



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
FEBRUARY 3, 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 Resolution No. 16-26 approving the dedication back to developer, or developer's successor-in-title, of real property described within the instrument entitled Special Warranty Deed for Right-Of-Way and Other Related Purposes, recorded at Instrument Number*

2009-0309268, Maricopa County Recorder, situated generally in the East Half of Section 23, and the West Half of Section 24, Township 1 North, Range 4 West, Gila and Salt River Base and Meridian.

Summary: The purpose of Resolution No. 16-26 is to dedicate back to the developer, or the successor in title, that portion of road right-of-way within the City of Buckeye jurisdiction area for areas of Warner Street along the east and west sides of SR85. This road right-of-way does not serve property other than that which is privately owned, is not needed for the development of property in accordance with the currently approved use of the property, and serves no public purpose. There are no existing utilities within the road right-of-way area affected by the adoption of Resolution No. 16-26.

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

- *4.B** Council to take action on Resolution No. 18-26 accepting a Petition for Formation of a Street Lighting Improvement District; declaring its intention to form a Street Lighting Improvement District; designating such District as the "City of Buckeye Street Lighting Improvement District No. SLID-2025-013"; 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 on Resolution No. 19-26 ordering the work as described in Resolution No. 18-26 and forming City of Buckeye Street Lighting Improvement District No. SLID-2025-013; 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. 20-26 accepting a Petition for Formation of a Street Lighting Improvement District; declaring its intention to form a Street Lighting Improvement District; designating such District as the "City of Buckeye Street Lighting Improvement District No. SLID-2025-008"; 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.E** [Council to take action on Resolution No. 21-26 ordering the work as described in Resolution No. 20-26 and forming City of Buckeye Street Lighting Improvement District No. SLID-2025-008; 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 the sale of a City-owned parcel of excess land at public auction.](#)

Summary: A vacant, City-owned parcel of land has been identified as excess property and eligible to be sold at public auction, pursuant to Arizona Revised Statutes, Section 9-402.

Assessor Parcel Number 502-46-043 is a 4,000 square foot tract within the Los Ranchitos De Los Conejos subdivision, located east of Tuthill Road and north of Lower Buckeye Road. The property has been maintained by Water Resources since the City acquired the parcel in 2015. An appraisal completed on December 10, 2025 valued the parcel at \$1,437.

Staff Liaison: Paul Baumgardt, Contract Right-of-Way Coordinator, pbaumgardt@buckeyeaz.gov, (480) 952-5114

- *4.G** [Council to take action to preauthorize the City Manager to approve construction actions, contracts and contract amendments for Capital Improvement Program \(CIP\) Project No. 109050 - Jackrabbit Trail roadway improvements from McDowell Road to Thomas Road, in an amount not to exceed the remaining approved construction budget of \\$19,846,000, to allow phased implementation of the Project; approve the First Amendment to the Construction Manager at Risk Agreement \(Contract No. 2023150B\) between the City of Buckeye, an Arizona municipal corporation, Haydon Companies, LLC, an Arizona limited liability corporation, related to Construction Manager at Risk \(CMAR\) services for Capital Improvement Program \(CIP\) Project No. 109050, Jackrabbit Trail roadway improvements from McDowell Road to Thomas Road, in the amount of \\$18,144,957.70, which represents the first phase of construction; and authorize the City Manager to execute and deliver said Agreements and to take all actions necessary to carry out the purpose and intent of this authorization on behalf of the City of Buckeye.](#)

Summary: Staff is requesting City Council approval to preauthorize the City Manager to administer construction activities for CIP Project No. 109050 – Jackrabbit Trail from McDowell Road to Thomas Road and to approve contracts and potential contract amendments up to the remaining total approved construction budget of \$19,846,000, allowing the project to be delivered in logical phases without unnecessary delay. This authorization is subject to completion of final right-of-way acquisition and dry utility relocations, both of which are currently in their final stages,

and will allow for early and long-lead item procurement to maintain the overall project schedule. As part of this request, staff is also requesting approval of the First Amendment to the Construction Manager at Risk Agreement in the amount of \$18,144,957.70, which is necessary to begin construction of the improvements to Jackrabbit Trail between McDowell Road and Thomas Road and expand the corridor to its ultimate arterial cross-section. The project improvements include roadway widening, installation of two traffic signals, and drainage improvements.

