



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 7, 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 to approve a budget transfer in the amount of \$138,000 from General Fund Contingency to the Airport budget to fund lease-related expenditures; and authorize the City Manager, or designee, to complete the necessary budget adjustments.*

Summary: Staff is requesting a budget transfer in the amount of \$138,000 from the General Fund Contingency to the Airport budget to provide appropriation authority for lease-related expenditures. This transfer will allow the Airport to process and pay lease obligations that were not originally included in the adopted budget.

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

- *4.B** [Council to take action on the February 3, 2026 Special Council Meeting and Council Executive Session Minutes, February 3, 2026 Regular Council Meeting Minutes, February 17, 2026 Council Workshop Minutes, and February 17, 2026 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, sstewart@buckeyeaz.gov, (623) 349-6914

- *4.C** [Council to take action on Resolution No. 33-26 accepting a Petition, Waiver, and Consent to Formation of a Maintenance Improvement District \(MID\); declaring the intention to form a Maintenance Improvement District; designating such District as the "City of Buckeye Maintenance Improvement District No. MID-2026-001"; and ordering the recording and filing of this Resolution.](#)

Summary: Maintenance Improvement Districts (MIDs) provide for the benefit of ensuring that there is a balance of revenue and expenditures to provide for the quality of life for the residents/owners of a particular development without an undue burden upon the existing community. MIDs are established and assess the owners within a development for the cost of maintenance of the landscaping along the rights-of-ways within a development. MIDs are not activated unless the development's owners should fail or otherwise go out of business, since the owner is charged with that maintenance responsibility; however, the MID is standing by as a protection for the City to ensure that there is adequate revenue to take on the maintenance.

Staff Liaison: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (480) 997-1702

- *4.D** [Council to take action on Resolution No. 34-26 ordering the work as described in Resolution No. 33-26; ordering the formation of City of Buckeye Maintenance Improvement District No. MID-2026-001 and ordering the recording and filing of this Resolution.](#)

Summary: Maintenance Improvement Districts (MIDs) provide for the benefit of ensuring that there is a balance of revenue and expenditures to provide for the quality of life for the residents/owners of a particular development without an undue burden upon the existing community. MIDs are established and assess the owners within a development for the cost of maintenance of the landscaping along the rights-of-ways within a development. MIDs are not activated unless the development's owners should fail or otherwise go out of business, since the owner is charged with that maintenance responsibility; however, the MID is standing by as a protection for the City to ensure that there is adequate revenue to take on the maintenance.

Staff Liaison: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (480) 997-1702

- *4.E** [Council to take action on Resolution No. 29-26 enlarging the City of Buckeye Street Lighting Improvement District No. SLID-2015-001; and ordering the recording and filing of this Resolution.](#)

Summary: Street Lighting Improvement Districts (SLIDs) provide for the benefit of ensuring that there is a balance of revenue and expenditures to provide for the quality of life for the residents/owners of a particular development without an undue burden upon the existing community. SLIDs ensure that only owners that benefit from the lighting in their community pay

for that service. Having the costs of street lighting within a SLID borne by the owners in a development ensures that the revenue needed to fund these costs is always in place.

Staff Liaison: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (480) 997-1702

- *4.F** Council to take action on the (i) Slope Easement Agreement and (ii) Temporary Construction Easement, between the City of Buckeye, an Arizona municipal corporation, as Grantor, and Starlight Homes, L.L.C., a Delaware limited liability company, as Grantee, situated along the western boundary of the Jackie Meck Water Campus; and authorize and direct the Mayor, City Manager, City Clerk, and City Attorney to take all steps necessary to carry out the purpose and intent of said Easements.

Summary: Staff is requesting Council approval of a Slope Easement Agreement and a Temporary Construction Easement (TCE) along the Jackie Meck Water Campus west boundary to allow the construction and long-term upkeep of an engineered slope that supports the adjacent Vista Bonita retaining wall.

Staff Liaison: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (480) 997-1702

- *4.G** Council to take action on Change Order No. 1 to the Professional Services Agreement (Contract No. 32600032) between the City of Buckeye, an Arizona municipal corporation, and Logan Simpson Design, Inc., an Arizona corporation, related to the Airport Specific Area Plan; and authorizing the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.

