



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

**CITY OF BUCKEYE
REGULAR COUNCIL MEETING
DECEMBER 16, 2025
AGENDA**

**City Council Chambers
530 E. Monroe Ave.
Buckeye, AZ 85326
6:00 p.m.**

The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

Pursuant to A.R.S. § 38-431.03(A)(3) the Council may, by majority vote, recess or adjourn to executive session at one or more times during the meeting, as needed to confer with the City Attorney for legal advice regarding any item listed on this agenda.

- 1. Call to Order/Invocation/Pledge of Allegiance/Roll Call**
 - 2. Comments from the Public- Members of the audience may comment on any non-agenda item of interest.**
 - 3. Awards/Presentations/Proclamations**
 - 4. CONSENT AGENDA ITEMS / NEW BUSINESS**
Approval of items on the Consent Agenda - All items with an () are considered to be routine matters and will be enacted by one motion and vote of the City Council. There will be no separate discussion of these items unless a Council member requests. This section may include the approval of Minutes from previous meetings.*
- *4.A** *Council to take action on the AOPA Fly-In at Buckeye Agreement between the City of Buckeye, an Arizona municipal corporation, and the Aircraft Owners and Pilots Association (AOPA), a New Jersey non-profit organization; and authorizing the City Manager to execute and deliver said*

Agreement on behalf of the City of Buckeye.

Summary: The Agreement between the AOPA and the City provides the framework to jointly coordinate the Buckeye Air Fair for the next five years (2027 through 2031). The Agreement outlines the responsibilities of both parties that will enhance the event experience by capitalizing on AOPA's resources, including their ability to harness aviation vendors and exhibitors, aircraft displays and educational workshops. The addition of the Aircraft Owners and Pilots Association (AOPA) to the Buckeye Air Fair enhances the event experience by adding a national level general aviation resource to provide components including aviation vendors, expos and educational workshops.

Staff Liaison: Miranda Gomez, Community Services Director, mgomez@buckeyeaz.gov, (623) 349-6353

- *4.B** Council to take action on Change Order No. 1 to the Cooperative Contract Purchase Addendum (CCPA No. 2025277) between the City of Buckeye, an Arizona municipal corporation, and Model 1 Commercial Vehicles, Inc., dba Creative Bus Sales, Inc., an Indiana corporation, to provide mobility vehicles and vehicle conversion services; and authorize the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.

Summary: The City's Public Works Department is seeking approval of a Change Order to CCPA No. 2025277. This CCPA is amended by increasing the not-to-exceed amount by \$415,000, from \$224,999 to \$639,999, for the purchase of two additional vehicles in Fiscal Year 2026 to be used by the Senior Center, which will be funded by Arizona Lottery Funds with no matching funds required of the City. The acquisition of new vans for the Senior Center is essential to maintaining safe, reliable, and equitable transportation services for Buckeye's senior and limited mobility population.

Staff Liaison: Rob Roach, Grant Program and Procurement Manager, rroach@buckeyeaz.gov, (623) 349-6165

- *4.C** Council to take action on Change Order No. 1 to the Cooperative Contract Purchase Addendum (CCPA No. 32500033) between the City of Buckeye, an Arizona municipal corporation, and Vincere Physicians Group PLLC, an Arizona professional limited liability company, for cancer screenings; and authorize the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.

Summary: The Fire Department is requesting approval of Change Order No. 1 to CCPA No.32500033 with Vincere Physicians Group to increase the not to exceed amount from \$160,000 to \$340,000; all original terms for CCPA No.32500033 remain the same. This increase will allow for budgeted purchases for Fiscal Year 2026.

Staff Liaison: Jake Rhoades, Fire Chief, jrhoades@buckeyeaz.gov, (623) 349- 6700

- *4.D** Council to take action on Change Order No. 1 to the Cooperative Contract Purchase Addendum (CCPA No. 2025263) between the City of Buckeye, an Arizona municipal corporation, and DBA Construction, Inc, an Arizona corporation, for the construction of Capital improvement Program (CIP) Project No. 105660 Rooks Road Bridge at Buckeye Irrigation District (BID), and the construction of a 16-inch water main; authorize the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye; and authorize and direct the City Manager, or designee, to execute all remaining financial and contracting activities related to this project up to the remaining construction budget of \$3,946,498, for a combined not to exceed total of \$5,035,670.

Summary: The 16-inch Rooks Road water main has been fully designed and is ready for

construction. The roadway, drainage, and grading improvements are in the final stages of design and will also be ready for construction shortly. Staff respectfully requests authorization for the City Manager to execute all related construction contracts and amendments for these three components, in a combined amount not to exceed \$5,035,670. This Change Order, in an amount not to exceed \$1,089,172, will increase the contract value from \$1,599,707.23 to a revised not-to-exceed total of \$2,688,879.23.

