



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
APRIL 21, 2026
AGENDA**

**City Council Chambers
530 East Monroe Avenue
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 Agreement between the City of Buckeye, an Arizona municipal corporation, and the Church at Sun Valley, Inc., an Arizona non-profit corporation, involving a long-term ground lease for approximately 2.5 acres, to locate a separate and free-standing library*

and community center at the Church's property; approve the appropriation of \$2,700,000 for the lease payment, and \$844,000 for the City's share of shared on-site infrastructure costs; approve the Assignment of Water and Sewer Capacity Rights between Pulte Home Company, LLC, a Michigan limited liability company, and the City of Buckeye, an Arizona municipal corporation; authorize and direct the City Manager to execute and deliver said assignment of capacity agreement and said long-term ground lease together with executable exhibits pertaining to (i) joint use of the parties' facilities, (ii) reimbursement by the City to the Church at Sun Valley for City's share of costs pertaining to on-site infrastructure constructed by the Church; (iii) mutual easements and shared maintenance of common areas; and (iv) City's right of first refusal to purchase the 2.5 acres; and, further, authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to cause the execution and delivery, and carry out the purpose and intent, of this action.

Summary: Over the past year, the City of Buckeye and the Church at Sun Valley, located in Sun City Festival, have worked collaboratively to negotiate a long-term ground lease agreement (Lease Agreement) for approximately 2.5 acres of the Church's 8.3-acre property. The lease agreement is for an initial term of 30 years with options to renew every five (5) years for up to 100 years, providing the City with the site needed for the future construction and operation of a public library and community center in the Festival Foothills area. The Lease Agreement establishes long-term site control and outlines the respective responsibilities of the City and the Church related to operations, shared use, parking, access, and maintenance.

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

***4.B Council to take action on the cancellation of the Regular City Council Meetings scheduled for July 21, 2026, August 4, 2026 and August 18, 2026.**

Summary: The City of Buckeye Municipal Code, Section 2-4-1, authorizes the cancellation of regular meetings, when appropriate, by majority vote of the City Council. If approved, the proposed cancellations will be legally posted. If for any reason action is required on an item, a Special City Council Meeting will be scheduled accordingly.

Staff Liaison: Lucinda Aja, City Clerk, laja@buckeyeaz.gov, (623) 349-6911

***4.C Council to take action on the request for a new Series 010 (Beer and Wine Store) Liquor License (Application No. 385514) for Target #2944, located at 1355 North Verrado Way in Buckeye.**

Summary: Target #2944 is requesting approval for a Series 010 (Beer and Wine Store) Liquor License Application for their business located at 1355 North Verrado Way in Buckeye. The application and public notice were legally posted and the application has been reviewed and approved by the required departments.

Staff Liaison: Lucinda Aja, City Clerk, laja@buckeyeaz.gov, (623) 349-6911

***4.D Council to take action on Change Order No. 3 to Task Order No. 26 of the On-Call Consulting for Engineering and Architectural Services Contract (No. 2022003.22) between the City of Buckeye, an Arizona municipal corporation, and Kimley-Horn and Associates, Inc., a North Carolina corporation, related to the Engineering Design Standards Update for 2025; and authorize the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.**

Summary: This Change Order relates to continued work on the comprehensive update the City is completing on the Engineering Design Standards in partnership with Kimley-Horn and Associates. The project schedule has been extended to allow for the expanded scope, additional coordination, and multiple rounds of review necessary to fully update and integrate all sections.

Upon completion, this effort will provide the City with a modernized and cohesive set of Engineering Design Standards to support development review, capital improvement projects, and long-term infrastructure planning. The total not to exceed amount will be increased by \$82,085. Staff Liaison: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (480) 997-1702

- *4.E** Council to take action to approve the National Opioid Settlement involving the "Remnant Defendants" under the National Prescription Opiate Litigation (MDL 2804); authorize the Mayor to approve the execution of the Settlement Participation form on behalf of the City; and authorize the Mayor, City Manager, City Attorney, and City Clerk to take the steps necessary to carry out the terms of said Opioid Settlement on behalf of the City of Buckeye.

