



**Minutes**  
**Work Study Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
October 3, 2012  
5:30pm

**1. Call to Order**

The meeting was called to order at 5:30pm.

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

Council Members present: Barnes; Brown (telephonically); Gad; Oliphant; Wheatley; Vice Mayor Benning and Mayor Barney.

**3. Motion to adjourn to Executive Session (to be held in the Saguaro Conference Room of the Municipal Services Building)for the following purposes:**

A. Discussion and consultation with the Town Attorney for legal advice and to consider the Town's position and instruct its attorney regarding agreements between the Town and (a) Boys & Girls Club. (ARS 38-431.03(A)(3) and (4).

B. Discussion and consultation with the Town Attorney for legal advice and to consider the Town's position and instruct its attorney regarding development agreement with Wm. Lyon Homes/Church Farms. (ARS 38-431.03(A)(3) and (4).

C. Discussion and consultation with the Town Attorney for legal advice and to consider the Town's position and instruct the staff regarding acquisition of property. (A.R.S. 38-431.03(A)(3) & (7).

D. Discussion and consideration of assignments of Town Manager (A.R.S. §38-431.03(A)(1).

**Motion to adjourn to Executive Session at 5:31pm** (Benning/Gad/Unanimous)

The Work Study Session reconvened at 6:40pm.

**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.** Discussion on municipal financing, economic development tools, tax increment financing and the significance of bond ratings.

Shawn Dralle of RBC Capital Capital Markets, one of the Town's financial advisors, explained municipal bond basics including: general obligation bonds, excise bonds, special districts and also explained the importance of bond ratings. Ms. Dralle provided

**Minutes for the Work Study Session  
Queen Creek Town Council  
October 3, 2012  
Page 2**

additional information on creating community facility districts and bond issuance/repayment and the TIF (tax incremental financing) method which is used in all other states but not allowed under the Arizona Constitution.

**5.** Presentation and discussion of the results from the economic impact study measuring the economic impact of visitor destinations in the community.

Economic Development Director Doreen Cott thanked the many volunteer groups & individuals who helped with the surveys and introduced Judie Scalise, with ESI, the Town's consultant for the impact study.

Ms. Scalise stated that tourism is a huge economic driver in Arizona and Queen Creek. Ms. Scalise explained that the economic impact study was focused on the arts/entertainment venues in Queen Creek (Barney Sports Complex, Schnepf Farms, Queen Creek Olive Mill, Horseshoe Park & Equestrian Centre and Queen Creek Performing Arts Center). She provided an overview of the study: data gathering; modeling of data – two models were used Queen Creek and Maricopa County; and preparation of an interactive model specific to Queen Creek. Some of the data Ms. Scalise discussed included:

- 478 surveys completed over a five-month period
- Average party size was 2.3 persons
- 18.2% from Queen Creek
- 28.3% required overnight accommodations – Horseshoe Park required the highest
- Spending breakdown

Ms. Scalise provided additional detail on Horseshoe Park events such as lodging, food and tickets.

Ms. Scalise discussed some of the final findings of the survey such as the average spending per person of \$16.78; 268 jobs supported by the venues and the three venues with the biggest impact on Queen Creek were Queen Creek Olive Mill, Horseshoe Park & Equestrian Centre and Schnepf Farms.

**6.** Discussion on an intergovernmental agreement with the Town of Gilbert for household hazardous waste services.

No discussion at Work Study Session.

**7. Adjournment**

**Motion to adjourn the Work Study Session at 7:20pm (Barnes/Benning/Unanimous)**

**Minutes for the Work Study Session  
Queen Creek Town Council  
October 3, 2012  
Page 3**

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 foregoing Minutes are a true and correct copy of the Minutes of the October 3, 2012 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, MMC

Passed and approved on November 7, 2012.