



MINUTES

Economic Development Commission
22350 S. Ellsworth Rd, Queen Creek, AZ
Historic Town Hall
January 22, 2020
7:30 am

1. **Call to Order and Roll Call**

Vice Chair Shane Randall called the meeting to order at 7:33 a.m.

Commission Members present:

Shane Randall, Vice Chair; Brian McKean; Gordon Mortensen; Grant Tayrien; Brent White; Mark Schnepf, Perry Rea; Chris Clark, Steve Sossaman; Derek Neighbors; Carson Brown

Town Staff: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator, John Kross, Town Manager; Bruce Gardner, Assistant Town Manager; Tracy Corman, Assistant to the Town Manager; Kyle Barichello, Planner II; Rob Sachs, Real Estate Coordinator; Sandy McGeorge, Management Assistant II; Joy Maglione, Town Clerk Assistant

Absent Members: Lee Ester, Chair; Perry Berry; Warde Nichols; Jason Barney; Jenna Kahl; Council Member Turley; Council Member Oliphant

2. **Introductions & Announcements**

Vice Chair Shane Randall introduced new member Brent White who is representing Phoenix Mesa Gateway Airport. Mr. White is replacing Richard Graham who recently retired. Mr. White provided a brief background of his work history.

Chair Randall and Director Doreen Cott thanked Richard Graham for his years of service on the Economic Development Commission. Mr. Graham was in attendance and expressed appreciation for his time on the Commission.

Chair Randall announced the following members who were reappointed to another two-year term: Perry Berry, Grant Tayrien, Shane Randall and Warde Nichols

3. **Public Comment:**

None

4. **Items for Discussion and Possible Action**

A. Consideration and possible approval of the September 25, 2019 minutes.

Motion to approve the September 25, 2019 minutes as presented.

1st: Mark Schnepf

2nd: Grant Tayrien

Vote: Approved unanimously

B. Presentation on Police Services Study

Town Manager John Kross introduced the results of the Police Services Study. Council discussed police services at their annual strategic meeting in 2018 and directed staff to do a study. Mr. Kross briefly outlined commercial and residential growth and future projections and said this is a primary factor on policing services. He pointed out that the study is not intended to be a reflection of the services provided by MCSO. Mr. Kross mentioned that a large portion of the study includes an appendix that includes the twentieth report of the Independent Monitor for MCSO which are required court ordered compliance reports.

Mr. Kross introduced Assistant to the Town Manager Tracy Corman who was the project manager for the study. Ms. Corman acknowledged the team and various departments who worked on the study. She gave a brief history of law enforcement in Queen Creek including beats, staffing needs, and the regular service evaluations that have been conducted to ensure service levels are met.

Ms. Corman discussed a proactive approach to law enforcement and discussed expectations and desired outcomes. Ms. Corman reviewed law enforcement options for the Council to consider: 1) contract with another municipality 2) continue the contract with MCSO and 3) establish a Queen Creek Municipal Police Department. She discussed some of the challenges and financial considerations for each option. She presented a 5-year financial plan that outlined costs for personnel, operations and equipment. She noted that the 5-year plan does not require new taxes or revenue sources and she reported the cost for a new department would average approximately 10% higher than the current MCSO contract over five years.

Ms. Corman concluded with next steps which include sixty days of public outreach to gather feedback to present to Council for their strategic planning session at the end of February.

Questions from Economic Development Commission:

Q: Why does the financial chart show only 4 FTE for FY21 and show a significant increase in staffing levels the following fiscal year?

Ms. Corman: We used FY21 as an example for a starting point and it has yet to be determined when a municipal department may be formed. The four positions

would be for hiring a police chief, lieutenants and administrative staff. The increase in the following year would be for hiring all officers.

Mr. Kross: The largest part of the cost would be in information technologies systems.

Q: Please elaborate on outsourced items such as jails, investigation tools and other specialty items that we currently have with MCSO that we may not have with our own department?

Mr. Kross: The biggest one is dispatch and it is highly recommended that we contract with the existing MSCO dispatch center, Mesa or Gilbert. Other IGA's may include SWAT, air support, jail fees and bookings. All of this is contemplated in the budget forecast.

Q: What is the annual budget for MCSO?

Mr. Kross: This fiscal year it is \$8.6M and the 5 year forecast is \$13.2M. The 5-year financial plan shows \$14.6M to include a little more staffing in the model for our own police department.

Q: What is the projection for number of beats between the current MSCO contract and the projections in the 5-year model with our own department? Is it for officers or administrative staff?

Ms. Corman: We currently have 49 sworn officers and three administrative staff. For a Queen Creek Police Department we account for 65 officers in year five and will maintain three administrative staff.

Q: The current contract with MCSO is 49 officers, would this expand over the next four years?

Mr. Kross: It is contemplated to grow to 60 officers by five years and would cost \$13.2M.

Q: Will a new police department be housed in the same location as MCSO?

Mr. Kross: Yes, it will be housed in the same facility and the Town has more land if it is identified that we need to expand in the future for things such as evidence storage.

