



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
JULY 7, 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 \(Application No. 399828\) for Quiktrip #491, located at 350 North Jackrabbit Trail in Buckeye.](#)
Summary: Quiktrip #491 is requesting approval for a Series 010 (Beer and Wine Store) Liquor

License Application for their business located at 350 North Jackrabbit Trail 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.B** [Council to take action on the request for a new Series 006 \(Bar\) Liquor License \(Application No. 401614\) for Harkins Verrado Marketplace, located at 1515 North Verrado Way in Buckeye.](#)

Summary: Harkins Verrado Marketplace is requesting approval for a Series 006 (Bar) Liquor License Application for their business located at 1515 North Verrado Way 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.C** [Council to take action on the reappointment of Haylee Mosher and Raelynn Miller and the appointment of Emmelyne Perez, Jolene Mahoney, Liliana Gonzalez, Dylan Jimenez, Leila Medina, Zoey-Noel Reade, Timothy Hartfield Jr., Jack Erickson, Damian Gomez Felix, Payton Brieze, and Carlos Morales as Regular Members of the Buckeye Youth Council with a term expiration date of September 2027.](#)

Summary: The City of Buckeye encourages community involvement in our programs through our boards and commissions. The Buckeye Youth Council consists of a diverse group of youth members representing the City communities and informs the City Council on issues related to the youth. Haylee Mosher and Raelynn Miller are seeking reappointment to the Buckeye Youth Council. Emmelyne Perez, Jolene Mahoney, Liliana Gonzalez, Dylan Jimenez, Leila Medina, Zoey-Noel Reade, Timothy Hartfield Jr., Jack Erickson, Damian Gomez Felix, Payton Brieze, and Carlos Morales are seeking appointment to the Buckeye Youth Council.

Staff Liaison: Jaden Ralston, Buckeye Youth Council Assistant, jralston@buckeyeaz.gov, (623) 349-6948

***4.D** [Council to take action on the Contracts for Materials and Services between the City of Buckeye, an Arizona municipal corporation, and Brodart Co., a Pennsylvania general partnership \(Contract No. 32600250\), Follett Content Solutions, LLC, a Delaware limited liability company \(Contract No. 32600255\), and Ingram Library Services LLC, a Tennessee limited liability company \(Contract No. 32600256\), for the purchase of library materials and related services; and authorize the City Manager to execute and deliver said Contracts on behalf of the City of Buckeye.](#)

Summary: The Buckeye Public Library is requesting approval to enter into separate five-year contracts with Brodart, Follett, and Ingram for the purchase of library materials and related services. These vendors provide books, audiovisual materials, digital content, collection development resources, and processing services that support the Library's collection. Approval of these contracts will ensure continued access to high-quality library materials, while providing greater flexibility and direct control over purchasing. All purchases will remain subject to annual budget appropriations.

Staff Liaison: Robert Wisener, Interim Director of Community Services, rwisener@buckeyeaz.gov, (623) 349-6621

***4.E** [Council to take action on draft Contract No. 32600247 between the City of Buckeye, an Arizona municipal corporation, and a firm that will be selected through the ongoing General Plan Update Request for Qualifications \(RFQ\) process; and, once a firm is awarded the project, authorize the City Manager to approve the final version of Contract No. 32600247 between the City of Buckeye](#)

and the selected firm, provided the total contract amount is \$750,000 or less.

Summary: This Council action approves a not-to-exceed budget amount of \$750,000 for future Contract No. 32600247 for the General Plan Update project. RFQ No. 32600247 was issued on May 20, 2026, and submittals from firms are due June 18, 2026. Following the evaluation process, it is anticipated that a firm will be selected in July or August 2026. Because of the summer recess in Council scheduling and to prevent delays in commencing this lengthy project (anticipated two years of engagement and plan development prior to required voter ratification in 2028), draft Contract No. 32600247 is proceeding for approval with a not-to-exceed amount for Council's consideration of approval. Once a firm is awarded the project, the City Manager will be authorized to approve the final version of Contract No. 32600247 between the City of Buckeye and the selected firm, provided the total contract amount is \$750,000 or less.

