



**Minutes**  
**Town Council Regular Session**  
Community Chambers, 20727 E. Civic Parkway  
Wednesday, May 3, 2023  
7:30 PM

**1) Call to Order:**

The meeting was called to order at 6:30 p.m.

**2) Roll Call:**

**PRESENT:**

Julia Wheatley, Mayor  
Jeff Brown, Vice Mayor  
Robin Benning, Council Member  
Leah Martineau, Council Member  
Bryan McClure, Council Member  
Dawn Oliphant, Council Member  
Travis Padilla, Council Member

**3) Pledge of Allegiance:**

Led by Council Member McClure.

**4) Invocation/Moment of Silence: Pastor Jim Remington, Calvary Chapel of Queen Creek**

Pastor Jim Remington, Calvary Chapel of Queen Creek provided the invocation.

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

**5.A) Star Student Recognition**

The following Queen Creek students were recognized for their exemplary citizenship, service and integrity:

Alex Gentilozzi from Queen Creek High School  
Mackenzie Woodward from Newell Barney Junior High School  
Anel Martin from Queen Creek Junior High School  
Blaine Martin from Queen Creek Virtual Elementary School  
Bode Chambers from Queen Creek Virtual High School

**5.B) Recognition of Queen Creek Robotics Team GearedUp**

Council recognized the Queen Creek Robotics Foundation team – Geared Up for their achievements at state, national and world competitions. The team won the Arizona VEX Robotics Competition High School State Championship and finished with a 10-0 record, receiving the Tournament Champions Award and the Excellence Award.

The team qualified to attend the VEX Robotics World Championship held in Dallas, TX. 809 teams from 41 countries attended the tournament and Queen Creek Robotics ranked 7th out of 82 teams.

5.C) Volunteer Recognition Awards

Council recognized five individuals who have collectively contributed 750 hours of service to our Town through our Volunteer Program and presented them with years of service pins.

Bret Cole  
Nancy Hendrickson  
Christina Biggs  
Bob Johnson  
Donna Johnson

5.D) Proclamation: Economic Development Week

Council Member Oliphant read the proclamation for Economic Development Week (May 8-12) and thanked the Economic Development team for the work they do to promote well-being and quality of life for our community.

5.E) Proclamation: Professional Municipal Clerks Week

Vice Mayor Brown read the proclamation for Professional Municipal Clerks Week and thanked the Town Clerk staff for the services they provide for the Town and their dedication to the community.

5.F) Proclamation: Public Works Week

Council Member Martineau read the the proclamation for Public Works Week (May 21-27) and thanked the Town's public works engineers, managers and employees for the contributions they make to to protect our health, safety, and quality of life.

5.G) Proclamation: Small Business Week

Council Member Padilla read the proclamation for Small Business Week (April 30 - May 6) and said Queen Creek supports and joins the national effort to help America's small businesses grow their businesses, create jobs, and create vibrant communities.

5.H) Proclamation: Travel and Tourism Week

Council Member Benning read the proclamation for Travel and Tourism Week (May 7 - 13) and said travel has been a consistent driver of Queen Creek's

economy and workforce.

*A brief recess was taken.*

**6) Committee Reports:**

- 6.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 Committee Reports 

- 6.B) Committee and outside agency reports (only as scheduled)

None.

**7) Public Comments:**

None.

**8) Consent Agenda:**

- 8.A) Consideration and possible approval of the April 19, 2023 Regular Session minutes.

**Department:** Town Clerk's Office

Staff Report 

Minutes 

- 8.B) Consideration and possible approval of Expenditures \$25,000 and over, pursuant to Town Purchasing Policy. (FY 22/23 Budgeted Items)

**Department:** Finance


Staff Report 

Amended Expenditures over \$25,000.pdf 

- 8.C) Consideration and possible approval of Amendment #3 for the Versaterm records management contract for the addition of the Adashi Command and Control software, the CIT IA Pro software, the required interfaces, and professional services, in an amount not to exceed \$52,000 (FY23 budgeted item).

**Department:** Police

Staff Report 

230424 Queen Creek Amendment 3 to Agreement No. 2020-130 re Adashi & IApro\_Final.pdf 

- 8.D) Consideration and possible approval of Amendment #1 for the Intergovernmental Agreement with the City of Mesa for Dispatch services.

**Department:** Police

Staff Report 

Queen Creek Dispatch IGA First Amendment\_v2.docx 

2021-088 AGR\_City of Mesa\_PD Dispatch Services.pdf 

- 8.E) Consideration and possible approval of the second amendment to renew the Intergovernmental Agreement between Queen Creek County Island Fire District and the Town of Queen Creek for the provision of fire protection services.

**Department:** Fire & Medical

Staff Report 

QCCIFD Second Amendment.pdf 

- 8.F) Consideration and possible approval of an Intergovernmental Agreement with the Town of Gilbert for Fire Service Training in an estimated amount of \$25,000.

