



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
GENERAL OBLIGATION BOND EXPLORATORY COMMITTEE
APRIL 25, 2024
AGENDA**

**Buckeye City Hall
530 E Monroe Ave.
Buckeye, AZ 85326
Executive Conference Room 1st Floor
6:00 PM**

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 Committee 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/Pledge of Allegiance/Roll Call**
- 2. Approval of Minutes**
- 2.A** [Committee Action: Motion to approve minutes from March 28, 2024 General Obligations Bond Exploratory Committee meeting.](#)
- 2.B** [Committee Action: motion to approve minutes from April 11, 2024 General Obligations Bond Exploratory Committee meeting.](#)
- 2.C** Committee Facilitator Deanna Jonovich will inform the committee that meeting minutes for the April 25, 2024, session will not be provided as it marks the final meeting of the committee.
- 3. Presentations**
- 3.A** City Attorney Scott McCoy will be delivering legal reminders to the General Obligations Bond

Exploratory Committee in preparation for the upcoming election in November.

3.B City Staff and committee will be discussing various resources and outreach materials to be developed by the City to provide education on the bond and the bond projects if a GO Bond election is called by Council.

3.C The City of Buckeye staff gratitude.

4. Adjournment

CITY OF BUCKEYE
Regular Library Advisory Board
COUNCIL ACTION REPORT

MEETING DATE: 04/25/24	AGENDA ITEM: 2.A. Committee Action: Motion to approve minutes from March 28, 2024 General Obligations Bond Exploratory Committee meeting.
DATE PREPARED: 04/22/24	DISTRICT NO.:
STAFF LIAISON:	
DEPARTMENT: Financial Services	AGENDA ITEM TYPE: Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
 Committee Action: Motion to approve minutes from March 28, 2024 General Obligations Bond Exploratory Committee meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[2024 GO BOND Committee Meeting Minutes March 28.2024.pdf](#)

City of Buckeye
2024 General Obligation Bond Committee
March 28, 2024
Minutes

Buckeye City Hall
530 E Monroe Ave,
Buckeye, AZ 85326
1st floor - Executive Conference Room
6:00 PM

Pursuant to A.R.S. § 38-431.03(A)(3) the Committee 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/Pledge of Allegiance/ Roll Call

Members Present: Jackie Meck (Chair), Jack Eaton (Vice Chair), Committee Member Michael Melton, Committee Member Kitt Roney, Committee Member DeAngela Kittrell, Committee Member Starr Marsett, Committee Member Jim Subjack, Committee Member Jeff Caler, Committee Member Cynthia Zbiegien, Committee Member Norman Lund, Committee Member Brent McFall, Committee Member Rico West, Committee Member Gary Bridget and Facilitator Deanna Jonovich

Members Absent:

Departments Present: Vice Mayor Clay Goodman, Deputy City Manager, Doug Sandstrom, Chief Financial Officer William Kauppi, City Attorney Scott McCoy, Management Assistant Amber Beaman, Communications, General Obligations Bond Committee Secretary Tanya McKinley and Audio-Visual Technician Kevin Drury.

2. Brief Announcements

2A. Chairman Meck entertained a motion for the approval of the meeting minutes for March 7, 2024. The motion was carried and approved.

2B. Committee Facilitator Deanna Jonovich addressed follow-up questions from the previous meeting, primarily regarding the Victory Fire Station. The first question inquired about the proposed location and its distance from the existing fire station. The response indicated that the area is situated at the northwest corner of Indian School and Acacia Way, approximately 2.2 miles from fire station 703. The second question pertained to how this proposed location would impact response times. The response stated that it would decrease response times in Victory, Verrado, Jack Rabbit, and Indian School Road.

Committee Member Starr Marsett raised an additional question regarding the cost comparison between building the Tartesso fire department and the proposed Victory Fire Station. The inquiry sought clarification on whether the costs were similar or if the Victory station incurred higher expenses.

In response, Fire Chief Jake Rhoades conveyed that the Tartesso fire station was constructed at a cost of \$4.9 million. Currently, fire station 707 is under construction, utilizing the same footprint and prototype design as the Tartesso station, yet its cost is projected to be around \$14 million due to various factors contributing to increased expenses.