Summary: State and local governments across the country have been litigating against the opioid industry, alleging that the industry utilized unethical and illegal practices with respect to promoting the use of opioids. Buckeye has been participating in the receipt of funds from these on-going settlements. A new settlement, known as the Six Remnant Defendants Settlement, was reached with six opioid manufacturers. The next step in the process is for the Council to approve the submission of the Settlement Participation form. The Agreement provides for a complete waiver of any and all past, current and future claims related to opioid use and is essentially a contract of adhesion, as there is no ability to negotiate the terms at the city level, as the State took on that responsibility. The exact amount that will be disbursed and when the disbursement will take place is based on the total number of municipalities throughout the United States that sign off on the agreements. Failure to approve and submit Settlement Participation forms by April 24, 2026 will mean the City will not receive any funds from the settlements. To receive these critically needed funds to assist in addressing the opioid crisis in our community, staff recommends Council approval.

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

- *4.F** Council to take action to ratify and approve the National Opioid Settlement on behalf of the City involving the Mallinckrodt, McKinsey, and Endo Public Defendants under the National Prescription Opiate Litigation (MDL 2804); authorize the City to participate in the Opioid Settlement with said Defendants; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of the Opioid Settlement with said Defendants.

Summary: State and local governments across the country have been litigating against the opioid industry, alleging that the industry utilized unethical and illegal practices with respect to promoting the use of opioids. In December 2020, Council approved the One Arizona Opioid Settlement Memorandum of Understanding (MOU) between the State and Participating Local Governments.

To receive these critically needed funds to assist in addressing the opioid crisis in our community, staff recommends Council authorize the City to participate in the Opioid Settlement with the Mallinckrodt, McKinsey, and Endo Public Defendants (collectively, the Mallinckrodt Defendants).

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

- *4.G** Council to take action to ratify and approve the submission of a \$6,000,000 grant application through the Fiscal Year 2027 Congressionally Directed Spending Appropriations Request through the offices of Senators Mark Kelly and Ruben Gallego for the construction of a ring levee around the Buckeye Central Water Reclamation Facility, with a federal request in the amount of

\$4,500,000, and a local match of \$1,500,000; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to cause the execution and delivery, and carry out the purpose and intent, of said application.

Summary: The Buckeye Water Resources Department (WRD) seeks to protect the Central Wastewater Reclamation Facility through the design and construction of a flood prevention earthwork ring levee around the Central Wastewater Reclamation Facility (WRF) and the 3.97-acre expansion directly south of the Central WRF to accommodate future growth. The Central WRF is located within a re-zoned federally designated flood zone and is at risk of damage of inoperability due to flooding. If the Central WRF were to flood and become inoperable, approximately 10,463 service customers would be at risk of sewage backup. This creates a risk to public safety, public health, hazardous materials exposure, and Central WRF and customer infrastructure damage. The design and construction of a flood prevention earthwork ring levee seeks to mitigate the aforementioned adverse effects.

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

- *4.H** Council to ratify and approve the submission of a \$1,500,000 grant application through the Fiscal Year 2027 Congressional Directed Spending Opportunities through the offices of Senators Mark Kelly and Ruben Gallego for the purchase of a new Hazardous Materials Truck, with federal funding in the amount of \$1,125,000, and a \$375,000 local match; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to cause the execution and delivery, and to take all steps necessary to carry out the purpose and intent, of said application.

Summary: The City of Buckeye Fire-Medical-Rescue Department seeks to replace the current Hazardous Materials Truck, as it is 17 years old and nearing the end of its useful life, and is experiencing an increased number of repairs and maintenance. The Buckeye Fire-Medical-Rescue Department needs a Hazardous Materials Truck for the Hazardous Materials Team to ensure reliability for Buckeye to respond to calls that require this resource. The Hazardous Materials Truck requested through this opportunity is equipped with state-of-the-art technology to meet today's tactical needs and increase responder rescue, medical, and public safety efforts on all high-risk calls.

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

- *4.I** Council to take action to ratify and approve the submission of a \$1,500,000 grant application through the Fiscal Year 2027 Congressional Directed Spending Opportunities through the offices of Senators Mark Kelly and Ruben Gallego for the construction of a temporary airport tower at the Buckeye Municipal Airport, with federal funds of \$1,350,000, and a local match of \$150,000; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to cause the execution and delivery, and carry out the purpose and intent, of said application.