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

***4.F Council to take action on a final plat titled "Vista Bonita - Phase I" located at the southeast corner of Broadway Road and Apache Road.**

Summary: Final plats are generally approved administratively; however, this request requires City Council consideration. The plat proposes the dedication of public right-of-way across City-owned property located along the Jackie Meck Water Campus. Because the action constitutes a change in the use and disposition of municipal property, City Council authorization is required. The applicant is requesting approval of a 27.26 acre, 70 single-family residential lot subdivision, Case No. PLZS-24-035, located at the southeast corner of Broadway Road and Apache Road. 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: Andrea Marquez, Senior Planner, amarquez@buckeyeaz.gov, (623) 349-6220

***4.G Council to take action on Resolution No. 76-26 approving an Acceptance and Service Agreement with Trillium Land Company, LLC, a Delaware limited liability company, or designee, for water infrastructure and related appurtenances, and associated real property, subject to approval of the final form of the Agreement by the City Attorney.**

Summary: Subject to Mayor and Council approval, Resolution No. 76-26 approves an Acceptance and Service Agreement by and between the City of Buckeye and Trillium Land Company, LLC, a Delaware limited liability company, or designee, which authorizes the City to accept the dedication, transfer, and/or conveyance of the Floreo Water Campus public infrastructure, related appurtenances and associated real property legally described and depicted in said Agreement to the City at no cost and free and clear of all liens and encumbrances, except for those approved by the City.

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

***4.H Council to take action on the Job Order Contracts between the City of Buckeye, an Arizona municipal corporation, and C S Construction, Inc., an Arizona corporation, (Contract No. 32600173), B & F Contracting, Inc., an Arizona corporation, (Contract No. 32600220), OMNI Electric, LLC, an Arizona limited liability company, (Contract No. 32600221), Kimbrell Electric, Inc., an Arizona corporation, (Contract No. 32600222) and Roadway Electric, LLC, an Arizona limited liability company, (Contract No. 32600223); and authorize the award and execution of the Contracts by the City Manager and the award and execution of any future Delivery Orders under these Contracts by the City Manager on behalf of the City of Buckeye.**

Summary: The Finance Department issued a Request for Qualifications (RFQ) No. 32600173 on

February 10, 2026, for Traffic Signal and ITS Construction Services. A five-person evaluation panel recommended, based on criteria listed in the RFQ, the above Contractors be awarded contracts. There is no money associated with these contracts. Individual Delivery Orders/Projects will be limited to \$2,000,000. This Council Action pre-authorizes the City Manager to execute individual delivery orders under these job order contracts up to the \$2,000,000.

Staff Liaison: Keith Fallstrom, Chief Financial Officer, kfallstrom@buckeyeaz.gov, (623) 349-6161

- *4.I** Council to take action on Resolution No. 69-26 approving the FY2027 Drug, Gang, and Violent Crime Control Program Grant Award between the City of Buckeye, an Arizona municipal corporation, and the Arizona Criminal Justice Commission, to support drug, gang, and violent crime interdictions and investigation efforts by the Buckeye Police Department personnel.
Summary: This grant supports personnel time and employee-related benefits for law enforcement personnel engaged in drug investigations and interdictions. The grant award amount is \$50,977.56 with a \$16,992.51 required match from the City of Buckeye. By approving Resolution No. 69-26, the Buckeye City Council approves the grant funds to be utilized by the Buckeye Police Department (BPD) for personnel costs related to drug, gang, and violent crime interdictions and investigations over a twelve-month period.
Staff Liaison: Rob Roach, Grant Program Manager, roach@buckeyeaz.gov, (623) 349-6165
- *4.J** Council to take action to authorize the City Manager or his designee to award, execute and deliver contracts and contract changes to those contracts and projects identified in the attached list as may be required for anticipated expenditures under those contracts and projects.
Summary: With this action, Council authorizes purchases exceeding \$250,000 or contract change orders in excess of ten percent of the amount of the contracts, for administrative award for the contracts and projects identified in the attached list, up to the new not-to-exceed amounts listed, in accordance with Sections 24-1-7, 24-1-8, and 3-1-5 of the City Code. By approving this action, Council authorizes the City Manager or designee to administratively award and execute contracts and future amendments up to the not-to-exceed amounts listed on the attached document titled FY2027 Administrative Award.
Staff Liaison: Kevin Custer, Deputy Finance Director, kcuster@buckeyeaz.gov, (623) 349-6128
- *4.K** City Council to take action to approve budget transfers totaling \$18,156,400 to fund the Watson Road and Broadway Road (CIP 2022012) and the Durango Street, Miller Road to Yuma Road (CIP 2020014) CIP projects from General Obligation (GO) Bond proceeds, and authorize the reimbursement of the general fund for prior expenditures during FY2026 for these projects.
Summary: The transportation-related General Obligation (GO) bond funding was approved by the voters during the November 5, 2024 election, allocating \$145 million for streets and transportation improvements such as widening key roads, adding lighting, and eliminating traffic bottlenecks. City staff have identified two projects that are currently funded by general funds that qualify for GO Bond funding. City staff recommends City Council approval of budget transfers totaling \$18,156,400 to fund the Watson Road and Broadway Road (CIP 2022012) and the Durango Street, Miller Road to Yuma Road (CIP 2020014) CIP projects from GO Bond proceeds instead of from the general fund.
Staff Liaison: Keith Fallstrom, Chief Financial Officer, kfallstrom@buckeyeaz.gov, (623) 349-6161
- *4.L** Council to take action on Resolution No. 73-26 approving the Arizona 9-1-1 Program Funding Assistance Agreement between the State of Arizona, acting through the Arizona Department of Administration and the City of Buckeye; and authorizing the City Manager to execute and deliver