Summary: This Council action amends Contract No. 32600032 by \$50,000, from \$235,064 to \$285,064, incorporating the allowance for additional services that was included in Exhibit B of the Original Agreement - Fee Proposal but was excluded from the original not-to-exceed amount. Now the Steering Committee is recommending this additional work, and the Development Services Department has found savings to pay for this added scope. Council approval is required, as this amendment increases the total value of the contract with Logan Simpson Design, Inc. beyond \$250,000 to \$285,064.

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

- *4.H** Council to take action to ratify and approve the submission of a \$525,000 Phoenix Urban Area Security Initiative (UASI) application through the Arizona Department of Homeland Security for the purchase of seven Unmanned Aerial Vehicle (UAVs) systems to increase response time for public safety personnel when responding to and/or preventing emergency events.

Summary: The Buckeye Police Department (BPD) is requesting seven unmanned UAVs to enhance first responder safety as well as public safety in the prevention of and in response to emergency events. The seven UAVs are required and necessary to conduct terrorist and mass catastrophic event response activities including the identification of explosive devices. The requested UAVs have advanced wide cameras with zoom functionality and thermal capability to aid in identifying potential threats.

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

- *4.I** Council to take action to ratify and approve the submission of a \$533,563.80 grant application that supports the establishment of a dedicated investigative capacity for street-level drug activity and to curtail the flow of illicit drugs, drug proceeds, illicit drug use, and interdict drug-related activities; 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 grant application.

Summary: Several Federal agencies consistently report that the majority of fentanyl, heroin, methamphetamine and cocaine entering the US from Mexico is smuggled through land ports of entry concealed in passenger vehicles. Federal assessments consistently identify the Phoenix metropolitan area as a major transportation and distribution hub within the Southwest corridor due to Interstate 10 and SR85. This grant will provide for a task force consisting of two detectives and one civilian investigator to conduct investigations and interdictions in conjunction with state-of-the-art mobile device data extraction software. The addition of this task force will increase drug enforcement activities by approximately 6,300 man-hours per year. Use of the mobile device data extraction software can be used to double the impact on data and offender identification discovery.

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

- *4.J** Council to take action to ratify and approve the submission of a \$25,000,000 US Department of Transportation Better Utilizing Investments to Leverage Development (BUILD) Grant Program application for design and construction of Watson Road extension from Southern Avenue south to MC 85 to include four lanes, traffic signals and overpass over the railroad tracks and irrigation canal; and authorize and direct the Mayor, City Manager, City Clerk, and City Attorney to take all steps necessary to carry out the purpose and intent of said grant application.

Summary: The City of Buckeye is seeking a 38.5 percent Better Utilizing Investments to Leverage Development (BUILD) funding (\$25,000,000, which is the maximum allowed) for the proposed Watson Road project through the life of the project, which is anticipated to cover 36 months. The existing available route from Watson Road and Southern Avenue to Watson Road and MC 85 is 3.5 miles because there is no direct pathway due to barriers such as railroad tracks and irrigation canal. Construction of this extension reduces the distance from 3.5 to 0.7 miles. Plans include construction of a four-lane road (two lanes in each direction) separated by a raised median, an overpass for the railroad tracks and irrigation canal, two traffic signals, sidewalks and bike paths, drainage facilities, armoring of the Palo Verde Nuclear Cooling line, and a Futurepath conduit for fiber infrastructure. Buckeye will also use adaptive street lighting to regulate the light intensity based on sunrise and sunset times, and weather situations, adjusting light output based on real-time conditions.

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

- *4.K** Council to take action to ratify and approve the submission of an application for a \$700,000 grant from the US Department of Justice's Office for Victims of Crime (OVC) to combat human trafficking through the formation of an Anti-Human Trafficking Task Force (AHTTF) consisting of two sworn Detectives and a civilian Intelligence Analyst; and to 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 said grant application.

Summary: The Buckeye Police Department (BPD) seeks to combat human trafficking through the formation of an Anti-Human Trafficking Task Force (AHTTF), composed of two sworn Detectives and one civilian Intelligence Analyst. The AHTTF will cover Buckeye's 640 square mile jurisdiction, in which US Interstate 10 and Arizona State Route 85 serve as major transportation/trafficking corridors through BPD's jurisdiction. BPD formed an anti-human trafficking coalition with the Cities of Avondale and Goodyear, the Maricopa County Sheriff's Office, and the Southwest Family Advocacy

Center. While this coalition has experienced significant victories, the fight against human trafficking requires additional human resources.

