1. **Call to Order**

The meeting was called to order at 7:00 p.m.

2. **Roll Call** (one or more members of the Council may participate by telephone)

Council Members present: Barnes; Benning; Brown; Oliphant; Turley; Vice Mayor Wheatley and Mayor Barney.

3. **Pledge of Allegiance:** Led by Scout Troops 561, 287, 685, 937 and 833

4. **Invocation:** Pastor Karey Williamson – Compassion Queen Creek

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

   *None*

6. **Committee Reports**

A. Council summary reports on meetings and/or conferences attended. This may include but is not limited to Phoenix-Mesa Gateway Airport; MAG; East Valley Partnership; CAG. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

   Council Member Oliphant reported on her participation at the Education Resource Fair, sponsored by the Town, which was held on February 10th.

   Vice Mayor Wheatley reported on her participation at the Adult Education Ambassador Training held on February 7th.

   Mayor Barney reported on the following meetings and events:
   - Chandler Gilbert Community College 5th Annual Champagne Chocolate and All the Jazz Fundraiser – February 6th
   - Adult Education Ambassador Program – February 6th
   - Town of Gilbert’s State of the Town Address with Council Member Brown – February 11th
   - Guest Speaker with a Boy Scout Troop – February 11th
Minutes for the Regular Session
Queen Creek Town Council
February 18, 2015
Page 2

- Phoenix-Mesa Gateway Airport Board meeting – February 17th
- Maricopa Association of Governments Regional Council meeting – February 17th

B. Partner agencies quarterly or periodic updates to Council. This may include but is not limited to Queen Creek Chamber of Commerce; Queen Creek Performing Arts Center; Boys & Girls Club of East Valley; and Maricopa or Pinal County Board of Supervisors or other governmental agencies. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

None

C. Transportation Advisory Committee – February 12, 2015

Chris Clark, current Chair of the TAC, stated that he was resigning from the Committee as he was appointed to the Economic Development Commission as the representative of the Queen Creek Chamber of Commerce, and David Bond had been nominated as the new Chair with Todd Broadhead nominated as the Vice Chair.

Mr. Clark also reported on the committee’s discussion on the design concepts for Ellsworth Road – Ryan to Germann Rd project and Ocotillo Road – Power to Recker Roads project and the Maricopa County Transportation Improvement Plan.

7. 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. The Town Council may not discuss or take action on any issue raised during public comment until a later meeting. There is a time limit of three (3) minutes for each speaker.

None

8. 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.

A. Consideration and possible approval of the January 21, 2015 Work Study and Regular Session Minutes.

B. Consideration and possible approval of Expenditures over $25,000: (Budgeted in FY14/15)
   1. Interim Public Management – temporary personnel services: $34,800
   2. Vertech – SCADA services: $100,000
C. Consideration and possible approval of Professional Services Contract with Southwest Ground-Water Consultants, Inc., in the amount not to exceed $44,825 for the design and construction oversight of the Town’s Sossaman water production facility potable well. *(Budgeted in FY14/15)*

D. Consideration and possible approval of a Cooperative Purchase Agreement with Arizona Beeman Drilling in the amount not to exceed $870,000 for production well drilling for the construction of the Town’s Sossaman water production facility potable well, per the City of Tucson Cooperative Contract #140891-03. *(Budgeted in FY14/15)*

E. Consideration and possible approval of Amendment No. 2 to the Professional Services Contract with Kimley-Horn and Associates, Inc., (Contract 2013-021) in the amount not to exceed $58,957 for the Rittenhouse Road Phase II – Sossaman Road to Queen Creek Marketplace project. *(Budgeted in FY14/15)*

F. Consideration and possible approval of Resolution 1040-15 Intention to Order the Purchase of Electricity and Resolution 1041-15 Ordering the Improvements for the Purpose of Purchasing Electricity for a Streetlight Improvement District (District #85, No. 2015-001) for Queen Creek Station Parcel 5.

G. Consideration and possible approval of Resolution 1042-15 Intention to Order the Purchase of Electricity and Resolution 1043-15 Ordering the Improvements for the Purpose of Purchasing Electricity for a Streetlight Improvement District (District #86, No. 2015-002) for Queen Creek Station Parcel 6.

H. Consideration and possible approval of Resolution 1044-15 Intention to Order the Purchase of Electricity and Resolution 1045-15 Ordering the Improvements for the Purpose of Purchasing Electricity for a Streetlight Improvement District (District #87, No. 2015-003) for Emperor Estates Parcel H.

I. Consideration and possible approval of Ordinance 564-15 amending Town Code Chapter 8 – Business Regulations regarding door-to-door sales and Chapter 10 – Health and Sanitation regarding handbills.

J. Consideration and possible approval of SP14-051 “Barro’s Pizza” a request from Howard Li (Paramount Design, LLC) for Site Plan approval on PAD L within the Queen Creek Marketplace, located west of the northwest corner of Ellsworth Loop Road and Rittenhouse Road.

Council requested Item D pulled for discussion.

