



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
SEPTEMBER 15, 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 request for a new Series 006 \(Bar\) Liquor License \(Application No. 406572\) for Emersa, located at 1503 North Verrado Way #101, in Buckeye.](#)
Summary: Emersa is requesting approval for a Series 006 (Bar) Liquor License Application for

their business located at 1503 North Verrado Way #101, in Buckeye. The application and public notice were legally posted and the application has been reviewed and approved by the required departments.

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

- *4.B** [Council to take action on Ordinance No. 22-26 approving the transfer of certain rights-of-way and roadways situated at Van Buren Street west of Sun Valley Parkway, lying in Sections 5 and 8, Township 1 North, Range 4 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona, with a reputed street name of Van Buren Street alignment.](#)

Summary: The City of Buckeye is the applicant for this annexation request. The purpose of this request is to annex from Maricopa County a segment Van Buren Street west of Sun Valley Parkway, approximately 606 feet in length. This will allow development to complete the required roadway and infrastructure improvements. Specifically with regard to a roadway, A.R.S. Section 9-471(O) allows for an abbreviated annexation procedure by mutual consent of the governing bodies of the county and a municipality if the property transferred is adjacent to the receiving city or town and if each governing body approves the proposed transfer as a published agenda item at a regular public meeting of their respective governing bodies.

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

- *4.C** [Council to take action on the Wired Telecommunications License and Right-of-Way Use Agreement between the City of Buckeye, an Arizona municipal corporation and Wyverd Connect LLC d/b/a Wyverd Fiber, a Delaware limited liability company and Accipiter Communications, Inc. a Nevada corporation; and authorize the City Manager to execute and deliver said Agreement on behalf of the City.](#)

Summary: Wyverd Fiber requests approval from the Council to provide telecommunication services and install future facilities in the right-of-way and/or operate, maintain and repair those facilities within a portion of the right-of-way. The Agreement will allow Wyverd Fiber to use the right-of-way for non-telecommunication services such as dark fiber leasing.

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

- *4.D** [Council to take action on Resolution No. 93-26 approving the Federal Aviation Administration FY2026 Airport Infrastructure Grant Agreement and the Airport Improvement Grant Agreement for Grant Numbers 3-04-0005-029-2026 and 3-04-0005-030-2026, respectively, between the United States Department of Transportation and the City of Buckeye for Fiscal Years 2027, 2028, 2029, and 2030; and authorizing the City Manager to execute and deliver said Grant Agreements on behalf of the City of Buckeye.](#)

Summary: Council to approve two grant agreements with the Federal Aviation Administration (FAA) for the same Buckeye Airport project, (1) a \$560,600 grant award, and (2) a \$581,800 grant award. This grant funding supports 95 percent of the cost of construction and installation of the new runway lighting at Buckeye Municipal Airport. The Arizona Department of Transportation (ADOT) has indicated that it will provide \$14,800 and \$15,400, respectively, upon receipt of the signed FAA Grant Agreements, and the remaining costs of \$14,800 and \$15,400, respectively, are the City of Buckeye match, for a total project cost of \$1,202,800. The approved FY2027 budget for this project is \$1,642,100, however, the project is not expected to exceed \$1.3 million. Staff Liaison: Rob Roach, Grant Program Manager, roach@buckeyeaz.gov, (623) 349-6165

- *4.E** [Council to take action on Resolution No. 92-26 approving the Federal Aviation Administration FY2026 Airport Improvement Grant Agreement for Grant Number 3-04-0005-031-2026 between](#)

the United States Department of Transportation and the City of Buckeye; and authorizing the City Manager to execute and deliver said Grant Agreement on behalf of the City of Buckeye.

Summary: Council to approve the "Airport Improvement Grant" award in the sum of \$210,991 (rounded up, \$211,000) to conduct a siting study for the construction of a new Federal Aviation Administration Air Traffic Control Tower (FAA Control Tower) at the Buckeye Municipal Airport. This Grant supports approximately 95 percent of the study. The State of Arizona Department of Transportation (ADOT) is anticipated to provide \$5,600, and the remaining cost of \$5,600 will be funded by Buckeye for a total project cost of \$222,200. These funds will be added to Capital Improvement Program (CIP).

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

- *4.F** Council to take action on the separate Intergovernmental Agreements between the City of Buckeye and Agua Fria Union High School District No. 216, Buckeye Union High School District, and Buckeye Elementary School District for School Resource Officer services, each in substantially the form and substance on file with the City Clerk; and authorize the City Manager to execute and deliver the Agreements and to take all steps necessary to carry out the purpose and intent of the Agreements.

Summary: Approval of the Intergovernmental Agreements between the City of Buckeye and Agua Fria Union High School District No. 216, Buckeye Union High School District, and Buckeye Elementary School District for School Resource Officer (SRO) services during the 2026-2027 school year will provide for seven Buckeye Police Department SROs to serve participating schools, including Verrado High School, Canyon View High School, Buckeye Union High School, Youngker High School, and several schools within the Buckeye Elementary School District. The school districts will reimburse the City for SRO services in accordance with the terms of their respective agreements.

