



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 2, 2025
AGENDA**

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

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

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

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

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

- 1. Call to Order/Invocation/Pledge of Allegiance/Roll Call**
 - 2. Comments from the Public- Members of the audience may comment on any non-agenda item of interest.**
 - 3. Awards/Presentations/Proclamations**
 - 4. CONSENT AGENDA ITEMS / NEW BUSINESS**
Approval of items on the Consent Agenda - All items with an () are considered to be routine matters and will be enacted by one motion and vote of the City Council. There will be no separate discussion of these items unless a Council member requests. This section may include the approval of Minutes from previous meetings.*
- *4.A** [Council to take action on Resolution No. 50-25 repealing Chapter 1, General Information, Section 1-1, Engineering Submittal Requirements dated 2024, Chapter 1, General Information, Section 1-2, As-Built Requirements dated 2024, Chapter 2, Survey and Mapping, Section 2-2, Addressing](#)

Procedures dated 2024, Chapter 3, Water, Section 3-1, Water dated June 16, 2020, Chapter 3, Water, Section 3-5, Well Sites dated May 18, 2021, and Chapter 7, Lighting, Section 7-3, Wireless Facilities in the Rights-of-Way dated February 2018, of the City of Buckeye Engineering Design Standards; Declaring As A Public Record Those Certain Documents On File with the City Clerk entitled City Of Buckeye Engineering Design Standards Chapter 1, General Information, Section 1-1, Engineering Submittal Requirements, Chapter 1, General Information, Section 1-2, As-Built Requirements, Chapter 2, Survey And Mapping, Section 2-2, Addressing Procedures, Chapter 3, Water, Section 3-1, Water Distribution and Transmission, Chapter 3, Water, Section 3-5, Well Sites, Chapter 8, Dry Utilities, Section 8-2, Small Wireless Facilities in the Rights-of-Way; and approving and adopting the same by reference.

Summary: This Council action is to adopt new uniform standards providing and establishing design criteria for construction within the City of Buckeye. The Design Standards provide direction for all landowners, developers, engineers, and contractors that will be designing and constructing development projects within the City.

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

- *4.B** Council to take action Resolution No. 52-25 accepting a Petition for Formation of a Street Light Improvement District (SLID); declaring its intention to form a Street Lighting Improvement District; designating such District as the "City of Buckeye Street Lighting Improvement District No. SLID-2025-005"; providing for the annual levy of taxes or assessments equally apportioned upon all of the non-public property owners in the District to purchase energy for the lighting of public streets and parks within and adjacent to the District; and ordering the recording and filing of this Resolution.

Summary: Both Street Lighting Improvement Districts (SLIDs) and 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. 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.C** Council to take action Resolution No. 53-25 ordering the work as described in Resolution No. 52-25 and forming City of Buckeye Street Lighting Improvement District No. SLID-2025-005; and ordering the recording and filing of this Resolution.

Summary: Both Street Lighting Improvement Districts (SLIDs) and 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. 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.D** Council to take action on Resolution No. 54-25 enlarging the City of Buckeye Maintenance Improvement District No. MID-2006-016; and ordering the recording and filing of this Resolution.

Summary: Per Resolution No. 54-25, enlarge the existing Maintenance Improvement District No. MID-2006-016 to include the Sun City Festival Parcel AA1 Development.

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

***4.E** [Council to take action on Resolution No. 55-25 enlarging the Street Light Improvement District No. SLID-2006-011; and ordering the recording and filing of this Resolution.](#)

Summary: Both Street Lighting Improvement Districts (SLIDs) and 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. 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 Resolution No. 56-25 enlarging the Street Light Improvement District No. SLID-2021-002; and ordering the recording and filing of this Resolution.](#)

Summary: Both Street Lighting Improvement Districts (SLIDs) and 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. 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.G** [Council to take action Resolution No. 57-25 accepting a Petition for Formation of a Street Light Improvement District \(SLID\); declaring its intention to form a Street Lighting Improvement District; designating such District as the "City of Buckeye Street Lighting Improvement District No. SLID-2025-003"; providing for the annual levy of taxes or assessments equally apportioned upon all of the non-public property owners in the District to purchase energy for the lighting of public streets and parks within and adjacent to the District; and ordering the recording and filing of this Resolution.](#)

