



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
JANUARY 6, 2026
AGENDA**

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

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

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

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

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

- 1. Call to Order/Invocation/Pledge of Allegiance/Roll Call**
 - 2. Comments from the Public- Members of the audience may comment on any non-agenda item of interest.**
 - 3. Awards/Presentations/Proclamations**
 - 4. CONSENT AGENDA ITEMS / NEW BUSINESS**
Approval of items on the Consent Agenda - All items with an () are considered to be routine matters and will be enacted by one motion and vote of the City Council. There will be no separate discussion of these items unless a Council member requests. This section may include the approval of Minutes from previous meetings.*
- *4.A** [*Council to take action on Resolution No. 02-26 approving the Tohono O'odham Nation Grant-in-Aid Agreement between the Tohono O'odham Nation and the City of Buckeye, for services that benefit the general public.*](#)

Summary: The City applied for and was awarded the Tohono O'odham Nation Grant-In-Aid, a 12 percent local revenue-sharing contribution, as set forth in Arizona Revised Statutes § 5-601.02(H) (4) (also known as Proposition 202). The grant award is \$54,033.12, with no match required from the City. The grant award will fund the purchase of extrication equipment for the Buckeye Fire – Medical -- Rescue Department (BFMRD).

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

- *4.B** Council to take action on Resolution No. 06-26 approving the Intergovernmental Agreement (IGA) between the City of Buckeye and Maricopa County to identify the responsibilities of the respective governmental agencies for Watson Road from Van Buren Street to Skyline Park.

Summary: Watson Road between Van Buren Street and Skyline Park is currently a two-lane roadway. The pavement surface appears to be in good condition. Portions of Watson Road are within a roadway easement from State Land. With the approval of the IGA between the City of Buckeye and Maricopa County, the City will assume maintenance and operation of Watson Road from Van Buren Street and Skyline Park.

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

- *4.C** Council to take action on Change Order # 2 to the Cooperative Contract Purchase Addendum (CCPA No. 32600073) between the City of Buckeye, an Arizona municipal corporation, and Arizona West Builders and Communications, Inc., an Arizona corporation, relating to the Capital Improvement Program (CIP) Project No.100970 Communication Tower - Festival WRF; and authorize the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.

Summary: The proposed Change Order is being brought forward solely to reinstate a construction contract for the scope of work for Capital Improvement Program (CIP) Project No. 100970 – Communication Tower – Festival WRF due to the expiration of the prior CCPA. City Council previously approved that construction contract; however, Contract No. 2025251 has expired, requiring execution of a new CCPA to allow construction to proceed. This action does not authorize a new scope but rather re-establishes the scope of work from the City Council approved contract with an updated CCPA to enable completion of CIP Project No. 100970. The proposed Change Order is for the amount of \$1,533,709.89.

Staff Liaison: James Zwerg, Project Manager, jzwerg@buckeyeaz.gov, (602) 558-2076

- *4.D** Council to take action on Resolution No. 03-26 approving Amendment No. 1 to the Intergovernmental Agreement (IGA) between the State of Arizona, by and through its Department of Transportation and the City of Buckeye, to remove the scope of work related to the Warner Street Bridge.

Summary: The original IGA between the State of Arizona and then Town of Buckeye included the construction of the East and West Connector roadways north of Broadway Road and the construction of a bridge over the SR 85 along the Warner Street alignment. The East and West Connector roadways were completed by the Town years ago. With the approval of the IGA Amendment between the State of Arizona and City, the proposed Warner Street Bridge over SR 85 will no longer be constructed.

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

- *4.E** Council to take action on Resolution No. 07-26 approving the Intergovernmental Agreement (FCD

2024A004) between the City of Buckeye, an Arizona Municipal Corporation, and the Flood Control District of Maricopa County, a political subdivision of the State of Arizona, for the construction, management, operation and maintenance of the Downtown City of Buckeye Regional Basin and Storm Drain Project; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.

Summary: This IGA formalizes funding participation, roles, responsibilities, and coordination mechanisms between the City and Flood Control District of Maricopa County (FCDMC) to advance the Downtown Storm Drain Project to the construction phase. Activities under (or supported by) the IGA include interagency coordination, schedule and phasing alignment, and preparation of materials necessary to proceed to design procurement and construction. Design, permitting, and Right of Way acquisition will be authorized under separate actions consistent with the agreed funding plan.

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

- *4.F** Council to take action on Delivery Order No. 13 to the Job Order Contract (No. 2025081) between the City of Buckeye, an Arizona municipal corporation, and M.R. Tanner Development and Construction, LLC, an Arizona limited liability company, for Concrete Installation at Fire Station 702; and authorize the City Manager to execute and deliver said Delivery Order on behalf of the City of Buckeye.