Summary: The City of Buckeye seeks to address the safety concerns at the Buckeye Municipal Airport (Airport), by submitting a grant application that entails installing a temporary airport control tower (ACT). Buckeye is one of the fastest-growing cities in the United States and is emerging as a major economic development hub within the Phoenix Metroplex. The Airport does not currently have a control tower and has experienced significant increases in aircraft activity, with operational levels now comparable to many Arizona airports that already receive air traffic control services.

Staff Liaison: Rob Roach, Grant Program and Procurement Manager, roach@buckeyeaz.gov,

- *4.J** Council to take action to approve, accept, and carry out the terms and conditions of the PM-10 Certified Street Sweeper Projects for Fiscal Year 2026 Congestion Mitigation and Air Quality (CMAQ) Funding Grant through the Maricopa Association of Governments (MAG) in the amount of \$438,111, with a \$35,199 match from the City of Buckeye; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to execute any and all necessary or desirable documents connected with the Grant, and to take all steps necessary to carry out the purpose and intent of said Grant.

Summary: The City of Buckeye Public Works Department needs one new PM-10 Certified Street Sweeper to ensure Buckeye's streets are free of debris that may be harmful to the environment and humans. Although one of the current street sweepers is nearing the end of its useful life, it will still be available as a back-up. The Public Works Department will use the new sweeper to expand its current street sweeping service area, as more streets have been added to the City's portfolio. The street sweeper will service arterial, collector, and residential roadways. The grant award amount is \$438,111 with a required City match of \$35,199. The total cost is \$473,310. There is no contract associated with this Grant; in March of 2026, MAG issued a Notice to Proceed.

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

- *4.K** Council to take action on Resolution No. 35-26 approving the Second Amendment to Intergovernmental Agreement (ADOT CAR No.: IGA 18-0007032-I) between the City of Buckeye, an Arizona municipal corporation, and the State of Arizona Department of Transportation, relating to improvement to I-10 between State Route 85 and Verrado Way; and authorizing the Mayor to execute and deliver said Amendment to said Agreement.

Summary: Amendment No. Two to Intergovernmental Agreement IGA 18-0007032-I, A.G. Contract No. P0012020001769, dated November 3, 2020 allows the City to assume maintenance and operational responsibility for the traffic signals at the I-10/Verrado Way interchange. With the assumption of the traffic signal timing and operation of the traffic signals, the City will be able to adjust the traffic signal operation to more efficiently move Buckeye residents and visitors through the Verrado Way interchange with I-10.

Staff Liaison: John Willett, Deputy Director of Transportation, jwillett@buckeyeaz.gov, (623) 640-6317

- *4.L** Council to take action to approve the reprogramming of \$4,000,000 from Fiscal Year (FY) 2028 to FY 2027 for Capital Improvement Program (CIP) Project No. 101150, Intersection Improvements – Verrado Way, Yuma Rd to Van Buren St, to advance construction; and authorize the City Manager to execute construction expenditures in an amount not to exceed \$14,282,581.10, inclusive of the previously authorized project budget of approximately \$10,282,581.10 and the additional \$4,000,000 reprogrammed herein; and to authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to execute any and all necessary or desirable documents, and to take all steps necessary, to carry out the purpose and intent of said CIP budget reprogramming and construction expenditures.

Summary: The proposed reprogramming of \$4,000,000 from FY 2028 to FY 2027 advances funding for CIP Project No. 101150, Intersection Improvements – Verrado Way, Yuma Rd to Van Buren St. This adjustment allows the project to be constructed in a single, continuous phase rather than being phased over three fiscal years, reducing overall duration, minimizing

construction impacts to the public, improving cost efficiency, and taking advantage of the upcoming closure of the Yuma and Verrado intersection in late May 2026. This authorizes the City Manager to execute construction expenditures up to the approved project budget which will further streamline delivery and support timely project completion. The total approved project budget remains unchanged at \$16.0 million.