Summary: Both Street Lighting Improvement Districts (SLIDs) and 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. 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.H** [Council to take action Resolution No. 58-25 ordering the work as described in Resolution No. 57-25 and forming City of Buckeye Street Lighting Improvement District No. SLID-2025-003; and ordering the recording and filing of this Resolution.](#)

Summary: Both Street Lighting Improvement Districts (SLIDs) and 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. 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.I** [Council to take action on Resolution No. 59-25 enlarging the City of Buckeye Street Lighting Improvement District No. SLID-2022-001; and ordering the recording and filing of this Resolution.](#)

Summary: Both Street Lighting Improvement Districts (SLIDs) and 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. 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.J** [Council to take action on Resolution No. 60-25 enlarging the City of Buckeye Street Lighting Improvement District No. SLID-2021-002; and ordering the recording and filing of this Resolution.](#)

Summary: Both Street Lighting Improvement Districts (SLIDs) and 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. 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.K** [Council to take action on Resolution No. 61-25 enlarging the City of Buckeye Street Lighting Improvement District No. SLID-2023-001; and ordering the recording and filing of this Resolution.](#)

Summary: Both Street Lighting Improvement Districts (SLIDs) and 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. 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.L** [Council to take action on Resolution No. 62-25 accepting a Petition, Waiver, and Consent to formation of 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-2025-002"; providing for the annual levy of taxes or an annual assessment against the lots within the District in proportion to the benefits received; and ordering the recording and filing of this Resolution.](#)

Summary: Both Maintenance Improvement Districts (MIDs) and 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. MIDs are established in accordance with Ordinance No. 42-06 and assess the owners within a development for the cost of maintenance of

the landscaping along the rights-of-ways within a development MID. 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.M** [Council to take action on Resolution No. 63-25 ordering the work as described in Resolution No. 62-25; ordering the formation of City of Buckeye Maintenance Improvement District No. MID-2025-002; and ordering the recording and filing of this Resolution.](#)

Summary: Both Maintenance Improvement Districts (MIDs) and 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. MIDs are established in accordance with Ordinance No. 42-06 and assess the owners within a development for the cost of maintenance of the landscaping along the rights-of-ways within a development MID. 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.N** [Council to take action on a Final Plat for Verrado Regent Hills Phase 3B, generally located one mile west of Verrado Way and north of Lost Creek Drive within the Verrado Regent Hills District.](#)

Summary: The applicant has requested approval of a Final Plat of Verrado Regent Hills Phase 3B (Case No. PLZV-24-0008), consisting of 121 single-family lots on approximately 56 acres generally located one mile west of Verrado Way and north of Lost Creek Drive within the Verrado Regent Hills District. A final plat creates more than 10 lots and delineates property boundaries, describes and dedicates applicable rights-of-way and easements, and is recorded with the Maricopa County Recorder's office to create an official record of a subdivision, required for the sale of subdivided lots.

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

- *4.O** [Council to take action on a Master Final Plat titled "Master Plat for Floreo at Teravalis - Development Unit 2" located north of the northwest corner of Sun Valley Parkway and Teravalis Parkway.](#)

Summary: The applicant is requesting approval of a 355.49-acre, 14-parcel Master Final Plat for Floreo at Teravalis Development Unit 2 (Case No. PLZS-24-0039) located north of the northwest corner of Sun Valley Parkway and Teravalis Parkway. A Final Plat creates lots or parcels and delineates property boundaries, describes and dedicates applicable rights-of-way and easements, and is recorded with the Maricopa County Recorder's office to create an official record of a subdivision, required for the sale of subdivided lots.

Staff Liaison: Jennifer Roseman, Planner II, jroseman@buckeyeaz.gov, (623) 349-6295

- *4.P** [Council to take action on Ordinance No. 26-25 approving the transfer of certain rights-of-way and roadways generally located along Roosevelt Street between Jackrabbit Trail and 194th Avenue.](#)

Summary: The purpose of this request is to administratively annex from Maricopa County's jurisdiction a segment of Roosevelt Street lying east of Jackrabbit Trail and west of 194th Avenue. This administrative annexation and construction of street improvements by the developer will improve traffic circulation in the vicinity of the project site. Also, annexing this area

will avoid any challenges for the City concerning the review of submittals and construction of this corridor.