said Grant Agreement on behalf of the City of Buckeye.

Summary: This grant award supports the Buckeye Police Department's Public Safety Answering Point Next Generation 9-1-1 services for managed services arrangement with AT&T. By approving this grant award, the Buckeye City Council approves the grant funds to be utilized by the Buckeye Police Department for Public Safety Answering Point Next Generation 9-1-1 services over a 12-month period. The grant fund amount is \$152,000, which is included in the budget. There is no required match from the City.

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

- *4.M** Council to take action on Resolution No. 68-26 approving the First Amendment to the Intergovernmental Agreement between the City of Buckeye and the Maricopa County Sheriff's Office for the Buckeye Police Department to attend the Maricopa County Sheriff's Office Detention Officer Training Academy; and authorizing the City Manager to execute and deliver said Amendment on behalf of the City of Buckeye.

Summary: This amendment to the Intergovernmental Agreement (IGA) between the City of Buckeye Police Department and the Maricopa County Sheriff's Office maintains the agreement to allow Buckeye detention recruits to attend the MCSO Detention Officer Training Academy. The agreement provides a cost-effective way for Buckeye PD to train detention personnel without creating its own academy. Recruits will receive professional, accredited instruction through MCSO's established training program, ensuring compliance with state standards and consistency in detention operations. The City will pay an amended \$1,000 registration fee per recruit, with all other training costs, facilities, and instruction provided by MCSO.

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

- *4.N** Council to take action on Resolution No. 70-26 approving the Intergovernmental Agreement with the City of Avondale, City of El Mirage, City of Glendale, City of Goodyear, City of Peoria, City of Surprise, City of Tolleson, and the Town of Wickenburg to establish the West Valley Investigative Response Team; and authorizing the City Manager to execute and deliver said Agreement and related documents on behalf of the City of Buckeye.

Summary: The proposed Resolution approves the Intergovernmental Agreement (IGA) for the City of Buckeye's continued participation in the West Valley Investigative Response Team (WVIRT). WVIRT is a regional collaboration of West Valley law enforcement agencies that provides trained personnel to assist with critical incident investigations, including officer-involved shootings, officer injuries, and other complex investigations. The agreement establishes the framework for staffing, activation procedures, responsibilities, cost sharing, and operational coordination among participating agencies.

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

- *4.O** Council to adopt the 2026 Intelligent Transportation Systems (ITS) Strategic Plan.

Summary: The 2026 ITS Strategic Plan is a guidance document for planning and strategic implementation of a comprehensive ITS infrastructure network. The original ITS Strategic Plan was approved by City Council in 2018. This document is an update.

Staff Liaison: John Willett, Interim Director of Program Management Office, jwillett@buckeyeaz.gov, (623) 349-6282

- *4.P** Council to take action on Resolution No. 52-26 approving the Transit Services Amendment, Contract # 109-75-2027-06-00, between the City of Buckeye and the Regional Public Transportation Authority relating to fixed route bus service along bus service route 563, and fixed

route short trips along bus service route 685; and authorizing the City Manager to execute and deliver said Contract Amendment on behalf of the City of Buckeye.

Summary: The Regional Public Transportation Authority (RPTA) currently operates two transit routes in the City of Buckeye – Routes 563 and 685. The Valley Metro Route 563 will continue providing regionally funded fixed route express service from the Buckeye Park-and-Ride to 17th Avenue/Jefferson Street on weekdays at no cost to the City. The Valley Metro Route 685 will continue providing four short-trip bus services connecting the Buckeye Community Center at Miller Road and Centre Avenue with the Coyote Branch Library/Sundance Crossings at Yuma Road and Dean Road, with additional stops at Estrella Mountain Community College and Watson Road, at no cost to the City.