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

- *4.H** Council to take action on Resolution No 17-26 approving the Intergovernmental Agreement (ADOT CAR No.: IGA 23-0009334-I) between the City of Buckeye, an Arizona Municipal Corporation, and the State of Arizona Department of Transportation, for the construction, management, operation and maintenance of traffic interchange at the Interstate 10 (I-10) and Jackrabbit Trail intersection; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.

Summary: The Arizona Department of Transportation (ADOT) will design, advertise, bid, award and administer construction of a Traffic Interchange (TI) at the intersection of I-10 and Jackrabbit Trail (the "Project"). ADOT will obtain federal funds for the design and construction associated with the Project. The Intergovernmental Agreement (IGA) establishes roadway operation and maintenance, landscape operation and maintenance, as well as traffic signal and roadway lighting operation and maintenance responsibilities within the areas shown on Exhibit B of the IGA.

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

- *4.I** Council to take action on Delivery Order No. 2 to Job Order Contract (JOC) No. 2025088 between the City of Buckeye, an Arizona municipal corporation, and Brycon Corporation, a New Mexico corporation, related to the construction services for Capital Improvement Program (CIP) Project No. 109290 Gateway Enhancement Program - Miller/Watson; and authorize the City Manager to execute and deliver said Delivery Order on behalf of the City of Buckeye.

Summary: This Delivery Order seeks approval for Brycon Corporation to perform and construct under the City's standing JOC No. 2025088. The scope of work includes required improvements along the Miller Road corridor to include irrigation, plantings, water meters, up-lighting, and related work. This work brings the Miller Road corridor closer to compliance with the City's Gateway Enhancement Standards as approved by City Council in 2023. Phase 3 of this project, not included in this request, will occur in Fiscal Year FY2027 and will bring Miller and Watson roadways into compliance with the City's Gateway Enhancement Standards by adding gabion baskets, up-lighting, metal art, and other monumentation.

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

- *4.J** Council to take action to preauthorize the City Manager to approve construction actions, contracts and potential contract amendments for Capital Improvement Program (CIP) Project No. 100630, Durango St-Miller to Yuma Roadway Improvements, in an amount not to exceed the approved construction budget of \$6,100,000, to allow phased implementation of the project; approve the Construction Contract (Contract No. 32600110) between the City of Buckeye, an Arizona municipal corporation, and Sunland Asphalt & Construction, LLC, a Delaware limited liability company, in the amount of \$4,585,900, for the construction improvements of Durango Street from

Miller Road to Yuma Road; and authorize the City Manager to execute and deliver said Contract and to take all actions necessary to carry out the purpose and intent of this authorization on behalf of the City of Buckeye.

Summary: Staff is requesting Council approval to preauthorize the City Manager to administer construction activities for CIP Project No. 100630 and execute procurement contracts up to the total approved construction budget of \$6,100,000, allowing the project to be delivered in logical phases without unnecessary delay. As part of this request, staff is also requesting approval of Contract No. 32600110 with Sunland Asphalt & Construction, LLC, in the amount of \$4,585,900, for the construction of improvements of Durango Street from Miller Road to Yuma Road. These actions represent the general construction of the project.

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

- *4.K** Council to take action on the removal of Linda Miglio as a Resident Member of the Judicial Selection Advisory Board, the appointment of Grayling Jordan as a Resident Member of the Judicial Selection Advisory Board, and the Reappointment of the following Members of the Judicial Selection Advisory Board: Lori Stokes as a Resident Member, Craig Jennings as the Municipal Presiding Judge Member, Kevin Wein as the Maricopa County Superior Court Judge Member, and Joel England as the Maricopa County Bar Association Member, all with a term expiration date of December 2028.

Summary: The City encourages community involvement in our programs through our boards and commissions. Members are removed when they no longer meet the minimum requirements to serve, they do not meet a minimum attendance record, they have served two consecutive full terms, or if they resign. Linda Miglio has submitted her notice of resignation. Grayling Jordan will serve his first term as a Resident Member, and the remaining Judicial Selection Advisory Board (JSAB) Members are eligible to serve one more term.