City Engineer Scott Zipprich supplemented Chief Rhoades' response by explaining that the higher cost of the Victory station is anticipated due to several factors. Firstly, its proximity to Acacia and Indian School may necessitate signaling the Acacia intersection with emergency access signals, adding to the overall cost. Additionally, there may be expenses related to installing additional poles and signals away from the intersection to facilitate safe access for emergency vehicles to Indian School Road. These intersection and road-related works contribute to the higher cost compared to other fire stations where the expenses are primarily on-site.

3. Presentations

3A. Committee Facilitator Deanna Jonovich presented a bar graph illustrating New Voter Authorization to provide the committee with insights into communities across the valley that have undergone similar Bond programs. The graph showcased various municipalities and the scale of their bonding programs, ranging from Tolleson at \$21 million to Gilbert at \$580 million between 2017 and 2023. Deputy City Manager Doug Sandstrom elaborated

that these figures represented approved initiatives, noting that the only known instance of a failed bond was in El Mirage the previous calendar year. The proposed project in El Mirage, aimed at constructing a court building, did not receive approval.

3B. Chief Financial Officer Bill Kauppi offered a refresher to the committee, outlining various options and considerations regarding bonding amounts and their implications on the tax rate for the average taxpayer. Kauppi reviewed scenarios previously presented, including tax rates of \$1.80, \$2.00, and \$2.25, emphasizing that all calculations adhered to State Statute-mandated limitations on assessed value growth. Mr. Kauppi presented the Summary of Tax Options table, detailing conservative estimates for the next 15 years based on historical data. According to Kauppi's analysis, the maximum bond issues feasible under the given circumstances were \$125 million for \$1.80, \$150 million for \$2.00, and \$200 million for \$2.25. However, Kauppi suggested that realistic projections of assessed value growth could potentially double these amounts, resulting in potential bond issues of \$250 million, \$300 million, or \$400 million over the 20-year period.

Deputy City Manager Doug Sandstrom supplemented the discussion by presenting the figures to provide context for the magnitude of the proposed projects in relation to the tax rate. Sandstrom highlighted the importance of aligning borrowing with a manageable tax rate, noting that the figures presented represented the maximum feasible bond amounts. Mr. Sandstrom emphasized that although authorization could exceed these amounts, the focus was on what could practically be issued. Sandstrom also presented the average tax bill based on a \$100,000 assessed valuation home, simplifying calculations for taxpayers. Kauppi concluded by noting that the presented tax rates were examples, and the committee could request calculations for different rates as needed, clarifying that the figures represented a combined primary and secondary tax rate.

Committee member Brent McFall suggested that the city should focus on ensuring clear resident education regarding the distinction between assessed valuation and market value of homes. Deputy City Manager Doug Sandstrom confirmed the city's commitment to this approach, emphasizing the importance of providing residents with comprehensive information. Sandstrom highlighted the city's intention to incorporate this educational initiative into its campaign efforts and website, intending to include a calculator tool to estimate individual impacts accurately. Chief Financial Officer Bill Kauppi supplemented McFall's suggestion by noting the significant disparity between market value and assessed value for different properties. Kauppi underscored that while newly built properties might have comparable market and assessed values, older homes could exhibit considerable differences due to changes in assessed value over time.

3C. The Committee Facilitator led the discussion with the Committee with the goal of reaching a consensus on the projects to be supported through bond funding, determining the amount of the bond to be presented to the council, and deciding on the number of questions to include on the November ballot. After extensive discussion and deliberation, the committee reached a consensus on a bond amount of \$298,000,000.

Committee Facilitator Deanna Jonovich concluded the meeting by summarizing the consensus agreement on the bond amount and informing the committee that the next meeting would involve recapping the agreement and initiating the voting process. Mrs. Jonovich also noted that there were outstanding questions to be addressed in the following session.

4. Adjournment

Chairman Meck adjourned the meeting at 7:15 pm

Jackie Meck, Chairman

ATTEST:

Tanya McKinley, Committee Secretary

I hereby certify that the foregoing minutes are a true and correct copy of the Committee Meeting held on March 28, 2024. I further certify that a quorum was present.

