



Minutes
Town Council Regular Session
Community Chambers, 20727 E. Civic Parkway
Wednesday, February 15, 2023
6:30 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

Council Member McClure attended electronically.

3) Pledge of Allegiance:

Led by Council Member Oliphant.

4) Invocation/Moment of Silence:

Pastor Eric Ehmann, Central Christian Church (Queen Creek Campus) provided the invocation.

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

None.

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 Report 

Council commented on the IAFF Fire Ops 101 event and voiced their appreciation for Queen Creek firefighters and first responders. They thanked the City of Mesa for hosting the event.

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

1. Transportation Advisory Committee (February 9, 2023)

Transportation Advisory Committee Vice Chair Bob Adelfson provided the report. He said Public Works Director Mohamed Youssef provided an update on transportation trends, the Small Area Transportation Study and the Queen Creek and Hawes Road intersection designs. The committee approved the TAC 2023 Work Plan; Kristie Riester provided a presentation on the new utility billing system and Brad Novacek provided Capital Improvement Program updates. He said the next meeting is scheduled for May 11, 2023.

7) **Public Comments:**

The following comment was emailed to the Town Council and added to the official record.

Kyle Robinson 

8) **Consent Agenda:**

8.A) Consideration and possible approval of the February 1, 2023 Regular Session minutes.

Department: Town Clerk's Office

Staff Report 

02-01-23 Minutes.pdf 

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 

2-15-23 Expenditures Report.pdf 

8.C) Consideration and possible approval of a lease agreement with The Dog House for a renewable one year lease of premises located at 22249 S. Ellsworth Road.

Department: Economic Development

Staff Report 

Lease Agreement 

- 8.D) Consideration and possible approval of a lease agreement with BannerAir for the leasing of living space and associated utility costs at Queen Creek Fire Station #5.

Department: Fire & Medical

Staff Report 


BannerAir Lease Agreement.pdf 

Item 8(E) was pulled for a separate vote by Council Member Martineau.

- 8.E) Consideration and possible approval of a professional services contract with Designing Local in an amount not to exceed \$35,000 for a Downtown Queen Creek Arts & Placemaking Master Plan. (FY 22/23 Budgeted Item).

Department: Economic Development


Staff Report 

Designing Local Contract. 

- 8.F) Consideration and possible approval of a one-year contract, with up to four possible renewals with Hydro Electric Company for Water Tank Cleaning, Inspection and Repair Services on an as needed basis not to exceed \$100,000 annually. (FY 22/23 Budgeted Item)

Department: Utilities

Staff Report 

Contract - Hydro Electric 

- 8.G) Consideration and possible approval of a Job Order 34 with MGC Contractors, Inc., Contract 2019-134 in an amount not to exceed \$998,943 for the Phase 3 of the Reservoir Assessment and Minor Repairs Program, Project WA206. (FY 22/23 Budgeted Item)

Department: Utilities


Staff Report 

MGC Job Order 34 - Phase 3 Reservoir Assessment Tank Rehab 

- 8.H) Consideration and possible approval of a Job Order 35 with MGC Contractors, Inc., Contract 2019-134 in an amount not to exceed \$263,085 for the Phase 4 of the Reservoir Assessment and Minor Repairs Program, Project WA206. (FY 22/23 Budgeted Item)

Department: Utilities


Staff Report 

MGC Job Order 35 - Phase 4 Reservoir Assessment Tank Rehab 


- 8.I) Consideration and possible approval of an Intergovernmental Agreement between the Town and the Arizona Department of Revenue for distribution of revenue under A.R.S. 42-5032.02 to reimburse the Town for public infrastructure improvements and authorizing and directing the Mayor, Town Manager, Town Clerk and Town Attorney to negotiate, finalize and execute the agreement and all other documents and instruments and to take such actions as necessary or appropriate to finalize and facilitate the agreement.

Department: Economic Development

Staff Report 

Attachment A - Intergovernmental Agreement (IGA) 

Attachment B - Public Infrastructure Improvements 

Attachment C - A.R.S. 42-5032.02 

Attachment D - Certification Letter 

- 8.J) Consideration and possible approval of the Fund Grant Agreement between the Town of Queen Creek and Pinal County for groundwater recharge and water projects in an amount not to exceed \$35,088,200; and authorizing the Mayor, Town Manager, Town Attorney and Town Clerk to take all actions and execute all documents necessary to negotiate, finalize and implement the Agreement.

Department: Utilities

Staff Report 

Pinal County ARPA Fund Grant Agreement 

Project Map 

Item 8(K) was removed by Council Member Benning for a separate vote citing a possible conflict of interest and recused himself.

