



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 20, 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. 12-26 approving the Intergovernmental Agreement with the Arizona Board of Regents, for and on behalf of Arizona State University ("ASU"), for ASU to study the economic impacts of the 2026 Buckeye Air Fair; and authorizing the City Manager to*

execute and deliver said Agreement and related documents on behalf of the City of Buckeye.

Summary: The Buckeye Air Fair is a signature event hosted by the City, which brings thousands of people throughout the three-day event. Last year, the Buckeye Air Fair drew 36,000 people for the weekend. The City would like to partner with ASU through their School of Community Resources & Development to complete an analysis of the economic impacts of the Buckeye Air Fair. This study will provide useful information to the City on the return on investment of budgeted funds for the event. The total cost for ASU to complete the study is \$84,833.

Staff Liaison: Kelby Mieras, Community Services Deputy Director, kmieras@buckeyeaz.gov, (623) 349-6617

- *4.B** Council to take action on Ordinance No. 03-26 approving the transfer of certain rights-of-way and roadways, lying in Section 9, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, with a reputed street name of Van Buren Street, lying west of 239th Avenue alignment.

Summary: The purpose of this request is to annex from Maricopa County's jurisdiction a segment of Van Buren Street, lying west of 239th Avenue alignment. This will allow development to complete the required roadway and infrastructure improvements. Specifically with regard to a roadway, Arizona Revised Statutes Section 9-471(O) allows for an abbreviated annexation procedure by mutual consent of the governing bodies of the county and a municipality if the property transferred is adjacent to the receiving city or town and if each governing body approves the proposed transfer as a published agenda item at a regular public meeting of their governing bodies.

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

- *4.C** Council to take action on Resolution No. 04-26 repealing Chapter 1, General Information, Section 1-1, Engineering Submittal Requirements dated 2025, Section 1-2, As-Built Requirements dated 2025, Chapter 5, Stormwater Management, Section 5-1, Grading and Drainage dated 2024, Chapter 6, Transportation, Section 6-1, Traffic Impact Analysis dated December 2012, Addendum No. 01-2020, and Addendum No. 02-2020 of the City of Buckeye Engineering Design Standards; declaring as a public record those certain documents on file with the City Clerk entitled City Of Buckeye Engineering Design Standards Chapter 1, General Information, Section 1-1, Engineering Submittal Requirements, and Section 1-2, As-Built Requirements, Chapter 5, Stormwater Management, Section 5-1, Grading and Drainage, Chapter 6, Transportation, Section 6-1, Traffic Impact Analysis, and Section 6-2, Intelligent Transportation Systems (ITS), all dated January 20, 2026; and approving and adopting the same by reference.

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

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

- *4.D** Council to take action on Resolution No. 10-26 approving the West Valley Fire Apparatus Intergovernmental Agreement with the Arizona Fire & Medical Authority, the City of Avondale, the City of El Mirage, the City of Glendale, the City of Goodyear, the City of Peoria, the City of Surprise, the City of Tolleson, the Daisy Mountain Fire and Medical District, and the Sun City Fire District; and authorizing the Mayor to execute and deliver said Agreement on behalf of the City.

Summary: The Arizona Fire & Medical Authority, City of Avondale, City of El Mirage, City of Glendale, City of Goodyear, City of Peoria, City of Surprise, City of Tolleson, Daisy Mountain Fire

& Medical District, and Sun City Fire District desire to enter into a new and updated Intergovernmental Agreement (IGA) with City (Fire) to lend and borrow the use of various fire apparatus on an as-needed basis to benefit public safety, in accordance with the terms of the IGA. If approved, agencies agree to lend and borrow the following described fire apparatus as-is: engines, ladders, ambulances, other emergency response vehicles. The borrowing agency may use the loaned equipment for the sole purpose of fire prevention, fire fighting, and life-saving treatment and transportation.

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

- *4.E** [Council to take action on Resolution No. 11-26 approving the Agreement Regarding Local Border Support between the City of Buckeye, an Arizona municipal corporation, and the State of Arizona Department of Public Safety, to support the acquisition of a fentanyl sensing quadruped robot; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.](#)

Summary: Resolution No. 11-26 approves an Intergovernmental Agreement between the State of Arizona Department of Public Safety (DPS) and the City related to a grant award in the amount of \$272,988.81 for Fiscal Year 2026 Local Border Support Fund, authorizing the acquisition of a quadruped fentanyl sensing robot (Robot). There is no City match requirement. The total Robot purchase price to the City is estimated at \$400,000. The remaining amount of the purchase price after this grant award will be funded by a grant that was recently awarded to the City, which Council approved. The previously-approved award is the Fiscal Year 2026 Fentanyl Diversion, Prosecution, and Testing grant through DPS in the amount of \$127,011.19, and the combination of the two grants will cover the full cost of the Robot.

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

- *4.F** [Council to take action on Resolution No. 14-26 designating the Chief Fiscal Officer for officially submitting the Fiscal Year 2024-2025 Expenditure Limitation Report to the Arizona Auditor General.](#)

Summary: Pursuant to Arizona Revised Statutes (ARS) § 41-1279.07(E), the City is required to designate the Chief Fiscal Officer (CFO), to submit the current fiscal year's annual expenditure limitation report (AELR) to the Arizona Auditor General (Auditor). The designated CFO shall certify to the accuracy of the AELR. By approving Resolution No. 14-26, Council is approving the designation and notification to the Auditor General that Rick Langley is designated to be the CFO for Fiscal Year 2024-2025.