Staff Liaison: Allyson Camillucci, Contract Project Manager, acamillucci@buckeyeaz.gov, (623) 633-4149

- *4.M** Council to take action on Change Order No. 2 to the Professional Services Agreement (Contract No. 32500002) between the City of Buckeye, and Arizona municipal corporation, and LJA Engineering, Inc., a Texas Corporation, related to Construction Project Management services for Capital Improvement Program (CIP) Project No. 100630 Durango St-Miller to Yuma Roadway Improvements; and authorize the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.

Summary: Durango Street between Miller Road and Yuma Road is a developing corridor with conditions that do not meet current or future traffic demands. The project will widen Durango Street from approximately 500 feet west of Miller Road to Yuma Road and extend north along Yuma Road approximately 1,200 feet, advancing the corridor toward its ultimate configuration consistent with the City's Transportation Master Plan. Improvements include roadway widening, intersection enhancements, curb, gutter, sidewalk, a landscaped center median, and associated drainage, utility coordination, and right-of-way acquisition to support increased capacity, safety, and surrounding development. The requested change order to the Professional Services Agreement with LJA Engineering, Inc. will provide construction management services to support delivery of CIP Project No. 100630. With increased construction activity anticipated, consultant support will be critical to successful delivery. This change order increases the contract by \$87,500, resulting in a total contract value of \$1,037,480.

Staff Liaison: Rodrigo Nemi, Project Manager, rnemi@buckeyeaz.gov, (623) 204-8442

- *4.N** Council to take action on Resolution No. 36-26 approving the Intergovernmental Agreement (ADOT CAR No. 26-0011590-I) between the City of Buckeye, an Arizona municipal corporation, and the State of Arizona acting by and through its Department of Transportation, relating to improvements along State Route 85 and Broadway Road, State Route 85 and Baseline Road, and State Route 85 and Southern Avenue; and authorizing the Mayor to execute and deliver said Agreement.

Summary: Arizona Department of Transportation (ADOT), in conjunction with the Maricopa Association of Governments (MAG), is initiating the design and construction of improvements at the intersections of State Route 85 (SR 85) and Baseline Road, and SR 85 and Broadway Road. Concurrently, the City has CIP Project No. 108070, Traffic Signal – SR 85 and Southern Avenue, to improve the intersection of SR 85 and Southern Avenue. Through coordination with ADOT and MAG, it was agreed that the ADOT/MAG project would also include improvements at the SR 85 and Southern Avenue intersection. The City will be responsible for total costs of the design and construction associated with this intersection and traffic lights.

Staff Liaison: John Willett, Deputy Director of Transportation, jwillett@buckeyeaz.gov, (623) 640-6317

- *4.O** Council to take action on the Water Development Impact Fee Credit Agreement for Ventana Ranch Phase I Well No. 1 Improvements between the City of Buckeye, an Arizona municipal corporation, and Lennar Arizona, LLC, an Arizona limited liability company; and authorize the City

[Manager to execute said Agreement on behalf of the City of Buckeye.](#)

Summary: Lennar Arizona has fully completed all required design, construction, and installation of certain water facilities necessary to serve Phase I and Phase II of the Ventana Ranch community. Lennar will dedicate and convey these water facilities to the City at no cost to the City no later than 90 days from the effective date. As such, the construction costs associated with the water facilities are eligible for Production and Distribution Impact Fee Credits in an amount not to exceed \$4,516,553.

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

- *4.P** [Council to take action on Delivery Order No. 1 to the Job Order Contract \(JOC No. 2025107\) between the City of Buckeye, an Arizona municipal corporation, and MGC Contractors, Inc., an Arizona corporation; and authorize the City Manager to execute said Delivery Order on behalf of the City of Buckeye.](#)

Summary: This Change Order to the JOC with MGC Contractors is requested to authorize the installation of three pressure reducing valves (PRVs) in the Bales and Rancho Vista subdivisions. Installation of the PRVs will enable the City to decommission the existing booster stations, reduce long-term operating costs, and improve the efficiency and reliability of the water pressure regulation within the subdivisions. This project will be completed at a cost not to exceed \$1,005,427.13.