**Department:** Fire & Medical

Staff Report 


Intergovernmental Agreement 

- 8.G) Consideration and possible approval of an Intergovernmental Agreement with the City of Mesa for the construction of a portion of a natural gas main at the intersection of Ironwood Road and Germann Road as a part of the ASLD Infrastructure Improvements (CIP Project No. AR100) in an amount not to exceed \$900,000 and necessary budget adjustments.

**Department:** Capital Improvement Projects

Staff Report 

Site Location Exhibit 

Intergovernmental Agreement with the City of Mesa for a gas line installation 

- 8.H) Consideration and possible approval of the agreement among the State of Arizona, acting through the Arizona Department of Water Resources, the Central Arizona Water Conservation District, and the Town of Queen Creek for the preservation of intentionally created surplus and authorizing the Mayor, the Town Manager, the Town Clerk, and the Town Attorney to take all actions necessary to negotiate, finalize and execute the Agreement to effectuate the transaction.

**Department:** Finance

Staff Report 


Staff Report ICS Preservation Program Agreement (Final).pdf 


ICS Preservation Agreement Final Draft Template v2.pdf 

- 8.I) Consideration and possible approval of Resolution 1520-23 approving the First Amendment to the Development Agreement with Chelsea United Group, LLC for the proposed development of the Homewood Suites on the 2.43 acres located on the SWC of Ellsworth and Rittenhouse roads; and authorizing the Mayor, Town Manager, Town Attorney and Town Clerk to take all actions necessary to negotiate, finalize, execute, and implement the Amendment.

**Department:** Economic Development

Staff Report 


Resolution 1520-23 

Copy of the First Amendment to Development 

- 8.J) Consideration and possible adoption of Ordinance 811-23, an ordinance of the Mayor and Common Council of the Town of Queen Creek, Arizona, repealing Chapter 18, Article 18-3 Alarm Systems, replacing it with a new Article 4-5 in Chapter 4, Police Department; declaring a public record; providing penalties for excessive false alarms and other violations; and repealing conflicting ordinances and resolutions.

**Department:** Police

Staff Report 

4860-9417-6863 v3 QC Alarm Code Revision Article 4-5 Exhibit A.docx 

4882-1740-3999 v5 Article 4-5 Aalrm System Ordinance.docx 

**MOTION:** To approve the Consent Agenda.

**RESULT:** Approved unanimously (7-0)

**MOVER:** Robin Benning, Council Member

**SECONDER:** Bryan McClure, Council Member

**AYES:** Julia Wheatley, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Bryan McClure, Council Member, Dawn Oliphant, Council Member, Travis Padilla, Council Member

9) Public Hearing Consent Agenda:

None.

**10) Public Hearings:**

None.

**11) Items for Discussion:**

**11.A) Introduction of the 2023-2028 Corporate Strategic Plan**

**Department:** Town Manager's Office

Staff Report 

Redlined Draft - Town of Queen Creek Corporate Strategic Plan 2023-2028.docx



Sample 3rd Quarter FY23 Corporate Strategic Plan Executive Report.pdf 

Public Information Specialist Sam Womer reviewed the proposed changes to the Corporate Strategic Plan which is updated annually in conjunction with the budget process. Ms. Womer briefly reviewed the five strategic priorities, which set goals that guide the Town Manager and Town departments. She reported that we are on track to meeting 100% of our goals by the end of the fiscal year.


Ms. Womer said some of the updates include goals relating to transportation technology; updates to the Police and Fire departments master plans; proactive development plans for the State Trust Lands; updates to the Utility Master Plan; evaluation of the General Plan; evaluate best practices for energy resiliency initiatives; several infrastructure related goals for parks, roadways, transportation and expansion of town facilities and the implementation of a volunteer program.

**12) Final Action:**

**12.A) Consideration and possible action on the Town's FY 23/24 Tentative Budget of \$867.1M and Request to set the Public Hearing for May 17, 2023 for the Final Budget per requirements under Arizona State Statutes.**

**Department:** Finance

Staff Report 

FY 23/24 Tentative Budget Adoption 

Required State Budget Forms (Schedules A-G) 

FY 2023-24 Budget Committee Follow-Up Memo 

Vice Mayor Brown provided an update on the recent Budget Committee Meeting. As the Chair of the Budget Committee, Vice Mayor Brown said the committee is recommending approval of the budget, which reflects the priorities of Town Council, considers feedback from residents in regards to parks and services and maintains fiscal responsibility. He thanked the Budget Committee and staff for their time and effort throughout the budget process.