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

- *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. 106050, Intersection Improvements: Watson Road and Broadway Road, in an amount not to exceed the approved construction budget of \\$7,500,000.00, to allow phased implementation of the project; approve the Cooperative Contract Purchase Addendum \(CCPA\) \(Contract No. 32600134\) between the City of Buckeye, an Arizona municipal corporation, and KCR, Inc., doing business as Petra Contracting, an Arizona corporation, in the amount of \\$669,914.90, for the relocation of Roosevelt Irrigation District \(RID\) irrigation facilities, which represents the first phase of construction; and authorize the City Manager to execute and deliver said CCPA 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. 106050 up to the total approved construction budget of \$7,500,000.00, allowing the project to be delivered in logical phases without unnecessary delay. As part of this request, staff is also requesting approval of a Cooperative Contract Purchase Addendum (CCPA) in the amount of \$669,914.90 with Petra Contracting for the relocation of Roosevelt Irrigation District (RID) irrigation facilities, including the RID Broadway Road and Watson Road Improvements – Lateral 15 project and the removal and replacement of existing irrigation junction boxes. This work represents the critical first phase of construction and is required to clear utility conflicts before remaining intersection improvements can proceed. Staff Liaison: Rodrigo Nemi, Project Manager, rnemi@buckeyeaz.gov, (623) 204-8442

- *4.H** Council to take action on Change Order No. 1 to the Cooperative Contract Purchase Addendum (CCPA No. 32600066) between the City of Buckeye, an Arizona municipal corporation, and CCS Facilities Services – Arizona, Inc., a Delaware corporation, for Citywide Custodial Services; and authorize the City Manager to execute and deliver said Change Order on behalf of the City of Buckeye.

Summary: Approval of this Change Order will extend the contract term through June 1, 2030 and increase the contract not-to-exceed amount by \$3,737,980.36, for a total not-to-exceed amount of \$3,962,980.36, for the duration of the contract term. The revised term will align our contract term and expenditures with the term of the CCPA.

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

- *4.I** Council to take action on Resolution No. 13-26 approving the Development Agreement between the City of Buckeye, an Arizona municipal corporation and Pulte Home Company, LLC, a Michigan limited liability company relating to the provision of certain municipal services; and authorizing the Mayor to execute and deliver the Agreement on behalf of the City of Buckeye.

Summary: Resolution No. 13-26 approves the Development Agreement ("Agreement") with Pulte Home Company, LLC ("Pulte") dated January 20, 2026, establishing the terms for water service for an additional 75 equivalent dwelling units ("EDUs") for the San Madera development. By way of background, 489 EDUs of water service were already memorialized in a prior Development Agreement dated July 19, 2022 by and between the City and Judy A. Dickman and JKDC Farms, LLC, assigned to Pulte on July 16, 2025. This current agreement requires Pulte to complete a line extension of a 16" water line for 2,600 feet along Broadway Road from Watson Road to the 239th Avenue alignment, pay all City-approved and adopted development impact fees, including water development impact fees, for the additional 75 EDUs, as well as construct all onsite water infrastructure necessary for the City to provide municipal water service to the development.

Staff Liaison: Terry Lowe, Director, tlowe@buckeyeaz.gov, (623) 349-6121

- *4.J** Council to take action on the Construction Contract (No. 32600108) between the City of Buckeye, an Arizona municipal corporation, and K.P. Ventures Well Drilling and Pump Company, LLC, an Arizona limited liability company, related to well drilling services and materials; and authorize the City Manager to execute said Contract on behalf of the City of Buckeye.

Summary: Staff requests the Mayor and Council approve Contract No. 32600108 with K.P. Ventures Well Drilling and Pump Company, LLC, an Arizona limited liability company ("K.P. Ventures") for drilling services for Well #8 serving the Jackie Meck Water Campus (CIP No. 100750), in an amount not to exceed \$1,773,678.66.

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

- *4.K** Council to take action on the request for a new Series 012 (Restaurant) Liquor License (Application No. 374614) for Pita Kitchen, located at 860 North Verrado Way #104, in Buckeye.
Summary: Pita Kitchen is requesting approval for a Series 012 (Restaurant) Liquor License Application for their business located at 860 North Verrado Way #104, 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.L** Council to take action on the Employment Agreement between the City of Buckeye and Tosca Henry appointing Tosca Henry to the position of City Attorney for the City of Buckeye.
Summary: Appointment of Tosca Henry to City Attorney
Staff Liaison: Cindy Camarata, HR Director, ccamarata@buckeyeaz.gov, (623) 349-6255

5. Public Hearings / Non-Consent - New Business

- 5.A** Council to take action on Resolution No. 15-26 approving the Development Agreement between the City of Buckeye, an Arizona municipal corporation and Vermillion Development, LLC, an Arizona limited liability company, and, the related long-term lease agreement; authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to cause the execution and delivery of the Agreements and all documents and other necessary or desirable instruments connected with the Agreements and to take all steps necessary to carry out the purpose and intent of said Agreements.
Summary: In March of 2025, the City issued a Notice of Intent to Lease, pursuant to statute, for approximately five acres of airport land for the construction of executive hangars. Vermillion Development, LLC, ("Vermillion") was the sole offeror. Vermillion is entering a Hangar Development Agreement to construct up to twelve executive hangars, with four hangars required to be completed within eight years. Except for the first hangar to be constructed, each hangar will be under a separate Airport Lease Agreement for a fifty year term with uncapped consumer price index increase every two years, a fair market assessment at each ten year interval, and a full building inspection to ensure the building is maintained over the term of the lease. Vermillion's initial Airport Lease Agreement, for Hangar No. 1, is for a term of thirty years. The thirty-year term will be automatically extended to fifty years, so long as Vermillion meets the construction timelines required under the Development Agreement. Upon the expiration or termination of each Airport Lease Agreement, ownership of the capital improvement (the hangar) will automatically vest with the City.
Staff Liaison: Scott Gray, Aviation Director, sgray@buckeyeaz.gov, (623) 349-6885

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