Summary: At Fire Station 702, the return drive behind the station is mostly asphalt and is showing significant deterioration. The concrete section closest to the building is also in poor condition. This project will allow the City to remove the failing asphalt, rebuild the sub-base, and expand the concrete surface to better handle the weight and frequent use of fire engines returning to the station. Concrete is the industry standard for fire station return drives, especially in areas with heavy turning movements, which this project will specifically address. The total amount to be paid under this Delivery Order shall not exceed \$392,795.

Staff Liaison: Amy Murray, Public Works Director, amurray@buckeyeaz.gov, (623) 349-6835

- *4.G** Council to take action on Delivery Order No. 12 to the Job Order Contract (No. 2025081), between the City of Buckeye, an Arizona municipal corporation, and M.R. Tanner Development and Construction, an Arizona Limited Liability Company, to construct speed calming devices along Acacia Way, from Thayer Street to Park Meadows Drive; and authorize the City Manager to execute said Delivery Order on behalf of the City of Buckeye.

Summary: The Delivery Order allows the contractor to install speed-calming chicane devices along Acacia Way, from Thayer Street to Park Meadows Drive. The project aims to enhance traffic safety and will comply with Maricopa Association of Government standards (MAG) and City standards. The total amount to be paid under this Delivery Order shall not exceed \$372,515.

Staff Liaison: Amy Murray, Public Works Director, amurray@buckeyeaz.gov, (623) 349-6835

- *4.H** Council to take action on the Contract for Materials and Services (No. 32600127) between the City of Buckeye, an Arizona municipal corporation, and Republic Services, Inc., a Delaware corporation, related to non-hazardous liquid waste and biosolids disposal; and authorize the City Manager to execute and deliver said Contract on behalf of the City of Buckeye.

Summary: Water Resources staff is requesting Council approval of Contract No. 32600127 with Republic Services, Inc. for the disposal of biosolids byproduct produced by the City's four wastewater treatment facilities. If approved, these services will be provided in an amount not to exceed \$1,000,000 per year for the next five years, for a contract total of \$5,000,000.

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

- *4.I** Council to take action on the Contract for Materials and Services (No. 32600128) between the City of Buckeye, an Arizona municipal corporation, and VLS Environmental Solutions LLC, a Delaware limited liability company, related to non-hazardous liquid waste and biosolids disposal; and authorize the City Manager to execute and deliver said Contract on behalf of the City of Buckeye.

Summary: Water Resources staff is requesting Council approval of Contract No. 32600128 with VLS Environmental Solutions LLC for the disposal of liquid and biosolids byproduct produced by the City's four wastewater treatment facilities. If approved, these services will be provided in an amount not to exceed \$1,000,000 per year for the next five years, for a contract total of \$5,000,000.

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

- *4.J** Council to take action on the Contract for Materials and Services (No. 32600129) between the City of Buckeye, an Arizona municipal corporation, and VLS Environmental Solutions LLC., a Delaware limited liability company, related to non-hazardous liquid waste and biosolids disposal ; and authorize the City Manager to execute and deliver said Contract on behalf of the City of Buckeye.

Summary: Water Resources staff is requesting Council approval of Contract No. 32600129 with VLS Environmental Solutions LLC for the disposal of biosolids byproduct produced by the City's five water treatment facilities. If approved, these services will be provided over five years with a total escalating not-to-exceed amount of \$2,250,000.

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

- *4.K** Council to take action on Contract for Material and Services (No. 32600130) between the City of Buckeye, an Arizona municipal corporation, and Patriot Environmental Services, Inc., a California corporation, related to non-hazardous liquid waste and biosolids disposal ; and authorize the City Manager to execute and deliver said Contract on behalf of the City of Buckeye.

Summary: Water Resources staff is requesting Council approval of Contract No. 32600130 with Patriot Environmental Services for the disposal of biosolids byproduct produced by the City's five water treatment facilities. If approved, these services will be provided over five years with a total escalating not-to-exceed amount of \$2,250,000.

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

- *4.L** Council to take action on Resolution No. 08-26 approving the Development Agreement with Pulte Home Company, LLC, a Michigan limited liability company related to the acquisition of resources and provision of water services within the Festival Ranch Development; authorizing the Mayor to execute and deliver the Agreement; and, authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution.