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

5. Public Hearings / Non-Consent - New Business

- 5.A** [Council to take action to adopt the Airport Master Plan; and authorize staff to take all actions necessary to submit the Airport Master Plan to the Federal Aviation Administration for review and approval.](#)

Summary: The Airport Master Plan (AMP) is an Federal Aviation Administration (FAA) required comprehensive 20-year development plan that meets the Airport's unique goals, objectives and complies with all relevant FAA requirements. The AMP addresses the Airport's operational, maintenance and improvement considerations, development priorities, natural environment and land use compatibility and factors related to proper financial management to meet operational and capital improvement fiscal goals. The AMP focuses on meeting FAA requirements associated with the identification of projects that could receive partial funding.

Staff Liaison: Scott Gray, Aviation Director, sgray@buckeyeaz.gov, (623) 349-6885

- 5.B** [Council to hold a public hearing and take action on Ordinance No. 11-26 approving an Amendment to the Sundance Community Master Plan as described in Case No. PLZZ-25-0012; and amending the Zoning Map of the City of Buckeye for approximately 8.3 acres located west of the southwest corner of Yuma Road and Dean Road from Commercial Center \(CC\) to Commercial Center \(CC\) with Sundance Community Master Plan Overlay.](#)

Summary: The applicant requests to amend the Sundance Community Master Plan to include 8.3 acres as a Commercial land use designation for the purpose of multi-family residential development, located west of the southwest corner of Yuma Road and Dean Road. A request for a Community Master Plan changes the zoning district of a property to Community Master Plan, a zoning district intended for master planned projects 640 acres in size or greater, which may modify provisions of the Development Code to achieve a specific vision. Existing approved Community Master Plans may be changed, which are reviewed as Community Master Plan Amendments.

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

- 5.C** Council to take action on Resolution No. 39-26 approving Intergovernmental Agreement (IGA) No. 26-0011579-I between the State of Arizona, acting through its Department of Transportation and the City of Buckeye, an Arizona municipal corporation; establishing a funding mechanism to provide reimbursement to the City for certain staffing costs incurred in connection with its participation in the construction of the Jackrabbit Trail Traffic Interchange and associated work on the Interstate 10 (I-10) widening project; and authorizing the City Manager to execute and deliver said Agreement and any related documents on behalf of the City of Buckeye.

Summary: ADOT will be using the Construction Manager at Risk (CMAR) process to administer and construct the I-10 and Jackrabbit Trail TI construction project, as well as the widening of I-10 from State Route 85 (SR 85) to Loop 303. The City will have a representative at the table proactively working with ADOT on the City's interest throughout the entirety of this project to help ensure the City has a voice in the quality, timing, and resident impact decisions for this project. The City will participate in project meetings during the duration of the construction project, answer questions from the ADOT Team regarding items impacting the City, participate in the development of the Guaranteed Maximum Price (GMP) estimates created for the various phases of the project, and other items required on the City's behalf during the project construction. This Agreement will establish a funding mechanism to reimburse the City for any costs incurred while participating in the construction of the Jackrabbit Trail TI or I-10 Widening.

Staff Liaison: John Willett, Deputy Director of Transportation, jwillett@buckeyeaz.gov, (623) 640-6317

- 5.D** Council to take action on Resolution No. 38-26 establishing new or increased municipal fees; establishing an effective date; repealing conflicting resolutions; and providing for severability.

Summary: The City's Development User Fee Schedule has been updated based on a Comprehensive Fee Study completed by MGT in January 2026, ensuring the fees reflect current service needs and the cost to provide those services. The previous schedule, effective July 1, 2018, required revisions, including new fee categories, increased fees, and some reduced fee levels to maintain alignment with the City's cost-recovery philosophy. Airport Fees, Public Works Fees, and Community Services Fees are also recommended for modification by and through this Resolution. The proposed fees were posted for public comment on February 10, 2026, and are recommended to take effect on May 21, 2026, pending Council approval. Adoption of the updated fees will enhance fiscal transparency and responsibility by clearly outlining the proposed changes.

Staff Liaison: Brian Craig, Development Services Director, bcraig@buckeyeaz.gov, (623) 692-7616

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