Q: Please discuss attracting and retaining talent and some of the challenges that MCSO may have encountered. Do municipal police departments pay more and have better results?

Mr. Kross: Compensation does matter and will be a recruitment tool. The Federal Monitor component requires a lot of staffing and the level of oversight creates a lot of issues which doesn't exist in some other municipal departments. The culture of our organization will be an advantage as well.

Q: Did the additional sales tax revenue and commercial growth help our ability to consider a municipal police department without a tax increase?

Mr. Kross: The fundamental question on how to pay for services is critical. The manner in which the town restructured after the recession, our business model and the ability to create significant fund balances along with the current increase in sales tax has created options for us.

Q: Is there a plan for the increased risk for having a municipal department?

Mr. Gardner: We belong to Arizona Municipal Risk Retention Pool comprised of 70 cities and the risk will be spread across the 70 municipalities. The budget reflects an increased cost for disability and workers compensation.

Q: Are we part of the State Public Safety Retirement System (PSRS)?

Mr. Kross: We are currently in PSRS and 20% of the costs is for retirement and pension. Our Council has been very visionary on this and we have a plan in place to fund pensions and unfunded liabilities on an annualized basis.

C. Presentation and recommendation on Arts and Placemaking Task Force

Downtown Development Manager Jennifer Lindley asked the Commission to consider a recommendation to Council regarding the set up and structure for a new taskforce. Ms. Lindley said the timing for this type of committee is right and there has been requests for art and placemaking in the Downtown Core. She presented highlights of the proposed Arts and Placemaking Taskforce as follows:

- The taskforce is part of the Queen Creek Corporate Strategic Plan and the Economic Development Commission (EDC) Action Plan
- The task force will be an advisory committee under EDC consisting of a minimum seven members and will be subject to Arizona Open Meeting Law
- It will start as a small informal task force that will meet regularly at first and then on an as-needed basis. Training for the taskforce will be provided.
- If approved it will be advertised and interested applicants and EDC members will complete a Committee Application. Recommendations will be forwarded to the Mayor.
- Experience may include artists, those with art experience or an interest in the arts, history and placemaking.

Motion to recommend approval of the formation of the Downtown Core Placemaking & Arts Task Force as outlined.

1st: Gordon Mortensen

2nd: Grant Tayrien

Vote: Approved unanimously

D. Update on Town Core projects

Staff provided the following updates:

- The Phoenix East Valley Innovates Week starts on February 10, 2020 and includes six cities. The event provides networking and helps inspire local businesses and entrepreneurs with a week-long series of workshops.

Queen Creek will hold their workshop on Thursday, February 13 from 2-4 pm at the Queen Creek Library followed by a networking event from 4-6 pm at Old Ellsworth Brewing Company. Queen Creek will have seven different speakers who will each give fast-paced quick 10-minute presentations. Staff reported that we already have over 50 registrants at this time, which is the most of all cities so far.

- The RFP for the town-owned parcel (6.8 acres) near the Community and Library received three proposals. Interviews will be conducted next week for two developers. It is proposed as a mixed-use project (office, commercial, retail and restaurant).
- The hotel is under construction with an estimated late 2020 4th quarter open date. The balance of the land on that site is still town-owned and will go out to RFP.
- New business updates:
 - Barrio Queen – opening late January 2020
 - Dutch Bros Coffee – opening January 24, 2020
 - Firestone Tire – ribbon cutting on January 24, 2020
 - Wienerschnitzel– coming soon
 - Fat Cats – in review process
 - Fry's Marketplace – in review process
 - Queen Creek Botanical Gardens – opening late February 2020

E. Summary of current events – Reports from Chair, Commission Members and Economic Development staff.

Staff provided the following updates:

- Queen Creek State of the Town is on Tuesday, February 11, 2020 at 6:00 pm at Community Chambers, 20727 E Civic Parkway.
- Road construction updates:
 - Meridian/Riggs (bridge and roadwork) – temporary roadway near the wash will be ready in May (Phase I). Phase II will be the permanent roadway
 - Power and Hawes – starting in early spring 2020

- Commissioner Mark Schnepf announced that the Good Life Music Festival (March 28, 2020) has been moved to Schnepf Farms in order to accommodate larger crowds. Ticket are on sale now and some of the bands include America; The Guess Who; Ron Felton (Eagles).
- Commissioner Brian McKean said Old Ellsworth Brewing Company purchased five additional fermenters and will start distributing more craft beers, which will bring more customers and recognition to Queen Creek. They are working with Arizona Farm Bureau for a beer for their centennial, which will be canned and sold in Bashas.
- Commissioner Mortensen recommended a community newsletter to announce current events and share town news. Ms. Cott will pass along the recommendation to the marketing team.

5. **Announcements**

None

6. **Adjournment:**

The meeting adjourned at 8:38 a.m.

TOWN OF QUEEN CREEK

Shane Randall, Vice Chair
Economic Development Commission

Prepared by:

Joy Maglione
Town Clerk Assistant

PASSED AND APPROVED ON: April 22, 2020