Staff Liaison: John Willett, Interim Director of Program Management Office,
jwillett@buckeyeaz.gov, (623) 640-6317

- *4.Q** Council to take action on the Professional Services Agreements between the City of Buckeye, an Arizona municipal corporation, and Empire Pump Corporation, an Arizona corporation (Contract No. 32600208); Weber Water Resources, LLC, an Arizona limited liability company (Contract No. 32600257); and Southwest Waterworks Contractors PM LLC, a Delaware limited liability company (Contract No. 32600258); and authorize the City Manager to execute and deliver said Agreements on behalf of the City of Buckeye.

Summary: The City issued a Request for Proposals (RFP) for Well Rehabilitation and Repair Services. After thorough analysis of all proposals submitted, the evaluation committee determined those proposals from Southwest Waterworks PM LLC dba Pumpman Waterworks, Weber Water Resources LLC, and Empire Pump Corporation were best suited to meet the needs of the Water Resources Department's mandatory well rehabilitation (asset management) program. Each agreement is for services not to exceed \$1,000,000 per year. Each agreement expires one year from the final execution date with automatic renewals for up to four additional and successive one-year terms.

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

- *4.R** Council to take action on Delivery Order No. 1 to the Job Order Contract (No. 2025113) between the City of Buckeye, an Arizona municipal corporation, and MGC Contractors, Inc., an Arizona corporation; and authorize the City Manager to execute said Delivery Order on behalf of the City of Buckeye.

Summary: The City utilized its Job Order Contracts (JOC) to rapidly deploy assessment and cost estimate services to resolve an on-going maintenance issue (clogging) within its wastewater collection system at 7th Street and Beloit. A solution to install a new, larger vortex was designed by GHD Engineering (under contract for the design of the Central Water Reclamation Facility (WRF) 1.5 MGD expansion). The new vortex will be sized to handle current and future influent sewage flows into Central and will optimize the City's wastewater collections prior to entering Central, reducing operating expenses. MGC Contractors has prepared a not to exceed \$550,000 estimate for the preparation, construction and installation of the new vortex.

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

- *4.S** Council to take action on the Construction Contract (No. 32600228) between the City of Buckeye, an Arizona municipal corporation, and Hunter Contracting Co., an Arizona corporation; and authorize the City Manager to execute and deliver said Contract on behalf of the City of Buckeye.

Summary: Staff issued an Invitation for Bids (IFB) seeking bids from qualified contractors for

construction services related to the Central Wastewater Reclamation Facility (CWRF) Basin A and Effluent Station Rehabilitation. After comprehensive review of the four submittals, staff is recommending this Contract with Hunter Contracting Co. based on their bid response to the IFB. Under this contract Hunter Construction Co. will perform the rehabilitation of Basin A and the Effluent Station in an amount not to exceed \$2,324,796. Rehabilitation activities will include installing new mixing pumps and associated equipment, valves, sensors, sluice gates, and a replacement blower. This equipment has reached the end of its service life and requires replacement to ensure the efficient and reliable delivery of services.

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

- *4.T** Council to take action to accept the Ventana Ranch Well Site #1 real property conveyed by and through the Special Warranty Deed and the associated water infrastructure and related appurtenances identified in the Bill of Sale, each executed by the Ventana Ranch Community Association, an Arizona non-profit corporation; authorizing the City Manager to execute and deliver the Special Warranty Deed and Bill of Sale; and, authorizing the City Manager, City Attorney, and City Clerk to take all steps necessary to perfect the conveyance of the real property and infrastructure identified herein.

Summary: The Special Warranty Deed conveys to the City of Buckeye the parcel identified for a well site of approximately 24,750 square feet (0.57 acres), more or less, APN 504-48-537, located within the Ventana Ranch subdivision. The deed transfers the property together with all rights, privileges, easements, and improvements associated with the land, subject to existing encumbrances of record. The conveyance is required to occur prior to the City's acceptance of the well site and is essential to ensuring the City holds full property rights needed to operate and maintain the new well site which was designed and constructed by the developer. This property will serve as a new water supply for the community as well as the Jackie Meck Water Campus service area, and support community growth. The related Bill of Sale conveys the related water infrastructure to the City.

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

- *4.U** Council to take action on Resolution No. 74-26 approving Amendment # 1 to the Intergovernmental Grant Agreement (IGA-ARPA-BUC-122324-01) between the City of Buckeye, an Arizona municipal corporation, and the State of Arizona, the Office of the Governor; and authorizing the City Manager to execute and deliver said Amendment and any related documents on behalf of the City of Buckeye.