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

***4.L** [Council to take action to approve the Record of Changes to the Buckeye Emergency Operations Plan.](#)

Summary: The purpose of the 2026 Record of Changes to the Buckeye Emergency Operations Plan ("Plan") is to provide direction and guidance to City departments and supporting agencies. It constitutes a directive to City departments to prepare for and execute assigned emergency tasks to ensure maximum survivability of the population and to minimize property damage in the event of a disaster. It is applicable to all elements of City government and the private sector engaged in, or acting in support of emergency operations. The Plan is effective for planning purposes and for execution when the Mayor makes an emergency declaration or when placed in effect by the City Manager or other authorized official.

Staff Liaison: Jake Rhoades, Fire Chief, jrhoades@buckeyeaz.gov

***4.M** [Council to take action on the Addendum to Enterprise Agreement No. 00348320.0 \(Contract No.32600160\) between the City of Buckeye, an Arizona municipal corporation, and Environmental Systems Research Institute \(ESRI\) Inc., a California corporation, to provide software, licensing and services; and authorize the City Manager to execute said Addendum on behalf of the City of Buckeye.](#)

Summary: The proposed three-year ESRI Enterprise Agreement provides comprehensive, organization-wide licensing for the ArcGIS platform. It delivers a single, simplified contract for advanced geographic information system (GIS) tools, enabling mapping, spatial analytics, data management, visualization, and field operations across all departments. Over the next three years, as professional services and additional capabilities are incorporated, total spending under this contract will not exceed \$600,000.

Staff Liaison: Greg Platacz, Information Technology Director, gplatacz@buckeyeaz.gov, (623) 349-6560

***4.N** [Council to take action on the Second Amendment to Lease between the City of Buckeye, an Arizona municipal corporation, and MDH F2 PHX BUCKEYE 10, LLC, a Delaware limited liability company, for the Capital Improvement Program \(CIP\) Project No. 108690 – Resource Support Facility \(RSF\); authorize the City Manager to execute and deliver said Amendment on behalf of the City of Buckeye; authorize a budget transfer in the amount of \\$373,200 from contingency to CIP Project No. 108690; authorize the City Manager to exercise the remaining construction budget as necessary to support project implementation, including future racking, equipment, office retrofits, information technology, and other tenant improvements associated with the RSF; and authorize and direct the Mayor, City Manager, City Clerk, and City Attorney to take all steps necessary to carry out the purpose and intent of the Second Amendment to Lease and exercise of the remaining construction budget to support project implementation.](#)

Summary: The City proposes to lease approximately 31,000 square feet of warehouse space at 835 North 215th Avenue to establish a centralized Resource Support Facility (RSF) for Fire, Public Works, Information Technology, and Community Services. This facility will address immediate operational deficiencies at the existing Rainbow Road site and provide an interim solution for an estimated ten-year period. The lease structure provides flexibility of up to thirteen years through an initial five-year term, followed by a three-year extension and an additional five-

year option, allowing the City to meet near-term needs while planning for a future permanent facility within the Capital Improvement Program horizon. This approach balances immediate operational needs with long-term capital planning, avoiding premature investment in a permanent facility while maintaining flexibility as growth patterns continue to evolve.

Staff Liaison: Anwar Albandak, Project Manager, aalbandak@buckeyeaz.gov, (480) 458-7007

- *4.O** Council to take action to acquire an Easement and Advanced Construction Right of Entry (ACROE) Permit between the City of Buckeye, an Arizona municipal corporation, and the Arizona State Land Department, an Arizona fiduciary entity, to facilitate upcoming construction for Capital Improvement Program (CIP) Project No. 101150 – Intersection Improvements - Verrado Way, Yuma Road to Van Buren Street; authorize the City Manager to execute and deliver on behalf of the City of Buckeye; and authorize and direct the Mayor, City Manager, City Clerk, and City Attorney to take all steps necessary to carry out the purpose and intent of this action.

Summary: The proposed Easement and Advanced Construction Right of Entry (ACROE) permit is necessary for the construction of the improvements to the intersection of Yuma Road and Verrado Way, north to Van Buren Street, raising and expanding the intersection and adding two lanes to Van Buren Street. These improvements will include the installation of an updated traffic signal, roadway expansion, and addressing drainage concerns.

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

- *4.P** Council to take action on Resolution No. 31-26 approving Amendment No. One to Intergovernmental Agreement IGA No. 24-0010903-I between the City of Buckeye, an Arizona municipal corporation, and the State of Arizona, relating to improvements along Maricopa County Route 85 and Miller Road; and authorizing the Mayor to execute and deliver Amendment No. One to Said Agreement.