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

***4.Q Council to take action on a Final Plat titled "Festival Ranch Planning Area 3 - Parcel 33" located northwest of the northwest corner of Desert Oasis Boulevard and Beardsley Parkway.**

Summary: The applicant is requesting approval of a 48.47-acre 133-lot final plat for Festival Ranch Planning Area 3, Parcel 33, Case No. PLZS-21-00117, located northwest of the northwest corner of Desert Oasis Boulevard and Beardsley Parkway. A final plat creates lots and delineates property boundaries, describes and dedicates applicable rights-of-way and easements, and is recorded with the Maricopa County Recorder's office to create an official record of a subdivision, required for the sale of subdivided lots.

Staff Liaison: Jennifer Roseman, Planner II, jroseman@buckeyeaz.gov, (623) 349-6295

***4.R Council to take action on a Minor Subdivision titled Yardly at Verrado, located at the southwest corner of Indian School Road and Sunrise Lane.**

Summary: The applicant, Lucy Wright of Bowman Consulting, requests approval of a Minor Subdivision dedicating rights-of-way (ROW) and easements across a landscape tract to provide access to the Yardly at Verrado, a planned build-to-rent (BTR) project located generally at the southwest corner of Indian School Road and Sunrise Lane. A Minor Subdivision creates 10 or fewer lots and delineates property boundaries, describes and dedicates applicable rights-of-way and easements, and is recorded with the Maricopa County Recorder's office to create an official record of a subdivision, required for the sale of subdivided lots.

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

***4.S Council to take action on a Final Plat titled Encanto, located on the northeast corner of Jackrabbit Trail and Monte Vista Road.**

Summary: The applicant is requesting approval of a 39.9-acre two parcel final plat located at the northeast corner of Jackrabbit Trail and Monte Vista Road. A final plat creates lots and delineates property boundaries, describes and dedicates applicable rights-of-way and easements, and is recorded with the Maricopa County Recorder's office to create an official record of a subdivision, required for the sale of subdivided lots.

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

***4.T Council to take action on approving and ratifying the Professional Services Agreement (Contract No. 32500061) between the City of Buckeye, an Arizona municipal corporation, and Jensen Hughes, Inc., a Maryland corporation, relating to the development of a comprehensive fire and emergency master plan; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.**

Summary: The Fire Department is requesting approval and ratification of the Agreement between the City of Buckeye and Jensen Hughes, Inc.; relating to the development of a comprehensive fire and emergency master plan that provides direction and guidance for improving service delivery over the next 15 years and beyond. A comprehensive fire and emergency master plan is vital for our organization to proactively address a range of potential threats, from fires to natural disasters. It encompasses measures for hazard identification, clear evacuation routes, emergency response procedures, and communication strategies. This proactive planning not only safeguards employees and assets, potentially reducing injuries and minimizing property damage, but also ensures regulatory compliance.

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

- *4.U** Council to take action on Change Order No. 1 to the Addendum to Agreement (Contract No. 32600017) between the City of Buckeye, an Arizona municipal corporation, and Virtra, Inc., a Nevada corporation, to approve incorporating Quote No. 00010594 into the initial agreement for a software service plan renewal to the existing Virtra Training Simulator; and authorizing the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.

Summary: The Police Department is requesting approval of this Change Order for the purpose of purchasing software service plan renewal to the existing Virtra Training Simulator, with a not to exceed total amount of \$276,505.24. The purchase will cover the Police Department needs through Fiscal Year 2026 as a benefit to public safety.

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

- *4.V** Council to take action on Change Order No. 1 to the Cooperative Contract Purchase Addendum (CCPA Contract No. 2025033) between the City of Buckeye, an Arizona municipal corporation, and Universal Protection Service, LP dba Universal Security Services, a California limited partnership, to increase the Contract amount for the purchase of contracted armed and unarmed security services; and authorizing the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.

