



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 21, 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. 84-25 approving the second option to extend the Airport Property Lease Agreement between the City of Buckeye, and Spur-N-Rotor, Inc., a Nevada corporation.*

Summary: Lessee Spur-N-Rotor, Inc. (Spur-N-Rotor) desires to extend its Airport Property Lease Agreement (Lease Agreement) with the City. The initial term of the Lease Agreement was January 1, 2019, through December 31, 2023. The Lease Agreement provides for two extension terms of two years each. On October 7, 2023, the City Council approved the initial two-year option to extend the Lease Agreement, through December 31, 2025. Spur-N-Rotor has provided written notice, requesting the final two-year option to extend the Lease Agreement.

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

- *4.B** [Council to take action on Resolution No. 81-25, approving the First Amendment to Airport Property Lease Agreement between the City of Buckeye, and GH1, LLC \(DBA Aerosecure\), an Arizona limited liability company; and authorizing the City Manager to execute and deliver said First Amendment Agreement on behalf of the City of Buckeye.](#)

Summary: GH1 desires to expand its leased facilities at the Airport. The First Amendment to the Airport Property Lease Agreement expands GH1's leased facilities to include the adjacent office space. GH1 will renovate the office space to support its aviation related businesses operating within the Hangar premises.

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

- *4.C** [Council to take action on a final plat titled "Sun City Festival Ranch Planning Area 3 - Parcel 88" generally located south of the Beardsley Parkway and 279th Drive intersection.](#)

Summary: The applicant is requesting approval of a 42.06-acre, 126-lot age-restricted single-family final plat, Case No. PLZS-22-00039, located south of the Beardsley Parkway and 279th Drive intersection. A final plat creates more than ten 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.D** [Council to take action on Resolution No. 79-25 ordering the work as described in Resolution No. 32-25; ordering the formation of City of Buckeye Maintenance Improvement District No. MID-2024-004; and ordering the recording and filing of this Resolution.](#)

Summary: Per Resolution No. 32-25, Council declared the intent to form a Maintenance Improvement District (MID) by the City of Buckeye for the Tyler Ranch Subdivision; declaring the formation a MID; designating such Districts as "City of Buckeye Maintenance Improvement District No. MID-2024-004"; and providing for the annual levy of taxes or an annual assessment against the lots within the District in proportion to the benefits received. The resolution declaring intention was posted and published and no objection to the formation of the District has been filed. MIDs provide for the benefit of ensuring 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 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 responsible 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 if needed.

Staff Liaison: Ron Moll, City Engineer, rmoll@buckeyeaz.gov (623) 986-8442

- *4.E** [Council to take action on Resolution No. 80-25 enlarging the City of Buckeye Street Lighting](#)

[Improvement District No. SLID-2015-001; and ordering recording and filing of this Resolution.](#)

Summary: Both Street Lighting Improvement Districts (SLIDs) and Maintenance Improvement Districts (MIDs) provide for the benefit of ensuring 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. Street Lighting Improvement Districts (SLIDs) are established to purchase (not generate) energy for street lighting within the District and adjacent street so that the costs are not borne by the City in the Highway User Revenue Fund.

Staff Liaison: Ron Moll, City Engineer, (623) 986-8442

***4.F** [Council to take action on Resolution No. 78-25 enlarging the City of Buckeye Street Lighting Improvement District No. SLID-2022-003; 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.G** [Council to take action on Resolution No. 73-25 accepting a Petition for Formation of a Street Lighting 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-2025-010"; 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 on Resolution No. 74-25 ordering the work as described in Resolution No. 73-25 and forming City of Buckeye Street Lighting Improvement District No. SLID-2025-010; 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. 75-25 accepting a Petition, Waiver, and Consent to Formation of a Maintenance Improvement District (MID) by the City of Buckeye; declaring the intention to form a Maintenance Improvement District; designating such District as "City of Buckeye Maintenance Improvement District No. MID-2025-006"; 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 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.J** Council to take action on Resolution No. 76-25 ordering the work as described in Resolution No. 75-25; ordering the formation of City of Buckeye Maintenance Improvement District No. MID-2025-006; 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 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.K** Council to take action on Resolution No. 82-25 enlarging the Street Lighting Improvement District No. SLID-2013-002; 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.L** Council to take action to ratify and approve the submission of a \$495,000 Build America Bureau, Office of the Secretary of Transportation, U.S. Department of Transportation Grant Application for the creation of a roadway Design Concept Report for the Sun Valley Parkway Corridor and Interstate 10 interchange; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to carry out the purpose and intent of said Grant Application.
- Summary: The City of Buckeye requests approval of submission of a Grant Application in the

amount of \$495,000 for the creation of a roadway Design Concept Report (DCR) for the Sun Valley Parkway Corridor and Interstate 10 interchange. The DCR is the first step in improving and enhancing safety at the Sun Valley Parkway Corridor and Interstate 10 interchange in anticipation of the projected traffic growth. If awarded, once the DCR has been completed, Buckeye will proceed with planning, design, right-of-way, utility relocation, if needed, and construction activities listed within the DCR. This Grant requires no local match. The Grant will cover a 12-month period, if awarded.

