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
OCTOBER 6, 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 010 (Beer and Wine Store) Liquor License (Application No. 406722) for Carioca Shell #22, located at 26594 West MC 85, in Buckeye.
Summary: Carioca Shell #22 is requesting approval for a Series 010 (Beer and Wine Store)

Liquor License Application for their business located at 26594 West MC 85, 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, sstewart@buckeyeaz.gov, (623) 349-6914

***4.B** Council to take action on the Sublease of Lease Agreement, by and between the City of Buckeye, an Arizona municipal corporation, and All Faith Community Services, an Arizona nonprofit corporation; and authorize the City Manager to execute the sublease and any amendments and related documents.
Summary: The City of Buckeye maintains a lease agreement with Arizona Public Service Company (APS) for property known as the Buckeye Arena. In August 2026, the City received consent from APS, as the lessor of the property, to enter into a sublease agreement with All Faith Community Services. All Faith is a community partner that provides critical resources and assistance to Buckeye residents experiencing financial hardship. Under the sublease, All Faith will utilize one of the buildings on the property to store, sort, and redistribute non-perishable food and other essential items in support of its food bank and other community programs.
Staff Liaison: Robert Wisener, Community Services Deputy Director, rwisener@buckeyeaz.gov, (623) 349-6621

***4.C** 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 the southeast quarter of Section 5 and the northeast quarter of Section 8, Township 1 North, Range 4 West, of the 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 of 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.D** Council to take action to ratify and approve the submission of a $2,080,300 grant application under the “FY2027 Local Border Support Fund” to the Arizona Department of Public Safety, with a request in the amount of $2,080,300 and no required match from the City of Buckeye; and authorize and direct the City Manager to take all steps necessary to carry out the purpose and intent of said grant application.
Summary: The Buckeye Police Department (BPD) seeks to improve safety in Buckeye by adding a Street Crimes Unit consisting of four sworn police officers, one sworn sergeant, one new police canine, five vehicles, and related supplies and equipment. If awarded, the grant will cover a 24-month period. The grant request amount is $2,080,300 with no required City of Buckeye match.
Staff Liaison: Rob Roach, Grant Program Manager, rroach@buckeyeaz.gov, (623) 349-6165

***4.E** Council to take action to ratify and approve the submission of a $393,500 "Certified Street Sweeper Expansion and Replacement FY2027” grant application through the Maricopa Association of Governments (MAG), with a grant request in the amount of $366,400 and a

required match of $27,100 from the City of Buckeye; 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 said grant application.

Summary: The City of Buckeye Public Works Department (Public Works) seeks to maintain safe and clean streets by replacing a 2018 street sweeper with a new grant-funded PM-10 Certified Street Sweeper. The existing street sweeper is suffering from age-related wear and tear, and mechanical and parts failures, and has been out of service since June 2026 due to an accident where the City was not at fault.

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

***4.F** Council to take action to ratify and approve the submission of a $1,735,700 grant application under the "BJA FY2026 Comprehensive Opioid, Stimulant, and Substance Use Site-Based Program" to the Bureau of Justice Assistance through the United States Department of Justice in the amount of $1,300,000 over a 36-month period and a non-required match of $435,700 from the City of Buckeye, representing partial coverage of personnel costs in the third year; and authorize and direct the City Manager to take all steps necessary to carry out the purpose and intent of said grant application.

Summary: The Buckeye Police Department (BPD) seeks to improve safety in Buckeye by adding an Opioid, Stimulant, and Substance Use Unit (OSSU Unit) consisting of two detectives, one sergeant, and three vehicles. If awarded, the Grant must be spent within a 36-month period. Once the Grant funds have been exhausted, the positions would need to be funded with other sources.

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

***4.G** Council to take action on Resolution No. 90-26 declaring as a public record that certain document on file with the City Clerk entitled the "Revised Policy 900 Time Off and Leaves;" adopting the same by reference; providing for repeal of conflicting resolutions and provisions; and providing for severability.

Summary: The Holiday section of Policy 900 outlines Council approved designated holidays and floating holiday hours granted to City of Buckeye employees and allows employees to manage their holiday bank of hours throughout the fiscal year. The revised language clarifies that if an employee leaves the City before the fiscal year ends and has used more holiday hours than they were entitled to, the excess holiday hours taken will be subtracted from their remaining vacation balance and reflected in their final paycheck.