Summary: The City of Buckeye entered into an Intergovernmental Grant Agreement with the Arizona Governor's Office to receive American Rescue Plan Act (ARPA) funding in support of the City's Alternative to Designation of Assured Water Supply (ADAWS) application for the White Tanks Service Area. By and through the Amendment #1, the City will receive reimbursement for approved expenses in an amount not to exceed \$267,346.25.

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. 17-26 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 49.617 acres located approximately 1,350 feet south of the southwest corner of Lower Buckeye Road and 269th Avenue.

Summary: Rob Gubser, of Colliers Engineering & Design, on behalf of property owner GDC OZ, LLC, is requesting annexation of four parcels totaling approximately 49.617 acres located approximately 1,350 feet south of the southwest corner of 269th Avenue and Lower Buckeye Road. Annexation is the process by which the City assumes jurisdiction over adjacent unincorporated land and expands the City limits. This is the second required public hearing for this annexation. There were no speakers on this item during the initial public hearing on June 16, 2026. Separate requests for a Minor General Plan Amendment and a Major Community Master Plan (CMP) Amendment to incorporate the property into the greater Westpark Community Master Plan (CMP) and allow for future light industrial development are scheduled for consideration on this same agenda.

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

5.B Council to hold a public hearing and take action on Resolution No. 71-26 approving the Westpark Minor General Plan Amendment to the Imagine Buckeye General Plan 2040 to change the land use designation of approximately 125.4 acres, consisting of 76.0 acres located north of the northeast corner of Lower Buckeye Road and Wilson Avenue and 49.4 acres located south of the southeast corner of Lower Buckeye Road and 269th Avenue from Business Commerce to Master Planned Community.

Summary: Rob Gubser, Colliers Engineering & Design, on behalf of GDC OZ LLC and KEMF Westwind SH LLC, is requesting approval of a Minor General Plan Amendment changing the land use designation of approximately 125.4 acres from Business Commerce to Master Planned Community (MPC). A General Plan Amendment (GPA) changes a portion of the City's approved General Plan, often either a change to the land use designation of an area within the City or a change to the text within the document. This request consists of two non-adjacent parcels totaling approximately 125.4 acres, including a 76.0-acre parcel located north of the northeast corner of Lower Buckeye Road and Wilson Avenue and a 49.4-acre parcel located south of the southwest corner of Lower Buckeye Road and 269th Avenue. Related requests for annexation of the 49.4-acre parcel and Major Community Master Plan (CMP) Amendments to both Westpark and Silver Rock are scheduled for consideration on this same agenda.

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

5.C Council to hold a public hearing and take action on Ordinance No. 19-26 approving a major amendment to the Silver Rock Community Master Plan ("CMP") as described in Case No. PLZZ-25-0011 to reduce the size of the CMP from approximately 1,241 acres to approximately 500 acres by removing approximately 741 acres located north of the Roosevelt Irrigation District Canal for inclusion in the expanded Westpark Community Master Plan; and, providing for repeal of conflicting ordinances and severability.

Summary: Rob Gubser, Colliers Engineering & Design, is requesting approval of a major amendment to the 1,241-acre Silver Rock Community Master Plan (CMP), removing approximately 741 acres north of the RID Canal from the CMP to facilitate inclusion of those acres in the expanded Westpark Community Master Plan, while maintaining all previously approved land uses, densities, development standards and design requirements for the development of the remaining 500 acres. Major CMP Amendments authorize modifications to previously approved Community Master Plans. A related request to expand the Westpark CMP to include the area being removed from Silver Rock is scheduled for consideration on this same agenda.