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

- *4.M** Council to take action to ratify and approve the submission of a \$269,166 Grant Application for the acquisition of a new virtual reality training system and a full-time employee to support the Buckeye Police Department's Training Division; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to carry out the purpose and intent of said Grant Application.

Summary: The City of Buckeye Police Department (BPD) seeks approval of a Grant Application in the amount of \$269,166 for the purpose of acquiring a new Virtual Reality training system that includes additional de-escalation use-of-force tools such as a Bola Wrap, pepper spray, rifle and Glock handgun--better reflecting real-world scenarios and enhancing de-escalation outcomes. The system can also be used for dispatcher training. Funding is also sought for a civilian training position focused on crisis response. If awarded, the items funded will enhance and support the BPD's goal of community and officer safety through de-escalation and non-violent conflict resolution. There is no required match for this Grant.

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

- *4.N** Council to take action to ratify and approve the submission of a \$525,000 Phoenix Urban Area Security Initiative Grant Application through the Arizona Department of Homeland Security for seven unmanned aerial vehicle systems to increase first responder and public safety when responding to and/or preventing emergency events; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to carry out the purpose and intent of said Grant Application.

Summary: The Buckeye Fire-Medical-Rescue Department (BFMRD) is requesting funding for seven unmanned aerial vehicle systems to increase first responder and public safety when responding to and/or preventing emergency events. Unmanned aerial vehicle systems can be deployed rapidly and have the capability to assess the scenes of emergencies, distribute fire retardant or water on fires, safely monitor a fire or Hazardous Material situation, aid in search and rescue calls for service, deliver supplies to stranded individuals, and locate potential hot zones. The unmanned aerial vehicle systems will also be utilized during events that draw large crowds, which may be a target where explosive devices may be deployed to attack innocent people. There is no match required for this grant.

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

- *4.O** Council to take action to ratify and approve the submission of a \$1,500,000 Phoenix Urban Area Security Initiative Grant Application through the Arizona Department of Homeland Security for the purchase of a new Hazardous Materials truck to replace the existing failing one; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to carry out the purpose and intent of said Grant Application.

Summary: The Buckeye Fire-Medical-Rescue Department requires a new Hazardous Materials (HazMat) truck to replace the existing failing HazMat truck, which is beyond its useful life and is

over 16 years old. Without a timely replacement, Buckeye Fire-Medical-Rescue Department personnel and citizens may face challenges responding to hazardous materials incidents, potentially necessitating assistance from neighboring jurisdictions and resulting in extended response times. The HazMat truck requested through this grant opportunity is equipped with state-of-the-art technology to meet today's tactical needs and increase responder rescue, medical, and public safety efforts on all high-risk calls. There is no match required for this grant. Staff Liaison: Rob Roach, Grant Program Manager, rroach@buckeyeaz.gov, (623) 349-6165

- *4.P** Council to take action to ratify and approve the submission of \$1,574,029 Phoenix Urban Area Security Initiative (UASI) Grant Application through the Arizona Department of Homeland Security for the purchase of 100 new P-25-compliant National Fire Protection Association 1802 certified radios; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to carry out the purpose and intent of said Grant Application..

Summary: The Buckeye Fire-Medical-Rescue Department urgently requires 100 new P-25-compliant National Fire Protection Association 1802 certified radios. The radios are necessary to conduct Hazardous Materials, terrorist, and mass catastrophic event response activities. The Buckeye Fire-Medical-Rescue Department's current radios are 13 years old, at the end of their useful life, are not state-of-the-art, making multi-jurisdictional responses difficult.

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

- *4.Q** Council to take action to ratify and approve the submission of a \$473,309.89 Fiscal Year 2026 PM-10 Certified Street Sweeper Grant Application through the Maricopa Association of Governments for the purchase of one new PM-10 Certified Street Sweeper; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to carry out the purpose and intent of said Grant Application.