Summary: In July of 2025, the City and IGA entered into an Intergovernmental Agreement (IGA), to install conduit and fiber optic cable along Miller Road from Pima Street South to MC 85 (Monroe Avenue) and Monroe Avenue from Miller Road East to Eason Avenue, including the connections to thirteen existing traffic signals. The City is not self-certified to administer federally funded grants; therefore, the City entered into an IGA with the Arizona Department of Transportation (ADOT) so they can administer the project for the City. With the increase in construction costs since the Grant funding was originally awarded to the City through Maricopa Association of Governments (MAG), the City pursued and was awarded additional funding. This is Amendment No. One to the IGA to increase the total construction costs, including the City's share and the Federal share.

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

- *4.Q** Council to take action to authorize the City Manager to approve construction actions and execute contract amendments for Capital Improvement Program (CIP) Project No. 109420 – High-Intensity Activated Crosswalks ("HAWK") proposed for 9th Street. at East Monroe Avenue, and South Apache Road, North of Youngker High School, in an amount not to exceed the remaining approved construction budget of \$767,000, to allow phased implementation of the Project; approve Cooperative Contract Purchase Addendum (CCPA) (Contract No. 32600204) between the City of Buckeye, an Arizona municipal corporation, and B&F Contracting, Inc., an Arizona corporation, for CIP Project No. 109420 in the amount of \$696,110.29 in construction and the remaining \$70,888.71 in funding is projected to cover contingency needs; and authorize the City

Manager to execute and deliver said CCPA and to take all actions necessary to carry out the purpose and intent of this authorization on behalf of the City of Buckeye.

Summary: Staff requests City Council approval to authorize the City Manager to administer construction activities for CIP Project No. 109420 – HAWK –9th Street and Monroe Avenue and Apache Road, North of Youngker High School, up to the remaining approved construction budget of \$767,000.00, thereby allowing the project to be delivered without unnecessary delay. This project includes the installation of two HAWK signals on South Apache Road, north of Youngker High School, and 9th Street at East Monroe Avenue, to improve pedestrian safety and provide controlled crossings. Work includes installation of signal poles, mast arms, pedestrian signal heads, push buttons, signal cabinets, electrical service, communication equipment, ADA curb ramps, pavement markings, and signage. All work will be constructed in accordance with the 100 percent construction documents prepared by HR Green Civil Engineering Firm and applicable City standards.

Staff Liaison: James Braveboy Jr., Project Manager, jbraveboyjr@buckeyeaz.gov (480) 489-6293

- *4.R** Council to take action to authorize construction and implementation of Capital Improvement Program (CIP) Project No. 107920 – Downtown Enhancement Program, Monroe Avenue Pavement Marking Improvements (1st Street to Eason Ave.), consistent with the three-lane configuration approved by Council on August 26, 2025; authorize the City Manager to approve construction contracts not to exceed \$1,100,000, consistent with the three-lane configuration approved by Council on August 26, 2025; approve Delivery Order No. 16 to Job Order Contract (JOC) (Contract No. 2025081) between the City of Buckeye, an Arizona municipal corporation, and M.R. Tanner Construction, an Arizona limited liability company, for \$893,266.91 plus applicable contingency; and authorize the City Manager to execute and deliver said Delivery Order on behalf of the City of Buckeye.

Summary: The Downtown Enhancement Program implements the three-lane roadway configuration approved by the City Council on August 26, 2025. It advances the City's commitment to improving safety, operational efficiency, and long-term corridor planning within the downtown area. The project includes pavement surface treatment, removal of existing striping, installation of new thermoplastic pavement markings and raised pavement markers, signage modifications, and traffic control measures necessary to complete construction safely and efficiently.

Staff Liaison: James Braveboy Jr., Project Manager, jbraveboyjr@buckeyeaz.gov (480) 489-6293

- *4.S** Council to take action to authorize staff to execute agreements for expenditures up to the full design budget of \$2,000,000 for Capital Improvement Program (CIP) Project No. 109380 – Miller Road Expansion - Broadway to Lower Buckeye Road; approve Change Order No.1 to the Professional Services Agreement (Contract No. 32500032) between the City of Buckeye, an Arizona municipal corporation, and TYP SA, Inc., an Arizona corporation, in a total not to exceed amount of \$1,547,901.60 for design and civil engineering services; and authorize the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.