Staff Liaison: James Zwerg, Project Manager, jzwerg@buckeyeaz.gov, (602) 558-2076

- *4.E** Council to take action on the Professional Services Agreement (PSA) (Contract No. 2025385B) between the City of Buckeye, an Arizona municipal corporation, and OPN INC., an Iowa corporation, related to the design and civil engineering services for Capital Improvement Program (CIP) Project No. 100720 Westpark Fire Station #706; and authorize the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.

Summary: This PSA seeks approval for OPN, INC., to provide design and civil engineering services for CIP Project No. 100720 Westpark Fire Station #706. The scope of work includes the development of construction and design documents necessary for the successful delivery of the new fire station. This will also encompass site layout, required roadway design, and any additional elements required to address conditions and constraints within the project area. The total amount to be paid under this PSA shall not exceed \$1,276,500.00 including a design contingency of \$166,500.00.

Staff Liaison: James Zwerg, Project Manager, jzwerg@buckeyeaz.gov, (602) 558-2076

- *4.F** Council to take action on Change Order No. 1 to the Cooperative Contract Purchasing Addendum (CCPA No. 32500054) between the City of Buckeye, an Arizona municipal corporation, and Empire Southwest LLC, a Delaware limited liability company, for the purchase of one Caterpillar 950 Wheel Loader; and authorizing the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.

Summary: Fleet Management is seeking approval to order and take delivery of one Caterpillar 950 Wheel Loader, which will be utilized for various road maintenance task, including material handling (spreading asphalt or gravel), clearing debris and assisting with scheduled grading work along Sun Valley Parkway that has been annexed by the City. This Change Order increases the not to exceed amount by \$399,279.53 from \$100,000 to \$499,279.53. Additionally, the fee schedule and proposal is amended to incorporate additional services.

Staff Liaison: Amy Murray, Public Works Director, amurray@buckeyeaz.gov, (623) 349-6835

- *4.G** Council to take action on the Construction Manager at Risk Contract (No. 32600047) between the City of Buckeye, an Arizona municipal corporation, and MGC Contractors, Inc., an Arizona corporation for the required expansion of the Central Water Reclamation Facility (WRF) ; and authorize the City Manager to execute said Contract on behalf of the City of Buckeye.

Summary: This Construction Manager at Risk Contract (CMAR) is for the required expansion of the Central Water Reclamation Facility (WRF) from 4.5 million gallons per day (MGD) to 6 MGD. Given the fast pace of growth in the Central WRF service area, the Water Resources Department is requesting approval of this CMAR contract for preconstruction services for the 1.5 MGD expansion. The total amount to be under this Contract shall not exceed \$375,153.60.

Staff Liaison: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102

- *4.H** Council to take action on Resolution No. 99-25 approving the Development Agreement between the City of Buckeye, an Arizona municipal corporation and Skyline 62, LLC, an Arizona limited

liability company relating to water and sewer infrastructure; and authorizing the Mayor to execute said Agreement on behalf of the City of Buckeye.

Summary: The Coyote Crest Water and Sewer Agreement details the terms through which potable water and sewer services will be provided to the Coyote Crest Planned Area Development (PAD), consisting of approximately 64.45 acres of land generally located at the southwest corner of Roosevelt Street and Rainbow Road.

Staff Liaison: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102

***4.I Council to take action on the November 18, 2025 Special Council Meeting and Council Executive Session Minutes and November 18, 2025 Regular Council Meeting Minutes.**

Summary: Minutes of all Council meetings are drafted in accordance with Arizona's Open Meeting Law, are reviewed and approved by Council at a future meeting and then filed with the City's permanent records. All approved meeting minutes are posted on the City's website and maintained in the Office of the City Clerk.

Staff Liaison: Summer Stewart, Deputy City Clerk, ss Stewart@buckeyeaz.gov, (623) 349-6914

5. Public Hearings / Non-Consent - New Business

5.A Council to hold a public hearing and take action on Ordinance No. 29-25 amending the zoning map of the City of Buckeye for approximately 0.75 acres generally located at the southeast corner of South 5th Street and East Mahoney Avenue from Planned Residential (PR) to Downtown Residential (DR).

Summary: The Applicant is requesting approval of Ordinance No. 29-25 rezoning land totaling approximately 0.75 acres and generally located at the southeast corner of South 5th Street and East Mahoney Avenue from Planned Residential (PR) to Downtown Residential (DR). A rezone changes the zoning district of a property to another zoning district. Once rezoned, the intent is to remodel the existing building as a childcare facility in accordance with the vision of the Historic Downtown Buckeye Activity Center. The subject rezone will lead to additional employment opportunities and childcare options within the City.