Summary: The City of Buckeye Public Works Department needs one new PM-10 Certified Street Sweeper to ensure Buckeye's streets are free of debris that may be harmful to the environment and humans. Buckeye Public Works seeks to replace one of its current street sweepers that is reaching the end of its useful life, as well as expand its current street sweeping service area, as more streets have been added to the City's portfolio. The street sweeper will service arterial, collector, and residential roadways. The grant request is for \$438,111.18 with a required City match of \$35,198.71. The total cost is \$473,309.89.

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

- *4.R** Council to take action on Construction Contract (Contract No. 32500122) between the City of Buckeye, an Arizona municipal corporation, and Gonzalez Asphalt, Inc. an Arizona Corporation, related to Capital Improvement Program (CIP) Project No. 100490 – Skyline Regional Park Phase II; and authorize the City Manager to execute and deliver said Contract on behalf of the City of Buckeye.

Summary: The project will construct 131 new parking stalls (93 at the North Trailhead and 38 at Discovery Point) along with associated grading, paving, ADA-compliant sidewalks and ramps, striping, signage, drainage improvements, and site restoration. The project will enhance safety, accessibility, and capacity at this high-use recreation area and will be completed within 210 calendar days of Notice to Proceed. The total cost of this construction contract shall not exceed \$700,000.00 with \$631,696.93 in contract value and \$68,303.07 in contingency.

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

- *4.S** Council to take action on Resolution No. 85-25 approving the Intergovernmental Agreement

between Maricopa County and the City of Buckeye for right-of-way assistance for roadway improvements: Jackrabbit Trail, Thomas to McDowell CIP #109050 (C-64-22-213-X-00); and authorizing the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.

Summary: Arizona Revised Statutes authorize public agencies to enter into intergovernmental agreements for the provision of services or for joint or cooperative action. This Intergovernmental Agreement (IGA) between the City and Maricopa County allows for cooperation between the City and County to exercise the power of eminent domain in connection with Capital Improvement Program (CIP) Project #109050 for roadway improvements lying in Maricopa County, along Jackrabbit Trail. There are currently five properties that are the subject of the IGA. Pursuant to the terms of the IGA, the City will be the lead agency in the land acquisition process, and Maricopa County will be the cooperating agency. The City and County will mutually retain outside legal counsel to jointly represent the agencies. The City will be responsible for the payment of all fees and costs associated with land-acquisition, including attorneys' fees. Staff Liaison: Jill Trompeter, Real Estate Coordinator, jtrompeter@buckeyeaz.gov, (602)-526-0103

***4.T Council to take action on the request to approve a supplemental funds repurpose for the Police Department.**

Summary: The original funds appropriation was for the Pro Discover Pro system. The Police Department requests purchase of the Viavi Radio Test Bench Equipment instead of the Pro Discover Pro system. Purchase of said equipment will provide greater cost efficiency for the department to diagnose and test radio issues as they arise versus sending out to Motorola each time, at a cost of \$600, plus diagnostics.

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

5. Public Hearings / Non-Consent - New Business

5.A Council to hold a public hearing and take action on Ordinance No. 28-25 declaring the document entitled "Development Code Amendment Phase Two" as a public record; adopting the same by reference; amending the Buckeye City Code, Chapter 7 Development Code, as set forth in the "Development Code Amendment Phase Two"; providing for the repeal of conflicting provisions; and providing for severability.

Summary: The City is requesting approval of Ordinance No. 28-25 approving a Development Code Amendment modifying Articles 1 through 10 and Appendices A through C of the Buckeye Development Code, comprising Phase 2 of the Development Code Update. A Development Code Amendment changes the language within Chapter 7 of the City Code, the Development Code. This request is a continuation of a multi-phase, comprehensive update to the Development Code guided by the goals of the Council Strategic Plan 2024-2027 and feedback from previous City Council work sessions with the intent of modernizing the Development Code, identifying opportunities for process efficiency, clarifying standards to achieve attractive, high-quality projects, and improving customer service.

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

5.B Council to take action on the Professional Services Agreement (PSA) (Contract No. 32500096) between the City of Buckeye, an Arizona municipal corporation, and SmithGroup, Inc., a Michigan corporation related to the professional consulting services to lead the envisioning, planning, and conceptual design efforts for Capital Improvement Program (CIP) Project No.

109570 City Hall Campus; and authorize the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.

Summary: This PSA (Contract No. 32500096) seeks approval for SmithGroup, Inc. to provide professional consulting services to lead the envisioning, planning, and conceptual design efforts related to CIP Project No. 109570 City Hall Campus. The scope of work will include "Task 1 - City Hall Envisioning" which includes early planning, vision development, site selection, and conceptual design for a new City Hall. The total amount to be paid shall not exceed \$500,000 with \$458,600 under the PSA and \$41,400 in owner's contingency.

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

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