- 8.K) Consideration and possible approval of Resolution 1517-23, a Resolution of the Common Council of the Town of Queen Creek, Arizona, approving the Right of

Way Exchange Agreement between the Town and RAB Investment Trust and DBJ Investment Trust for the new Pecos Road and Meridian Road intersection alignment; and authorizing and directing the Mayor, Town Manager, Town Clerk and Town Attorney to take all actions necessary to finalize and effectuate the transaction.

Department: Capital Improvement Projects

Staff Report 


Resolution 1517-23 

Exhibit A 

Site Map 

MOTION: To approve the Consent Agenda, less Items 8(E) and 8(K).

RESULT: Approved unanimously (7-0)

MOVER: Robin Benning, Council Member

SECONDER: Leah Martineau, Council Member

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

MOTION: To approve Item 8(E), a professional services contract with Designing Local in an amount not to exceed \$35,000 for a Downtown Queen Creek Arts & Placemaking Master Plan. (FY 22/23 Budgeted Item)

RESULT: Approved (4-2)

MOVER: Jeff Brown, Vice Mayor

SECONDER: Robin Benning, Council Member

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

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

MOTION: To approve Item 8(K) Resolution 1517-23, a Resolution of the Common Council of the Town of Queen Creek, Arizona, approving the Right of Way Exchange Agreement between the Town and RAB Investment Trust and DBJ Investment Trust for the new Pecos Road and Meridian Road intersection alignment; and authorizing and directing the Mayor, Town Manager, Town Clerk and Town Attorney to take all actions necessary to finalize and effectuate the transaction.

RESULT: Approved unanimously (6-0)

MOVER: Jeff Brown, Vice Mayor

SECONDER: Dawn Oliphant, Council Member

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

9) **Public Hearing Consent Agenda:**

None.

10) **Public Hearings:**

None.

11) **Items for Discussion:**

11.A) Residential Recycling in the QC2023 Update on Improvements, Innovations and Challenges

Ramona Simpson, Operations Manager- Environmental/Fleet, presented information on trash collection and its effect on the recycling program. She discussed how to lower the rate that goes to the landfill per week by using innovative recycling methods and enhanced education to residents to help decrease the percentage of contaminated items and keep our recycling cleaner.

Ms. Simpson discussed the recycling revenue and said we have not had a rate increase in 13 years. She highlighted some of the current programs such as the recycling center located next to the dog park, which is very popular and is used by the residents frequently. Ms. Simpson said the contamination percentage at that location is very low (1%) in part because of the informational wraps on the containers outlining what is not allowed.

Ms. Simpson discussed key recycling challenges, improvements and benefits. She said glass continues to be a challenge because of shattering, which decreases the value of other recycled material for end users. She discussed the benefits of revenue sharing the recycling with the hauler, Waste Connections, to encourage them to find end-users for the recycling material. This has proven to be successful and is now used by other cities and towns.

Ms. Simpson shared the next steps which include more technology, better communication, and pilot programs as follows:

1) Bigbelly Containers is a pilot program for public space containers. The containers use a foot pedal to open the trash container; compacts trash and notifies the town when container is full to prevent overflows and prevents staff from constantly checking the trash.

2) Public Space Recycling Pilot at Founder's Park Splash Pad will have trash containers geared for children. It will provide messaging on the containers for soda bottles and plastic bottles only to prevent contaminated material being thrown in the trash. Ms. Simpson said we will try it for one year to see how it works and if we see positive results will consider expansion to other public spaces.

3) Glass Pilot @ Recycling Center is a partnership with Waste Connections, who will provide a container specifically for glass only. They will haul the glass for us to their facility in Phoenix. The glass container at the facility will be wrapped with information to get clean glass that can be reused. It will also provide cleaner cardboard in their recycling center. Roll out is expected in April.

4) Customer service Portal (Phase II) will provide more efficiency between our customer service department and Waste Connections with an integration between software programs.

Council thanked staff for the educational component, the recycling options provided to residents and pilot programs that will be offered. Council discussed the future of glass recycling, bulk pick up, cardboard recycling and the cost of the pilot programs. There was also discussion on outreach to businesses, apartment complexes, multi-family housing and HOAs.

12) Final Action:

None.

13) Adjournment:

The Executive Session reconvened at 7:35 p.m. The Regular Session reconvened and adjourned at 8:30 p.m.

TOWN OF QUEEN CREEK

Julia Wheatley, Mayor

ATTEST:

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 February 15, 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: _____