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

- 5.D** Council to hold a public hearing and take action on Ordinance No. 18-26 approving a major amendment to the Westpark Community Master Plan ("CMP") as described in Case No. PLZZ-25-0010 related to approximately 1,948.2 acres within and adjacent to the CMP; expanding the CMP boundary through incorporation of land currently within the Westwind and Silver Rock CMPs and additional adjacent acreage not currently within a CMP; modifying the CMP land use plan to expand opportunities for commercial, business park, and light industrial development in the amendment area; and providing for repeal of conflicting ordinances and severability.
- Summary: Rob Gubser of Colliers Engineering & Design, on behalf of multiple property owners, is requesting approval of a Major Amendment to approximately 1,948.2 acres within and adjacent to the Westpark Community Master Plan (CMP). The request would expand the Westpark CMP boundary and modify the CMP land use plan, development standards, design requirements, and related exhibits. Major CMP Amendments authorize modifications to previously approved Community Master Plans. Related requests for annexation, Minor General Plan Amendment, and a Major CMP Amendment for Silver Rock removing the 741 acres being added to Westpark, are scheduled for consideration on this same agenda.
- Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214
- 5.E** Council to take action to authorize the City Manager to execute agreements related to Design Concept Report (DCR), public outreach, programming, and architectural/engineering design services for Capital Improvement Plan (CIP) Project No. 107580 – North Library & Community Center, in an amount not to exceed \$1,362,700, and to take all actions necessary to carry out the intent of this authorization.
- Summary: The City of Buckeye is advancing the development of the North Library & Community Center located within the Festival Foothills area. This action authorizes the City Manager to execute agreements related to Design Concept Report (DCR), public outreach and stakeholder engagement, and full architectural and engineering design services necessary to advance the project through final construction documents.
- Staff Liaison: Robert Wisener, Interim Director of Community Services, rwisener@buckeyeaz.gov, (623) 349-6621
- 5.F** Council to take action on Resolution No. 72-26 approving the Intergovernmental Agreement for Exchange of Real Property and Joint Escrow Instructions between Buckeye Union High School District #201 and the City of Buckeye in substantially the form and format on file with the City Clerk; authorize the City Manager to (i) transfer an amount not to exceed \$50,000 from General Fund contingency for due diligence costs; (ii) utilize Capital Improvement Program (CIP) funding across FY26, FY27, and FY28 for CIP Project No. 109520 – Vehicle Maintenance Facility Building & Parking Lot and CIP No. 109530 – BUHSD–COB A-Wing Building Tenant Improvements; and (iii) execute design, engineering, permitting, project management, construction, and related expenditures in a combined amount not to exceed \$11,525,000; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to execute any and all necessary or desirable documents, and take all steps necessary, to carry out the purpose and intent of said CIP budget allocations and project delivery.
- Summary: City Staff is requesting Council to approve Resolution No. 72-26, approving the Land Exchange IGA; to authorize General Funds transfer in an amount not to exceed \$50,000 for escrow-related due diligence costs; and to authorize the Capital Improvement Program (CIP) funding in order to carry out the purpose and intent of identified CIP projects. The proposed Land Exchange IGA outlines a comprehensive asset exchange which benefits both the District and the City. The Land Exchange IGA supports the District's ability to expand on the District's

administrative needs which supports the growing student population; which is a direct result of the population growth in Buckeye. In addition, the Land Exchange IGA ensures the development aligns with the City's general plan, zoning regulations, and strategic long-term growth plans. Staff Liaison: Suzanne Boyles, Economic Development Director, sboyles@buckeyeaz.gov, (623) 349-6970

5.G [Council to take action on Resolution No. 75-26 approving the Agreement between Western Maricopa Education Center District No. 402 and City of Buckeye regarding cancellation and termination of Mutual Access and Parking Easement Agreement dated June 8, 2021, and Mutual Access and Parking Easement Agreement; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.](#)

Summary: Resolution No. 75-26 approves the Agreement Between Western Maricopa Education Center District No. 402 (West-MEC) and City of Buckeye Regarding Cancellation and Termination of Mutual Access and Parking Easement Agreement Dated June 8, 2021, and Mutual Access and Parking Easement Agreement (Parking Easement Agreement) in substantially similar form and format that is on file with the City Clerk. The Parking Easement Agreement provides regional cross-access and shared parking easements at the northwest corner of West Van Buren Street and North Verrado Way. Fully contingent upon the City's broader land exchange with the Buckeye Union High School District (BUHSD) that is anticipated to close escrow on November 3, 2028, the Parking Easement Agreement seamlessly terminates the June 8, 2021, parking easement agreement between BUHSD and West-MEC, and secures a new mutual easement framework between the City and West-MEC. Approval of this item ensures continuous, uninterrupted support for West-MEC's educational operations and establishes long-term infrastructure safeguards, with no immediate financial impact to the City's general fund. Staff Liaison: Suzanne Boyles, Economic Development Director, sboyles@buckeyeaz.gov, (623) 349-6970

6. Comments from the Mayor and Council

Mayor and Council may present a brief summary of current events and/or report on any of the Boards and Commissions and other organizations as necessary. The Council may not propose, discuss, deliberate, or take any legal action on information presented. Council may direct inquiries to staff.

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

8. Proposals for Future Agenda Items

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

9. Adjournment