Summary: Miller Road between Broadway Road to Lower Buckeye Road is largely a four-lane roadway with existing interim improvements along the corridor. The proposed design intends to widen Miller Road to three lanes in each direction plus a center median, progressing toward the ultimate cross section as feasible based on right-of-way availability and constraints. These improvements will facilitate increased traffic flow and bring this roadway into alignment with the Transportation Master Plan. These improvements will include the completion of widening the existing Roosevelt Irrigation District (RID) bridge to accommodate proposed improvements,

roadway expansion, traffic signal improvements, drainage improvements, dry utility relocation, and right-of-way annexation and acquisition. The remaining authorization is anticipated to be allocated toward owner's contingency and Roosevelt Irrigation District (RID) design fees.
Staff Liaison: Rodrigo Nemi, Project Manager, rnemi@buckeyeaz.gov, (623) 204-8442

- *4.T** Council to take action to approve a budget transfer in the amount of \$1,200,700; approve Change Order No. 5 to Cooperative Contract Purchase Addendum (CCPA) (Contract No. 2025299) between the City of Buckeye, an Arizona municipal corporation, and Sutphen Corporation, an Ohio corporation, for the purchase and outfit of a heavy-duty rescue pumper (fire truck); and authorize the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.

Summary: The Public Works Department, in coordination with the Finance Department, is requesting Council authorization to complete a necessary budget transfer and provide expenditure authority in an amount not to exceed \$1,200,700 for the purchase of one heavy-duty rescue pumper (fire truck) to replace unit F0191. Current lead times for custom apparatus remain 30–36 months, making an advance order essential to ensure timely delivery.

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

- *4.U** Council to take action to ratify and approve a funds transfer from the Public Works Administration - Other Equipment budget to Public Works Administration - Professional Services budget.

Summary: The Public Works Department has identified several street light poles in critical or severe condition that require immediate replacement to prevent further deterioration of the system. The Department is requesting Council authorization to ratify an executed transfer of funds from the Public Works Administration – Other Equipment budget to the Public Works Administration – Professional Services budget to support the replacement of these failing street light poles.

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

- *4.V** Council to take action on the Contract for Materials and Services (No. 32600177) between the City of Buckeye, an Arizona municipal corporation, and Hydrologics Inc., a Delaware corporation, and authorize the City Manager to execute said Contract on behalf of the City of Buckeye.

Summary: The City plans to conduct Environmental Protection Agency (EPA) - mandated flushing of City water lines using the Hydrologics, Inc. (formerly NO-DES) Water Conservation flushing method. This flushing method prevents the loss of millions of gallons of water during the flushing process. The total cost to be paid under this Contract shall not exceed \$550,000.

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

- *4.W** Council to take action on the Cooperative Contract Purchase Addendum (CCPA) (Contract No. 32600195) between the City of Buckeye, an Arizona municipal corporation, and Hydra Contracting, LLC, an Arizona limited liability company; and authorize the City Manager to execute said CCPA on behalf of the City of Buckeye.

Summary: Per Water Resources Department's standard operating procedures, all fire hydrants will have preventative maintenance performed once every five years. Water Resources staff is requesting this contract with Hydra Contracting, LLC, in an amount not to exceed \$450,000, to perform mandatory annual preventative maintenance and repairs of City fire hydrants. In Fiscal Year 2026, the hydrants in Festival and Sundance areas will be addressed.

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

- *4.X** Council to take action on Delivery Order No. 2 to the Job Order Contract (JOC) (Contract No. 2025109) between the City of Buckeye, an Arizona municipal corporation, and Schofield Civil Construction LLC, an Arizona limited liability company, for construction services related to the Tartesso Water Campus's new treatment system; and authorize the City Manager to execute said Delivery Order on behalf of the City of Buckeye, in an amount not to exceed \$1,545,182.

Summary: Staff is requesting approval of this Job Order Contract (JOC) with Scholfield Civic Construction, LLC to construct a secure, climate-controlled building to house the Purifics Water Continuous Ultra-Filtration (CUF) treatment system that will remove arsenic and fluoride from the raw water supply at the Tartesso Water Campus. This work shall be completed at an amount not to exceed \$1,545,182.

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

5. Public Hearings / Non-Consent - New Business

- 5.A** Council to hold a public hearing and take action on Resolution No. 30-26 approving the assessments for the street improvements located at Miller Road from Lower Buckeye Road to Pima Street, Capital Improvement Project No. 105260, and authorizing the Mayor and City Engineer to assess the property adjacent to such improvements.