Tanya McKinley, Committee Secretary

CITY OF BUCKEYE
Regular Library Advisory Board
COUNCIL ACTION REPORT

MEETING DATE: 04/25/24	AGENDA ITEM: 2.B. Committee Action: motion to approve minutes from April 11, 2024 General Obligations Bond Exploratory Committee meeting.
DATE PREPARED: 04/24/24	DISTRICT NO.:
STAFF LIAISON:	
DEPARTMENT: Financial Services	AGENDA ITEM TYPE: Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
 Committee Action: motion to approve minutes from April 11, 2024 General Obligations Bond Exploratory Committee meeting.

SUMMARY

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ATTACHMENTS:

[2024 GO BOND Committee Meeting Minutes April 11,2024.pdf](#)

City of Buckeye
2024 General Obligation Bond Committee
April 11, 2024
Minutes

Buckeye City Hall
530 E Monroe Ave,
Buckeye, AZ 85326
1st floor - Executive Conference Room
6:00 PM

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1. Call to Order/Pledge of Allegiance/ Roll Call

Members Present: Jackie Meck (Chair), Jack Eaton (Vice Chair), Committee Member Michael Melton, Committee Member Kitt Roney, Committee Member DeAngela Kittrell, Committee Member Starr Marsett, Committee Member Jim Subjack, Committee Member Jeff Caler, Committee Member Cynthia Zbiegien, Committee Member Norman Lund, Committee Member Brent McFall, Committee Member Rico West, Committee Member Gary Bridget and Facilitator Deanna Jonovich

Members Absent:

Departments Present: Vice Mayor Clay Goodman, Deputy City Manager, Doug Sandstrom, Chief Financial Officer William Kauppi, Communications, General Obligations Bond Committee Secretary Tanya McKinley and Audio-Visual Technician Kevin Drury.

2. Minutes

2A. Chairman Meck entertained a motion for the approval of the meeting minutes for March 7, 2024. The motion was carried and approved.

3. Discussion

3A. In collaboration with city staff, Committee Facilitator Deanna Jonovich led the committee discussions, focusing on the previously established consensus on the bond amount. The discussion furthered the project prioritization process by considering funding application implications, tax rates, and potential bond parameters. The objective was to develop a recommendation concerning bond questions, amounts, and guidelines. The session concluded with an opportunity for public comments.

Before commencing with the meeting's agenda, Deanna Jonovich reminded attendees of the materials provided in their packets, including visuals based on statistical sampling conducted by The High Ground. Additionally, safety protocols were reiterated, and adherence to open meeting laws was emphasized.

Jonovich emphasized that the committee had progressed past the information-gathering stage and should now focus on formulating a recommendation for the Mayor and Council. While seeking consensus was desirable, it was understood that achieving complete agreement might not be possible. Nevertheless, a majority decision was necessary to move the recommendation forward.

Reflecting on the previous meeting's discussions, Jonovich highlighted the consensus on the importance of public safety and transportation. She cautioned against delving too deeply into individual project details, as staff would determine project priorities and funding allocations based on readiness and other factors post-bond approval.

Lastly, Jonovich encouraged the committee to voice any concerns regarding specific projects and emphasized the importance of agreement in the selection of projects to be recommended to the Mayor and Council.

4. Actions

4A. After extensive discussion, the committee reached a consensus on the projects they wished to include and support through the bond. Subsequently, two motions were proposed for voting.

The General Obligations Bond Committee Secretary Tanya McKinley conducted a roll call voice vote on two motions. The first motion was to confirm the total amount for the general obligations bond at \$298,800,000, with allocations of \$137,000,000 for Public Safety, \$145,000,000 for Transportation, and \$16,800,000 for Parks and Recreation. This motion passed with a vote of 10 in favor and 3 against.

The second motion was to confirm that there would be two questions presented on the November 2024 ballot. The first question would combine Public Safety, Streets, and Transportation, while the second question would focus on Parks and Recreation as a standalone item. This motion passed with a vote of 11 in favor and 2 against.

5. Adjournment

Chairman Meck adjourned the meeting at 7:15 pm

Jackie Meck, Chairman

ATTEST:

Tanya McKinley, Committee Secretary

I hereby certify that the foregoing minutes are a true and correct copy of the Committee Meeting held on April 11, 2024. I further certify that a quorum was present.

Tanya McKinley, Committee Secretary