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

- *4.L** Council to take action on the December 16, 2025 Special Council Meeting and Council Executive Session Minutes, December 16, 2025 Council Workshop Minutes, December 16, 2025 Regular Council Meeting Minutes, January 6, 2026 Special Council Meeting and Executive Session Minutes, and January 6, 2026 Regular Council Meeting Minutes.

Summary: Minutes of all Council meetings are drafted in accordance with Arizona's Open Meeting Law, are reviewed and approved by Council at a future meeting and then filed with the City's permanent records. All approved meeting minutes are posted on the City's website and maintained in the Office of the City Clerk.

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

5. Public Hearings / Non-Consent - New Business

- 5.A** Council to hold a public hearing only to receive input on housing and community development challenges and needs in the City of Buckeye to help inform how the City will administer the Community Development Block Grant (CDBG) program, which is funded through the US Department of Housing and Urban Development (HUD) under Title I of the Housing & Community Development Act of 1974, as amended.

Summary: The City anticipates receiving approximately \$500,000 in housing and community development funds from HUD in 2026. Prior to receiving those funds, the City must develop a Five-Year Consolidated Plan, which sets priorities for allocating those funds among housing and community development activities (e.g., public services, economic development initiatives, and

infrastructure improvements). This public hearing is part of the City's efforts to develop the Five-Year Consolidated Plan, and will allow participants to raise any development concerns or issues and comment on the City's Citizen Participation Plan, which outlines how the City has and will engage the community during the development of the Consolidated Plan.

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

5.B [Presentation only, no action will be taken. Council to receive the Annual Comprehensive Financial Report \(ACFR\) and Audit Results from Heinfeld, Meech & Co., PC \(Heinfeld Meech\), for Fiscal Year Ended June 30, 2025, as required by Arizona Revised Statutes § 9-481.](#)

Summary: In accordance with state statute, the auditors that complete the annual audit will present audit results and any findings to the City Council in a regular meeting. No action is required by the Council. The independent auditing firm of Heinfeld Meech will present audit results in the form of the ACFR and the Federally-required single audit for Fiscal Year ended June 30, 2025 (FY 2024-2025) to Council, to include the audit process and to discuss the City's financial position, results of the operations for each fund and account of the City, an opinion with respect to the financial statements of the City, and any issues that may have arisen during the audit or as a result of the audit.

Staff Liaison: Rick Langley, Interim Chief Financial Officer, rlangley@buckeyeaz.gov, (623) 349-6161

5.C [Council to take action on funding three Economic Development Catalyst Program applicants for the combined amount of \\$87,150, plus certain City fees eligible for reimbursement.](#)

Summary: The Economic Development Catalyst Program serves as an initiative aimed at revitalizing existing commercial and industrial properties within the City of Buckeye. Under this Program, eligible projects can receive up to \$50,000 in City funding to reimburse qualifying improvement costs. Additionally, certain City fees, including those for permitting, are eligible for reimbursement. Tonight, Council is asked to take action on funding three Economic Development Catalyst Program applicants for the combined amount of \$87,150, plus certain City fees eligible for reimbursement.

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

5.D [Council to take action adopting by motion a Notice of Intention to Adopt New or Increased Water and Wastewater Rates, Rate Components, Fees or Service Charges and setting a public hearing date of April 7, 2026.](#)

Summary: The adoption of this Notice of Intention is the first Council action necessary prior to adopting new or increased water and wastewater rates, rate components, fees or service charges ("Charges"). The Notice of Intention identifies the date, time, and place for a public hearing on the Charges. The public hearing must be set for a date that occurs at least sixty days after adoption of the Notice of Intention, which must be published not less than twenty days before the public hearing date. A written report with data supporting the Charges must be filed in the office of the City Clerk and posted to the City's website not less than thirty days before the public hearing date.

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

6. Comments from the Mayor and Council

Mayor and Council may present a brief summary of current events and/or report on any of the

Boards and Commissions and other organizations as necessary. The Council may not propose, discuss, deliberate, or take any legal action on information presented. Council may direct inquiries to staff.

7. City Manager's Report and Summary of Current Events

8. Proposals for Future Agenda Items

The Mayor or three Council Members may propose items for inclusion in a future agenda. Council shall not discuss the merit or substance of any proposed item: discussion and action shall be limited to whether or not the item shall be included in a future agenda.

9. Adjournment