Summary: This item requests Council approval to establish Scalloped Street assessments for eleven parcels adjacent to the Miller Road Improvements project. Approval will authorize the City to assess the subject properties for a period of ten years, consistent with Buckeye City Code and Arizona Revised Statutes. During this period, any property owner seeking development approval will be required to satisfy the applicable assessment prior to issuance of permits. The total potential recovery is \$7,140,976, with individual parcel assessments ranging from \$82,083 to \$1,314,170.

Staff Liaison: Riley Quinlan, Deputy Director of CIP, rquinlan@buckeyeaz.gov, (623) 695-4555

- 5.B** Council to hold a public hearing and take action on Ordinance No. 06-26 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 0.89 acres generally located at the northeast corner of MC 85 and SR 85.

Summary: The applicant is requesting annexation of one parcel of land, totaling approximately 0.89 acres, located at 26602 West MC 85, the northeast corner of MC 85 and SR 85. 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 property is developed with a convenience store and fuel canopy, and no future phases of development are planned.

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. 07-26 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 85 acres generally located at the southeast corner of Interstate 10 and State Route 85.

Summary: The applicant is requesting annexation of three parcels of land, totaling approximately 85 acres, located at the southeast corner of Interstate 10 and State Route 85. Annexation is when the City assumes jurisdiction over unincorporated land adjacent to its boundaries and

expands the existing city limits. This is the second required public hearing for this annexation. There were no speakers on this item at the initial hearing on March 3, 2026.
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215

- 5.D** Council to hold a public hearing and take action on Ordinance No. 08-26 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 1,918.85 acres generally bounded by Broadway Road to the north, Jackrabbit Trail to the east, MC 85 to the south, and Dean Road to the west.

Summary: Alan Beaudoin, Norris Design, on behalf of property owner Grand View Buckeye LLC, is requesting an annexation of 43 parcels of land totaling approximately 1,918.85 acres, generally bounded by Broadway Road to the north, Jackrabbit Trail to the east, MC 85 to the south, and Dean Road to the west. Annexation is when the City assumes jurisdiction over unincorporated land adjacent to its boundaries and expands the existing City limits. The annexation would allow future development on the property to process applications through the City of Buckeye to be held to the City's higher design standard relative to Maricopa County. The annexation would also allow the City to capture tax revenues from future development on the site. This is the second of two public hearings required for the annexation.

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

- 5.E** Council to hold a public hearing and take action on Ordinance No. 09-26 amending the Zoning Map of the City of Buckeye for approximately 2,271 acres generally bounded by Broadway Road to the north, Jackrabbit Trail to the east, MC 85 to the south, and Dean Road to the west from Single-Family Residential 43 (SF-43), Light Industrial (I-1) and Rural Residential (RR) to Community Master Plan (CMP), and Ordinance No. 10-26 approving the Pre-Annexation and Development Agreement dated April 7, 2026 between Grand View Buckeye, LLC, an Arizona limited liability company, Verrado 310, LLC, an Arizona limited liability company, and the City of Buckeye, an Arizona municipal corporation.

Summary: Alan Beaudoin, Norris Design, on behalf of property owner Grand View Buckeye LLC, is requesting approval of a rezone and related development agreement concerning approximately 2,271 acres generally bounded by Broadway Road on the north, Jackrabbit Trail on the east, MC 85 on the south, and Dean Road on the west. The rezoning request will change the zoning of the subject site from Single-Family Residential 43 (SF-43), Rural Residential (RR) and Light Industrial (I-1) to Community Master Plan (CMP) to facilitate development of a rail-served regional industrial hub with potential for complementary/secondary commercial, single-family residential, and multi-family residential uses. The associated development agreement defines developer and City obligations pertaining to development of the subject property and its infrastructure. Rezoning is the process of changing the zoning classification of a property, which determines how the land can be used.

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

- 5.F** Council to hold a public hearing and take action on Resolution No. 32-26 approving and adopting the rate schedule for water and wastewater rates, rate components, fees, or service charges set forth in the document entitled "Schedule of Fees," setting an effective date; and repealing conflicting resolutions or parts of resolutions.

Summary: Adoption of Resolution No. 32-26 will modify elements of the rate structure and establish a multi-year rate schedule for water and wastewater services. The proposed rate

package will be effective May 7, 2026, with scheduled adjustments taking effect on January 1, 2027, January 1, 2028, and January 1, 2029.

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

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