**Motion to approve Items A-C and E – J on the Consent Calendar as presented:**

1st:
2nd:

**VOTE: Unanimous**
Item D: Council asked how long the drill time would be and when the water would be needed. Utilities Director Paul Gardner responded that the drill time would take approximately 30-45 days, and explained the process of drilling, testing and connecting the well-site in April 2016 with the storage tank being constructed in 2017.

Motion to approve Item D as presented:

1st: Barnes
2nd: Benning
VOTE: Unanimous

PUBLIC HEARINGS: If you wish to speak to the Council on an item listed as a Public Hearing, 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.

(None)

FINAL ACTION: If you wish to speak to the Council on an item listed under Final 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.

9. Discussion and possible approval of a Professional Services and License Agreement with Gangplank Collective, LLC, in the amount not to exceed $10,000.

Economic Development Director Doreen Cott reviewed prior Council discussions beginning in September 2014 on options for re-purposing the QC Inc. building and restructure the QC Inc. program. Council directed staff to proceed with preparing the building to accommodate MCSO, moving the Queen Creek Chamber of Commerce to the Annex building and evaluating a collaborative workspace program.

Ms. Cott reviewed the Gangplank philosophy for collaborative workspace and their proposed scope of work for services. She also discussed the budgetary items that include the purchase of office equipment and the agreement renewal terms approved by the Town Manager.

Council asked when Gangplank would be able to move in to the Annex building and the value of space if rented. Ms. Cott responded that the space is approximately 400 sq. ft., and the rental rate is $16-$18 per sq. ft. Council discussed cost recovery of the program; lowering other fees for businesses; and the services that Gangplank can offer to home-based business and other businesses just starting out.

Motion to approve the Professional Services and License Agreement with Gangplank Collective, LLC, in the amount not to exceed $10,000 and giving the Town Manager authority to approve future agreements:
10. Discussion and possible action on the timeline for the Zoning Ordinance modernization.

Development Services Director Chris Anaradian requested Council’s direction on accelerating the amendments to Chapter 6 of the Zoning Ordinance (sign chapter) and presented two options: A) accelerate and B) keep all sign regulations together within the full Zoning Ordinance update.

Mr. Anaradian also provided a schedule for releasing Chapter 6 on February 19th to begin the comment period, with the remaining chapters released on March 9th. Both options provided for Planning and Zoning Commission and Town Council hearings.

Council discussed the importance of signage to all businesses and the need to begin the process sooner and notification to business owners. Mr. Anaradian said that social media and the Queen Creek Chamber of Commerce will be utilized and licensed businesses would be notified.

Motion to direct staff to accelerate the Sign Chapter (Chapter 6):

1st: Brown
2nd: Wheatley
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.

11. Discussion on railroad quiet zones. Discussion continued from the Work Study Session.

Public Works Director Troy White discussed Quiet Zone train horn rules in regard to decibel levels and pattern of horn blasts. Council asked if there were statistics available on accidents within a Quiet Zone. Mr. White responded that there are national statistics and Arizona has only 11 Quiet Zones.

Mr. White discussed current and future CIP projects with railroad crossings; costs and funding sources for improvements.

There was consensus not to move forward with implementing Quiet Zones at this time and to utilize the Transportation Advisory Committee in future discussions.
12. Discussion on mobile (food) vendors.

Special Projects Manager Amy Shackelford gave a presentation on the current licensing of mobile vendors at sport league programs on Town facilities; special events and specific commercial locations.

Ms. Shackelford discussed the Town’s Code definitions of peddler and transient merchant and the Zoning Ordinance requirements that apply to enterprise or temporary sales.

A comparison of fees and regulations among Queen Creek, Gilbert, Mesa and Tempe were presented and discussed. There was discussion on Queen Creek’s higher fees being implemented at a time when there were very few local businesses, but as the Town has grown and there are many more businesses, it may be time to re-evaluate the fees and regulations.

Council discussed mobile vendors on school properties; and possibly blending Tempe’s annual fee and closing time and Gilbert’s policy on maximum hours in a location. Council stated that food trucks need to be addressed in any new regulations and licensing.

13. Discussion on housing trends.

Mr. Anaradian gave a presentation on the housing choices/options that different generations (Gen Y, X and Boomers) are buying or renting, that include townhomes, condos, apartments and multi-generational homes. He said data shows that renters are increasing in the 33yr & younger age group and a local Arizona expert says that the demand for townhomes and condos will be increasing because of pricing, smaller size and low-maintenance. He also said that more transit funding opportunities may be available based on densities around surrounding transit centers.

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

None

15. Adjournment

The meeting adjourned at 9:20p.m.

TOWN OF QUEEN CREEK

Gail Barney, Mayor
Attest:

_________________________
Jennifer F. Robinson, MMC

I, Jennifer F. Robinson, do hereby certify that, to the best of my knowledge and belief, the forgoing Minutes are a true and correct copy of the Minutes of the February 18, 2015 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, MMC

Passed and approved on March 18, 2015.