Staff Liaison: Cindy Camarata, Chief Human Resources Officer, ccamarata@buckeyeaz.gov, (623) 349-6255

***4.H** Council to take action on Ordinance No. 23-26 declaring as a public record that certain document on file with the City Clerk entitled the "Chapters 5, 12, and 15 – Associate Judge Amendments"; adopting the "Chapters 5, 12, and 15 - Associate Judge Amendments" by reference; and amending the City Code of the City of Buckeye Chapter 5, Municipal Court Regulations, Article 5-1, Definitions, Section 5-1-1, Definitions, Article 5-2, Municipal Court Organization, Section 5-2-2, Qualifications of Judges, Section 5-2-3, Judges, Generally, Section 5-2-5, Powers and Duties of Presiding Judge, Article 5-3, Judicial Selection Advisory Board, Section 5-3-1, Establishment; Purpose, Section 5-3-2, Membership, Article 5-5, Home Detention/Electronic Monitoring Program, Section 5-5-1, Home Detention/Electronic Monitoring Program; Chapter 12, Traffic Code, Article 12-3, Parking, Standing and Stopping, Section 12-3-4, Parking Prohibited in Spaces Reserved for the Physically Disabled, Section 12-3-8, Response to Parking Violation Complaint; Default

Judgment; Penalties, Section 12-3-11, Immobilized and Impounded Vehicles – Release; Chapter 15, Building Regulations, Article 15-1, General Provisions, Section 15-1-2, Civil Code Enforcement for Violations of City Code; providing for repeal of conflicting ordinances; and providing for severability.

Summary: The primary purpose of the proposed amendment is to revise the Buckeye City Code to authorize additional judicial and hearing officer positions for the Buckeye Municipal Court, including an Associate Judge, Judge Pro Tem, Interim Judge, and Civil Traffic Hearing Officer. The amendment is intended to provide the Court with greater flexibility and capacity to address increasing caseloads and the growing volume of matters requiring judicial attention, while supporting the efficient and effective administration of justice.

Staff Liaison: John Burkholder, Presiding Judge, jburkholder@buckeyeaz.gov, (623) 349-6525

***4.I** Council to take action on the Intergovernmental Agreement between the City of Goodyear and the City of Buckeye for Emergency Communications and Dispatching Services; and authorize the City Manager to execute and deliver said Agreement and to take all actions and execute documents necessary to carry out the intent of the Agreement.

Summary: The proposed Intergovernmental Agreement between the City of Buckeye and the City of Goodyear formalizes a reciprocal partnership for backup 9-1-1 emergency communications and dispatching services. The Agreement provides operational continuity when either city is temporarily unable to provide emergency communications from its primary facility due to an emergency, equipment malfunction, planned maintenance, training, or other service disruption. Through this Agreement, each city may provide temporary call-taking and dispatch support for the other and, when necessary, provide access to its communications facility for temporary operations. This partnership strengthens regional public safety coordination and helps ensure uninterrupted access to critical emergency communication services for both communities.

Staff Liaison: Robert Sanders, Chief of Police, rsanders@buckeyeaz.gov, (623) 349-6435

***4.J** Council to take action on Ordinance No. 26-26 amending the Buckeye City Code by amending Chapter 8, Business Regulations, Article 8-1, Business License, Section 8-1-1, License Required; and Article 8-6, Massage Parlors, to replace the word ‘parlors’ with ‘establishments,’ in furtherance of conforming with references to massage establishment(s) in the City Code; providing for repeal of conflicting ordinances; and providing for severability.

Summary: The proposed amendment updates references to “Massage Parlors” in the City Code to “Massage Establishments.” The proposed language deletes the term “parlors” and substitutes the term “establishments,” which conforms to the definition-terminology set forth in Section 8-6-1(B) of the City Code and provides consistent terminology for businesses offering massage services.

Staff Liaison: Cathy Clemons, Program Management Office Director, cclemons@buckeyeaz.gov, (623) 349-6208

***4.K** Council to take action on the reallocation of $550,000 from CIP 106840 APS Brine Disposal and transfer said funds to CIP 109580 Citywide Brine Management; and authorize the City Manager to execute all necessary contracts and documents for the Brine Management project, in an amount not to exceed $550,000.

Summary: The Water Resources Department is requesting the reallocation of $550,000 from the APS Brine Management Project (CIP 106840) FY2027 budget to the Citywide Brine Management Project (CIP 109580) FY2027 budget. The purpose of this reallocation is to fund the pilot development and conceptual design of a brine management solution for future water treatment

needs.
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 Ordinance No. 27-26 approving a major amendment to the Monte Verde Community Master Plan ("CMP") as described in Case Number PLZZ-24-0013 related to approximately 156 acres within the CMP; modifying the CMP Land Use Plan to expand opportunities for commercial, multi-family residential, and single-family residential development in the amendment area; and providing for repeal of conflicting ordinances and severability.
Summary: Jeff Blilie of Gilbert Blilie PLLC, on behalf of property owner Sunbelt Land Holdings LP, is requesting approval of a Major Amendment to approximately 156 acres within the Monte Verde Community Master Plan (CMP), located west of Miller Road between Lower Buckeye Road and Warner Street. The request would revise the approved land use plan, permitted uses, development standards, design requirements, and related exhibits to accommodate a mix of single-family residential, multi-family residential, and commercial development. The amendment would increase the maximum residential development potential from 433 to 862 dwelling units, introduce multi-family residential development within the amendment area, and increase commercial land from approximately 15.1 acres to approximately 51.2 acres.
Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