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

- *4.G** Council to take action on the Memorandum of Understanding (MOU) between the City of Buckeye, an Arizona municipal corporation and The Odyssey Preparatory Academy, an Arizona Charter Academy for School Resource Officer services for the 2026-2027 school year in substantially the form and substance on file with the City Clerk; and authorize the City Manager to execute and deliver the MOU on behalf of the City of Buckeye and to take all steps necessary to carry out the purpose and intent of the MOU.

Summary: Approval of the MOU between the City of Buckeye and Odyssey Preparatory Academy will continue School Resource Officer (SRO) services for the 2026-2027 school year. Under the MOU, the Buckeye Police Department will provide one sworn, certified police officer to serve as the dedicated SRO at Odyssey Preparatory Academy. The partnership provides an on-campus law enforcement presence to support school safety, strengthen coordination between the Police Department and Academy, and foster positive relationships among law enforcement, students, staff, and families. The Academy will reimburse the City for SRO services in accordance with the terms of the MOU.

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

- *4.H** City Council to take action on the City of Buckeye - APS Utility Easement for Arizona Public Service Company's placement of electrical lines and appurtenant facilities on City property, together with the right of ingress and egress to and along the easement premises; and authorize the City Manager to execute said Utility Easement Agreement in substantially the form and format on file with the City Clerk.

Summary: In order to supply power to a new City communications tower, located on the Festival Ranch Water Reclamation Facility property, Arizona Public Service Company (APS) will need to install a transformer and underground power lines within the same property, identified as Assessor Parcel No. 503-84-028J. APS requires that a perpetual, non-exclusive easement be granted by the property owner (the City) to establish the right to construct, operate, and maintain APS's equipment and facilities.

Staff Liaison: Paul Baumgardt, Contract Real Estate Coordinator, pbaumgardt@buckeyeaz.gov, (480) 952-5114

- *4.I** Council to take action on the acceptance of the Buckeye Ten 85 well sites Tract 1 (APN 504-39-994), Tract 2 (APN 504-39-995) and Tract 4 (APN 504-39-997) conveyed by and through the Special Warranty Deeds, each executed by the CH CRE Ten 85 Owner LLC; authorize the City Manager to execute and deliver the Special Warranty deeds; and authorize the City Manager, City Attorney and City Clerk to take all steps necessary to perfect the conveyance of the real properties identified herein.

Summary: This requested council action seeks approval of the conveyance of well sites 1, 2 and 4 as part of the Ten 85 development project.

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

- *4.J** Council to take action on the Real Property Lease Agreement between the City of Buckeye, an Arizona municipal corporation, and the Buckeye Water Conservation and Drainage District, a political subdivision of the State of Arizona, for Arizona Parcel Numbers 400-18-005B, 400-18-032 and 400-18-033B; and authorize the City Manager to execute and deliver said lease agreement on behalf of the City of Buckeye.

Summary: The City acquired the parcels located on the corner of 4th Street and Narramore Avenue in 2011. The Water Resources Department (WRD) is requesting approval of a Real Property Lease Agreement with Buckeye Water Conservation and Drainage District (BWCD) to lease Arizona Parcel Numbers 400-18-005B, 400-18-032 and 400-18-033B to BWCD. The proposed lease has a term of 25 years at an annual rental rate of \$10. BWCD will use the premises for the storage of heavy equipment and will be responsible for maintaining the premises throughout the lease term.

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 on funding the Economic Development Catalyst Program application for Barbon Asadero in the amount of \$22,722, plus certain City fees eligible for reimbursement.

Summary: The Economic Development Catalyst Program is a reimbursement-based initiative designed to incentivize private investment, stimulate economic growth, and drive the rehabilitation of existing commercial properties throughout the City of Buckeye. Tonight, Council is asked to consider approving one application for Barbon Asadero for reimbursement totaling \$22,722.

Staff Liaison: Ashley Mazariegos, Economic Development Downtown Project Manager, amazariegos@buckeyeaz.gov, (480) 340-0772

- 5.B** Council to take action on Resolution No. 83-26 adopting the Notice of Intent to enter into an Economic Development Tax Incentive Agreement with Festival Marketplace, LLC, an Arizona limited liability company, and findings of fact.

Summary: The City of Buckeye has worked with Festival Marketplace, LLC, since 2020 on the proposed Festival Marketplace Commercial Center at the northeast corner of Canyon Springs Boulevard and Sun Valley Parkway. Festival Marketplace, LLC, has requested a performance-based economic development tax incentive pursuant to A.R.S. § 9-500.11. Adoption of the Notice of Intent is required at least fourteen days prior to Council consideration of the final development agreement; but this action tonight does not authorize any reimbursement.

Staff Liaison: Suzanne Boyles, Economic Development Director, sboyles@buckeyeaz.gov, (623) 349-6970

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