Summary: Staff is requesting Council approval of Resolution No. 08-26 approving a Development Agreement (DA) between the City and Pulte Home Company, a Michigan limited liability company (Pulte). If approved, Pulte will purchase and cause the conveyance of Harquahala Acres Lot 3 to be made to the City as well as a Declaration of Groundwater Allocation from Harquahala Valley Water Project (HVWP) for 90,000 acre feet of HVWP water. The water is intended to support the assured water supply demands of the remaining Festival Ranch subdivisions, with a permitted withdrawal rate of no more than 900 acre-feet per year for a period of up to 110 years.

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

- *4.M** Council to take action on Resolution No. 09-26 approving Amendment No. 1 to the Wagner Wash Underground Storage Facility - Permitting and Operation Development Agreement dated February 20, 2024 between the City of Buckeye, an Arizona municipal corporation, Pulte Home Company, LLC, a Michigan limited liability company, and Del Webb Corporation, a Delaware corporation; and authorizing the Mayor to execute the Agreement on behalf of the City of Buckeye.

Summary: This Amendment to the Development Agreement is to add a new source of water that is intended to supplement water delivered through the CAP Canal to be used and delivered for water services within future Festival Ranch subdivisions. This Amendment is entered into by the parties concurrently with the Harquahala Water Resources Acquisition Development Agreement between the City of Buckeye and Pulte Home Company, LLC.

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

- *4.N** Council to take action on the December 2, 2025 Council Workshop Minutes and December 2, 2025 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, ss Stewart@buckeyeaz.gov, (623) 349-6914

- *4.O** Council to take action on the removal of Randal Kidd as a Regular Member of the Community Services Advisory Board (CSAB) and the removal of Douglas McDonald as an Alternate Member (District 3) of the Planning and Zoning Commission.

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. Randal Kidd has submitted his notice of resignation. Douglas McDonald has notified staff he no longer resides in District 3.

Staff Liaison: Summer Stewart, Deputy City Clerk, ss Stewart@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. 01-26 amending the Zoning Map of the City of Buckeye for approximately 4.37 acres generally located west of the northwest corner of South Miller Road and West Durango Road from General Commerce (GC) to Community Commercial (C-2).

Summary: The applicants are requesting approval of Ordinance No. 01-26 rezoning land totaling approximately 4.37 acres generally located west of the northwest corner of South Miller Road and West Durango Road from General Commerce (GC) to Community Commercial (C-2). A rezone changes the zoning district of a property to another zoning district. Once rezoned, the intent is to develop the site with a four-story hotel.

Staff Liaison: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233

- 5.B** Council to hold a public hearing and take action on Ordinance No. 02-26 amending the Zoning Map of the City of Buckeye for approximately 0.19 acres of generally located north of the northeast corner of 4th Street and Jackson Avenue from Commercial Center (CC) to Downtown Commercial (DC).

Summary: The applicant is requesting approval of a rezoning of approximately 0.19 acres generally located north of the northeast corner of 4th Street and Jackson Avenue from Commercial Center (CC) to Downtown Commercial (DC). A rezone changes the zoning district of a property to another zoning district. Once rezoned, the intent is to develop the site with a new sidewalk-oriented multi-tenant commercial building in furtherance of the Downtown Specific Area Plan (DSAP) vision for this area.

Staff Liaison: Joseph Mueller, Senior Planner, jmueller@buckeyeaz.gov, (623) 204-5505

5.C [Council to take action on the 2026 Buckeye Legislative Priorities.](#)

Summary: Staff is seeking Council approval of the 2026 Buckeye Legislative Priorities (Priorities). The Priorities reflect Buckeye's values and the City's commitment to protecting the character of our community and high quality of life for residents. The Priorities guide the actions of the Government Affairs staff, ensuring that advocacy during the legislative session reflects the policy established by Council. The Priorities are aligned with the City's strategic plan and emphasize preserving local decision-making authority in critical areas such as water resources, public safety, local revenue, transportation and aviation, housing and economic development. Throughout the year, staff will provide updates on the legislative issues that may impact Buckeye and the region. If legislation is introduced that falls outside the framework of the adopted Priorities, staff will return to Council for further direction.

Staff Liaison: John Raeder, Chief Government Affairs Officer, JRaeder@Buckeyeaz.gov, (623) 204-8177

5.D [Council to take action on the City of Buckeye 2025 Integrated Water Master Plan \(IWMP\) update.](#)

Summary: The City commissioned Carollo Engineers in 2024 to update the IWMP, with a draft completed in Fall 2025. A peer review of the draft was then conducted by engineers familiar with Buckeye, Buckeye developers, and the homebuilder's association. The final 2025 IWMP builds upon the previous master report identifying the water resources, water, wastewater, and reclaimed water infrastructure needed for the City to grow through 2040. Further, the 2025 IWMP establishes the road map for future infrastructure needs including treatment, conveyance, storage, and pumping.

Staff Liaison: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 377-8028

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