5.B Council to take action on the Non-Profit Community Funding sub-committee's recommendations to award funds to various non-profits that serve City of Buckeye residents.
Summary: In the Fiscal Year 2027 budget, $124,000 was allocated to support non-profit organizations that provide social services to Buckeye residents. Forty-seven applications were received, requesting $478,857 in total, which were reviewed by a sub-committee of elected officials, community members and staff. The subcommittee recommends awarding the available $124,000 to 19 non-profit organizations.
Staff Liaison: Krystian Zebrwoski, Human Services Manager, kzebrowski@buckeyeaz.gov, (623) 349-6608

5.C Council to take action on Resolution No. 94-26 declaring as public records, and approving and adopting the following City of Buckeye policies: Strategic Water Planning, Reclaimed Water, Water Acquisitions and Funding, Water Conservation, and Water Allocations in Designated Areas; providing for repeal of conflicting resolutions and provisions; and providing for severability.
Summary: The City of Buckeye's proposed water policies establish a coordinated framework for protecting, managing, and expanding the City's water resources while promoting responsible and sustainable growth. Together, these policies constitute the Council's policy on sound water management. They provide staff with clear operational guidance and a strong foundation for effective engagement with stakeholders. This framework will support the City's long-term water security, financial sustainability, infrastructure planning, conservation efforts, and equitable allocation of water resources.
Staff Liaison: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102

5.D Council to take action on Ordinance No. 25-26 declaring as public records those documents on file with the City Clerk entitled "Property Maintenance Code"; amending Chapter 15, Building Regulations, Article 5-2, Building Codes by repealing Section 15-2-8, Property Maintenance

Code, and adopting Chapter 26, Property Maintenance Code; providing for repeal of conflicting ordinances and provisions; providing for severability; and setting forth penalties for violations.
Summary: Ordinance No. 25-26 adopts Chapter 26 of the Buckeye City Code governing property maintenance. The code establishes minimum standards for the maintenance of residential and commercial properties, clarifies enforcement authority and procedures, updates definitions, establishes civil and criminal enforcement mechanisms, and incorporates modern property maintenance standards intended to protect public health, safety, and welfare. Chapter 26 provides Code Enforcement personnel with consistent administrative procedures while ensuring property owners and occupants receive clear notice of violations, reasonable opportunities for compliance, and established due process through the municipal court system. The proposed code also addresses deteriorated properties, unsafe structures, exterior maintenance, sanitation, parking, abandoned vehicles, vacant buildings, and other conditions that negatively impact neighborhoods and community appearance.
Staff Liaison: Robert Sanders, Chief of Police, rsanders@buckeyeaz.gov, (623) 349-6430

5.E Council to take action on Ordinance No. 15-26 declaring as public records those documents on file with the City Clerk entitled "E-Bike 12-2-10," adopting the same by reference; amending the Buckeye City Code to add Chapter 12, Traffic Code, Article 12-2, Traffic Regulations, Section 12-2-10, Electric Bicycles, Electric Standup Scooters, Micromobility Devices, and Electric Motorcycles/Motor Driven Cycles; providing for repeal of conflicting ordinances and provisions; providing for severability; and setting forth penalties for violations.
Summary: The Buckeye Police Department believes that the updates to the City Code proposed in Ordinance No. 15-26 are necessary to make our city safer for our children and residents. As electric bikes, electric scooters, and electric motorcycles have rapidly grown in popularity across our community, so have safety concerns, especially involving young riders, high speeds, and increased interactions with vehicles and pedestrians. The City is taking a proactive, common-sense approach to ensure everyone can continue to enjoy these devices safely by establishing clear rules, promoting responsible riding, and increasing awareness of basic safety practices. This effort focuses on education first, working with schools, parents, and local retailers to ensure riders and parents understand where and how to ride safely, while also setting reasonable expectations around age, helmets, and behavior. The goal is not to take anything away, but to protect riders, prevent serious injuries, and create a safer environment for everyone who shares our streets, sidewalks, and neighborhoods.
Staff Liaison: Robert Sanders, Chief of Police, rsanders@buckeyeaz.gov, (623) 349-6430

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