Summary: The Police Department is requesting approval of this Change Order for the purpose of increasing the current contract for armed and unarmed security services, with a new not to exceed total amount of \$350,000. The increase will cover the Police Department needs through Fiscal Year 2026 as a benefit to the City and public safety.

Staff Liaison: Santiago Rodriguez, Municipal Security Manager, srodriguez@buckeyeaz.gov, (480) 475-1535

- *4.W** Council to take action on the Professional Services Agreement (Contract No. 32500094) between the City of Buckeye, an Arizona municipal corporation, and Harrington Planning & Design, LLC (HD+P), an Arizona limited liability company, related to the Capital Improvement Program (CIP) Project No. 109630, Downtown Buckeye Improvement Program Utilities - Design Concept Report (DCR) in alignment with the Downtown Buckeye Specific Area Plan (DSAP); and authorize the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.

Summary: The Downtown Buckeye Design Concept Report (DCR) will provide a comprehensive framework to guide downtown revitalization, infrastructure planning, and development priorities. The DCR will integrate community input, infrastructure assessments, and policy to ensure that the City's vision for a vibrant, connected, and sustainable downtown is achieved. By leveraging consultant expertise, 3D visualization tools, and utility coordination, including potential fiber upgrades, the DCR will position Buckeye for strategic, phased investment that meets current and future needs. The total amount to be paid under this Agreement shall not exceed \$560,325.

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

- *4.X** Council to take action to ratify and approve the City's acceptance of a Real Estate Purchase Contract (Right-of-Way), by and between Seller Donna Lee Osteen, Michael Osteen and Shawna Osteen, and Buyer City of Buckeye, Arizona, in the sum of Three Hundred Thirty Six Thousand Nine Hundred Sixteen and 00/100 (\$336,916.00) and opening of Escrow with Security Title Agency, Escrow #ST15250544M; further, authorizing the City Manager to amend the Real Estate Purchase Contract, Sections 2.1 and 12.1, to allow for the Earnest Money Deposit to occur and to extend the Close of Escrow as reasonably necessary; and further, to authorize and direct the

Mayor, City Manager, City Attorney, and City Clerk to carry out the purpose and intent of the Real Estate Purchase Contract.

Summary: This Council action will facilitate the following acquisition of real property and easements from a portion of undeveloped land on the East side of Yuma Road North of Durango Street from the Osteens: approximately 0.56 acres of real property, to be conveyed to the City via special warranty deed; and approximately 0.06 acres of temporary construction easement. This project is programmed in the Capital Improvement Plan (CIP) for Fiscal Year 2025-2026. The total cost of this Agreement shall not exceed \$336,916.

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

- *4.Y** Council to take action on Ordinance No. 27-25 authorizing and directing the City Manager, City Attorney and City Clerk to take any and all action necessary to acquire fee title, or a lesser interest in, including but not limited to easements for public utilities, drainage, and/or construction, as needed, to certain real property including any associated personal property, as a matter of public necessity by (1) dedication, (2) donation, (3) purchase, (4) exchange, or (5) exercise of the power of eminent domain; to sign any documents and enter into any contracts necessary to effect the purposes of said Ordinance; to take any and all other action as is legally necessary to acquire fee title or an easement interest in, to and for all necessary rights-of-way or roadway generally located along Jackrabbit Trail Alignment (also known as 195th Avenue) from McDowell Road to West Osborn Road within Sections 29, 32, and 33, Township 2 North, Range 2 West, Gila and Salt River Base and Meridian, Buckeye, Maricopa County, Arizona; and declaring an emergency.

Summary: This Council action will facilitate the following acquisition of real property and easements: approximately 3.68 acres of real property; and approximately 0.80 acres of temporary construction easements (also known as TCE).

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

- *4.Z** Council to take action on Deliver Order No. 2 to the Job Order Contract (JOC No. 2025112) between the City of Buckeye, an Arizona municipal corporation, and Felix Construction Company, an Arizona corporation; and authorize the City Manager to execute said Deliver Order on behalf of the City of Buckeye.

Summary: The Water Resources Department is requesting approval of this Delivery Order with Felix Construction Company, for the preparation, procurement, construction, and installation of a Mueller Metal Building at 423 East Eastern Avenue, for a cost not to exceed \$597,187.23.