Staff Liaison: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233

5.B Council to hold a public hearing and take action on Ordinance No. 31-25 extending and increasing the corporate limits of the City of Buckeye, Maricopa County, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and Amendments thereto, by annexing approximately 1.86 acres generally located at the southeast corner of Tuthill Road and Yuma Road.

Summary: The applicant is requesting annexation of two parcels of land, totaling approximately 1.86 acres, located at the southeast corner of Tuthill Road and Yuma Road. Annexation is when the City assumes jurisdiction over unincorporated land adjacent to its boundaries and expands the existing City limits. This is the second of two public hearings required for the annexation. The subject annexation will allow for the future dedication and improvement of right-of-way, which will be necessary for development of the adjacent Mountain View South property.

Staff Liaison: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093

5.C Council to hold a public hearing and take action on Ordinance No. 32-25 amending the zoning map of the City of Buckeye for approximately 64.45 acres located at the southwest corner of the Roosevelt Street (future McDowell Parkway) and Rainbow Road alignments from Planned Community (PC) to Planned Area Development (PAD).

Summary: The applicant is requesting approval of Ordinance No. 32-25, (Case No. PLZZ-25-0001) rezoning approximately 64.45 acres located at the southwest corner of the Roosevelt Street (future McDowell Parkway) and Rainbow Road alignments from PC to PAD to facilitate development of Coyote Crest, a mixed multi-family project with 901 residential units. A PAD is a zoning district intended for master planned projects which may modify provisions of the Development Code to achieve a specific vision.

Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215

5.D [Council to take action on Resolution No. 100-25 declaring as a public record the Buckeye Housing Needs Assessment and Action Plan; and approving and adopting the same by reference.](#)

Summary: The City is requesting approval of the Buckeye Housing Needs Assessment and Action Plan, a state-mandated document that evaluates current housing conditions, identifies unmet needs, and provides strategies to guide future housing development that align with community growth, workforce demands, and affordability goals. The Plan supports economic growth, promotes accessibility and diversity, supports advanced planning, builds regional collaboration, and improves quality of life.

Staff Liaison: Andrea Marquez, Senior Planner Special Projects, amarquez@buckeyeaz.gov, (623) 349-6220

5.E [Council to take action on Resolution No. 98-25 approving the Lease-Purchase Agreement between the Buckeye Police and Motorola Solutions, Inc., for the purchase and financing of the Motorola System Solutions; authorizing the City Manager to execute the Agreement on behalf of the City of Buckeye; and authorizing the City Manager, or his designee, to execute documents and perform reporting requirements associated with the financing portion of the Agreement.](#)

Summary: The Buckeye Police Department (BPD) planned for a substantial Fiscal Year 2027 budgetary increase to support the current body camera system, which has proven vital to the efficient operation of a professional police department. With the upcoming expiration of the BPD's current body-worn camera contract, the Department has undertaken a comprehensive review of available technology platforms to establish a unified public safety technology ecosystem. This proposed initiative aligns with our strategic objective to integrate artificial intelligence (AI), data systems, and real-time operational awareness to improve efficiency, transparency, officer safety, and community engagement. Accordingly, the BPD recommends approval of a five-year agreement with Motorola Solutions, Inc. to implement a unified public safety technology ecosystem. The Motorola platform will integrate body-worn cameras, in-car video, radios, artificial intelligence, digital evidence management, and real-time intelligence tools into a single system. This transition from the current contract will enhance operational efficiency, officer safety, and transparency, while providing the City with extensive long-term cost savings. The projected five-year cost savings is \$933,415. The total project cost is \$5,334,921.05.

Staff Liaison: Robert Sanders, Chief of Police, rsanders@buckeyeaz.gov, (623) 349-6430

5.F [Council to take action on the Buckeye 2025 Transportation Master Plan.](#)

Summary: The City's Transportation Master Plan (TMP) was approved by City Council in 2019 for the purpose of establishing the major roadway network in the City to support the Buckeye 2040 General Plan. This update evaluated modifications to the roadway network to address changes to the Buckeye 2040 General Plan that have occurred in the past five years. The Buckeye 2025 Transportation Master Plan will provide guidance to the City, as well as developments, in the planning, designing and construction of transportation facilities within Buckeye.

Staff Liaison: John Willett, Deputy Director of Transportation, jwillett@buckeyeaz.gov, (623) 349-6282

6. Comments from the Mayor and Council

Mayor and Council may present a brief summary of current events and/or report on any of the Boards and Commissions and other organizations as necessary. The Council may not propose, discuss, deliberate, or take any legal action on information presented. Council may direct inquiries to staff.

7. City Manager's Report and Summary of Current Events

8. Proposals for Future Agenda Items

The Mayor or three Council Members may propose items for inclusion in a future agenda. Council shall not discuss the merit or substance of any proposed item: discussion and action shall be limited to whether or not the item shall be included in a future agenda.

9. Adjournment