Town Manager Gardner explained the budget process, which started in 2022. He thanked staff, Council and the Budget Committee for their efforts. He said the proposed budget is balanced and was developed in accordance with Council priorities. He said the Town's financial conditions are stable despite economic conditions and revenues and expenditures are exceeding expectations. Mr. Gardner addressed the commitment to maintain service levels and focus on the community's infrastructure and the quality of life in Queen Creek. He said the first step in the process is to approve a tentative budget for next fiscal year and schedule public hearings for future budget action on May 17. He said once the budget ceiling is approved it cannot go higher.

Finance Director Scott McCarty explained public finance, the municipal budget process, and the roles and responsibilities of staff and Council in regards to strategic financial planning. He said the budget is a policy document that identifies financial goals, creates a spending plan, and is a communication tool for residents. Mr. McCarty provided a brief overview of economic projections; the economic conditions for Queen Creek; population growth; and demographics. He discussed why population and growth projections are critical to Queen Creek to plan for future services, infrastructure and determine one time and ongoing revenues. Mr. McCarty addressed non-residential construction and development and briefly spoke on what remains to be build out for Queen Creek.

Mr. McCarty reviewed existing key financial policies that have contributed to our success including pension funding (all plans fully funded); 25% revenue reserve policy (this is our highest reserve amount \$38.9M); new position placeholders to maintain service levels (25 new positions annually); employee compensation policy; infrastructure placeholders for roads, parks, police; and master plan funding for Parks and Police.

Mr. McCarty provided the budget overview. He said the tentative budget totals \$867.1M with a majority of the expense toward infrastructure (70%) to address today's needs and future needs in regards to water, new roads, employees, police funding and parks.

Mr. McCarty discussed the 5-year revenue projection for the operating budget with an estimated amount of \$150M for this budget year with a majority of revenue from sales tax.

Mr. McCarty discussed the FY 23-24 Operating Expenses and pointed out one-time expenses and changes from prior years for each budget category. He said the expense projections, including reserve funding, is \$139.4M. The available amount of reserves totals \$43.5M to be used for further reductions or as instructed by Town Council. He said new infrastructure is estimated at \$2.3B over the next five years and highlighted the priority projects that are being recommended.

Mr. McCarty provided a brief overview of the following budgets:

1. Debt Budgets – debt is only used to build infrastructure
2. Infrastructure Budgets – includes streets, parks and trails, water, wastewater, police and fire
3. Other Budgets – (not part of the operating budget) includes Utility Funds; Town Center Fund; Streetlight Improvement District; Healthcare Fund; and Contingency Budgets

Mr. McCarty reviewed the key budget dates and timeline. The Tentative Budget Approval is May 3; Final Budget Adoption is on May 17 and the Property Tax Levy Adoption is on June 7.

Mr. McCarty said that Town Council approved several policy decisions in the fall resulting in a \$1.5M reduction. He identified two remaining policy decisions recommended by the Budget Committee:

1. Sworn Police Personnel Salary Market Increase Policy to ensure that salary ranges are competitive and to attract and retain personnel. He explained the procedure that will be used to determine salary ranges in order to stay in the top three of the market comparisons.

2. New Approach for Budgeting for Construction Projects to create a connection between the expenditure limit and the adopted budget in terms of how we budget for large construction projects.

Council thanked staff and the Budget Committee and for their work on the budget throughout the year. They appreciated the clear and concise presentation and material provided. Comments from Council were in regards to the significant policy decisions that have been made thus far; Queen Creek's strong financial future and opportunities; the budget reserves; and balanced and diversified revenue sources. There were comments on the importance of commitment to infrastructure funding for the community.

Council Member Martineau and Council Member Padilla appreciated the policy decisions that were made and the fiscal responsibility in many areas. They said they support a majority of the budget but cannot justify expenses in other areas.

**MOTION:** To approve the Town's FY 2023-24 Tentative Budget of \$867.1M and set May 17, 2023 at 6:30 p.m. as the date and time of the Public Hearing for the FY 23/24 Final Budget as required under Arizona State Statutes.

**RESULT:** Approved (5-2)

**MOVER:** Jeff Brown, Vice Mayor

**SECONDER:** Dawn Oliphant, Council Member

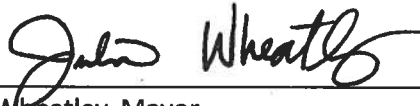
**AYES:** Julia Wheatley, Mayor, Jeff Brown, Vice Mayor, Robin Benning, Council Member, Bryan McClure, Council Member, Dawn Oliphant, Council Member

**NAYS:** Leah Martineau, Council Member, Travis Padilla, Council Member

**13) Adjournment:**

The Council reconvened into Executive Session at 9:06 p.m. The Regular Session reconvened and adjourned at 9:26 p.m.





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Julia Wheatley, Mayor

ATTEST:



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Maria E. Gonzalez, Town Clerk

I, Maria E. Gonzalez, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Town Council Regular Session Minutes of the May 3, 2023 Town Council Regular Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: May 17, 2023