight Consulting, LLC for a rezoning from R1-54 to R1-35 PAD, preliminary plat and landscape approval for an eight (8) lot single-family subdivision on approximately 8.61 acres. The property is located approximately ¼ mile south of the southwest corner of Hunt Highway and Bell Road. *(A continuance to February 21, 2007 has been requested)*

Planner Chambers requested this item be continued to the February 21, 2007 Council Meeting.

The Public Hearing was opened.

**Minutes for the Regular Session
Queen Creek Town Council
February 7, 2007
Page 7**

To submit comments as recommended by staff 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.

12. Discussion on possible streamlining measures for the Town’s development processes.

Discussion held during Work Study.

13. Update on the Queen Creek Library project.

Discussion held during Work Study.

14. COMMITTEE REPORTS

A. Parks, Trails and Open Space Committee – January 30, 2007 – The Committee discussed and worked on the Five Park Master Plan and reviewed the Parks & Recreation Annual Update. The next meeting is scheduled for February 13, 2007.

B. Queen Creek Youth Commission – January 17, 2007 – report under Public Comment. The next meeting is scheduled for February 21, 2007.

C. Economic Development Commission – January 24, 2007 – The Commission had overviews of the Telecommunications Policy & Plan; Local Circulation Arterial Transportation Program (LCAT); discussed the commute demographics and began discussing short & long term economic scenarios for the community. The next meeting is scheduled for February 28, 2007.

15. ADJOURNMENT

Motion: Valenzuela

Second: Wootten

To adjourn the Regular Session at 9:00 pm.

Vote: 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 February 7, 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 21, 2007.