Installation of the building will provide critical equipment and supplies with protection from adverse weather, sun exposure, and possible theft.

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

- *4.AA** Council to take action on the Professional Services Agreement (Contract No. 32600035) between the City of Buckeye, an Arizona municipal corporation, and Kimley Horn & Associates, Inc., a North Carolina corporation, for the Design and Permit Services of the White Tanks Recovery Well #1 Project; and authorize the City Manager to execute said Agreement and all subsequent agreements and transactions related to the completion of the White Tanks Recovery Well #1 Capital Improvement Program (CIP) Project No.109650 in an amount not to exceed \$12,000,000, on behalf of the City of Buckeye.

Summary: This request seeks approval of a contract with Kimley Horn & Associates for the design and permitting of the White Tanks Recovery Well #1 in an amount not to exceed \$443,915. In addition to the consideration of the Kimley Horn & Associates design contract,

approval of this agenda item will authorize staff and the City Manager to execute all future contracts and activities necessary to complete CIP Project No. 109650, including the design, construction and installation of the recovery well up to the project not to exceed amount of \$12,000,000.

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

- *4.AB** Council to take action on Change Order No. 2 of the Cooperative Contract Purchase Addendum (CCPA No. 2024054) between the city of Buckeye, an Arizona municipal corporation, and Andrew's refrigeration, Inc. an Arizona corporation; and authorize the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.

Summary: Water Resources Department (WRD) staff are requesting the approval of Change Order No. 2 to the Andrew's Refrigeration contract to increase the contract spending limits by \$300,000. This increase will allow WRD to perform the required service and repairs of the department's Heating, Ventilation, and Air Conditioning (HVAC) units, and to replace those HVAC units that have reached their life expectancy and can no longer be serviced.

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

- *4.AC** Council to take action on the request for a new Series 010 (Beer and Wine Store) Liquor License (Application No. 352202) for Circle K Store #9615, located at 23900 West Broadway Road in Buckeye.

Summary: Circle K Store #9615 is requesting approval for a Series 010 (Beer and Wine Store) Liquor License Application for their business located at 23900 West Broadway in Buckeye. The application and public notice were legally posted and the application has been reviewed and approved by required departments.

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

- *4.AD** Council to take action on the request for a new Series 007 (Beer and Wine Bar) Liquor License (Application No. 353239) for Pizza Hut #26970, located at 1217 East Hwy 85 in Buckeye.

Summary: Pizza Hut #26970 is requesting approval for a Series 007 (Beer and Wine Bar) Liquor License Application for their business located at 1217 East Hwy 85 in Buckeye. The application and public notice were legally posted and the application has been reviewed and approved by required departments.

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

- *4.AE** Council to take action on the request for a new Series 012 (Restaurant) Liquor License (Application No. 348657) for One Story Social Dining, located at 19580 West Indian School Road, #101, in Buckeye.

Summary: One Story Social Dining is requesting approval for a Series 012 (Restaurant) Liquor License Application for their business located at 19580 West Indian School Road, #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: Lucinda Aja, City Clerk, laja@buckeyeaz.gov, (623) 349-6911

- *4.AF** Council to take action on the June 17, 2025 Regular Council Meeting Minutes, June 17, 2025 Special Council Meeting and Council Executive Session Minutes, July 1, 2025 Regular Council Meeting Minutes, and July 14, 2025 Special Council Meeting and Executive Session 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

5. Public Hearings / Non-Consent - New Business

5.A [Council to hold a public hearing and take action on Ordinance No. 25-25 extending and increasing the corporate limits of the City of Buckeye, Maricopa County, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and amendments thereto, by annexing approximately 2.52 acres located at the northwest corner of East Baseline Road and East MC-85.](#)

Summary: The property owner Win Oil Co., Inc., is requesting annexation of one parcel of land, totaling approximately 2.52 acres, located at the northwest corner of East Baseline Road and East MC-85. Annexation is when the City assumes jurisdiction over unincorporated land adjacent to its boundaries and expands the existing City limits.

Staff Liaison: Adam Copeland, Deputy Director of Planning, acopeland@buckeyeaz.gov 623-349-6210

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