



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
FEBRUARY 8, 2024
AGENDA**

**Buckeye City Hall
530 E Monroe Ave.
Buckeye, AZ 85326
Executive Conference Room First 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. Questions from Previous Meeting**
- 2.A** Facilitator Deanna Jonovich will address the questions that required additional investigation from previous meeting.
- 3. Approval of Minutes**
- 3.A** [Committee Action: Motion to approve minutes from the January 18, 2024 General Obligation Bond Exploratory Committee meeting.](#)
- 4. Presentations**
- 4.A** Deputy City Manager Doug Sandstrom will present information that will assist with a better

understanding of the materials presented by our Engineering and Public Works Department

- 4.B** Deputy City Manager Javier Setovich and City Engineer Scott Zipprich and Deputy City Engineer Paul Lopez will present information and provide an overview of the City of Buckeye's Engineering Department as well as their proposed General Obligation Bond projects and public comment.
- 4.C** Deputy City Manager Doug Sandstrom will provide a summary of all the projects presented to the Committee. Chief Financial Officer Bill Kauppi will provide a financial update to revisit the constitutional maximums, total amounts requested and potential tax impacts and head public comment.

5. Adjournment

CITY OF BUCKEYE
Regular Library Advisory Board
COUNCIL ACTION REPORT

MEETING DATE: 02/08/24	AGENDA ITEM: 3.A. Approval of Minutes
DATE PREPARED: 02/05/24	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 the January 18, 2024 General Obligation 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 Agenda 1.18.2024- Meeting Minutes_.pdf](#)

City of Buckeye
2024 General Obligation Bond Committee
January 18, 2024
Minutes

Buckeye City Hall
530 E Monroe Ave.
Buckeye, AZ 85326
Executive Conference Room First Floor
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 Brent McFall, Committee Member Jeff Caler, Committee Member Cynthia Zbiegien (arrived at 6:00 PM via Microsoft Teams), Committee Member Norman Lund, Committee Member Kyle Barrett, Committee Member Rico West and Committee Member Gary Bridget. Facilitator Deanna Jonovich
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Members Absent:	None
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Departments Present:	Vice Mayor Clay Goodman, Deputy City Manager Doug Sandstrom, Chief Financial Officer William Kauppi, City Attorney Scott McCoy, Management Assistant Amber Beaman, General Obligations Bond Committee Secretary Tanya McKinley, Information Technology Director Greg Platacz and Audio Visual Technician Kevin Drury
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2. Brief summary to address questions from previous meeting

2A. Committee Facilitator Deanna Jonovich provided a brief recap of the previous meeting and quick to respond to a Committee Member's question regarding the city's leases, providing a clear and concise update. According to Jonovich, the City of Buckeye currently has two leases—one for the airport hangar, spanning an acre, and the other for a Kentwood facility building, with an approximate area of 54,000 square feet. This straightforward information ensures the Committee is well-versed in the details of the city's leasing agreements.

3. Presentations

3A. Development Services Director Brian Craig presented an overview of the Development Services Department revealing its organizational structure comprising three distinct divisions. The department plays a pivotal role in overseeing the entirety of construction projects, managing the process from inception to the point where homeowners or business owners move into their newly built spaces. The Building and Administration division handles permitting activities, while the Planning Division engages in both long-range planning for community development and current planning for specific projects. The third division manages plan review inspections for infrastructure, public facilities, and city-owned properties, including streets, sewers, and water facilities.

In the Development Services Department, the team prioritizes three key external focuses. Their foremost commitment is to "speed to market," where they emphasize the efficiency of transitioning individuals from their initial concept to occupying their building, whether it's a single-family home or a vast facility for warehousing and distribution. Secondly, they place significant importance on "predictability," striving to foster a conducive environment for strong professional relationships and trust with their customers. The aim is to create a space where clients feel empowered to collaborate with the department, ensuring their projects align seamlessly with community desires. Finally, "unmatched responsiveness" is a top priority for the department, taking pride in its reputation, not only within Buckeye but across the valley, as a business-friendly and community-respectful entity. While these points specifically address the department, exploring the numbers and exhibits related to Buckeye provides valuable insights, depending on one's role within the city.

Buckeye, highlighted in orange on the West End of the valley, stands out as the largest community in terms of planning area, not only in the valley but also in the entire state of Arizona. Its expansive land area, surpassing even that of Phoenix, encompasses approximately 640 square miles available for development. Recognized as one of the

fastest-growing communities in the country for the past two decades, Buckeye consistently ranks among the top 10 best midsize cities. In the last five years, it has emerged as one of the fastest-growing cities nationwide. The city is strategically intersected by significant transportation corridors, with I-10 serving as the primary north-south divider, complemented by future developments like the 11 Quarter and state routes, such as State Route 85. These corridors play a crucial role in shaping the city's growth and connectivity.

In the context of Buckeye's extensive size, the presenter highlights a graphic showcasing how sixteen other valley cities can fit entirely within Buckeye's expansive area, emphasizing its substantial scale compared to notable cities like Gilbert, Avondale, Mesa, and Tempe. Transitioning to population trends, the presenter notes a remarkable upward trajectory. In the early 2000s, Buckeye, with a population of just over 6,500, experienced exponential growth, reaching 51,000 by the end of the first decade in the new millennium. The subsequent decade saw an 8% annual growth rate, resulting in a population of 91,500 by 2020. As of 2023, the population stands at approximately 114,000, with projections indicating a continued growth rate of over 10% for the current decade, estimated to reach 193,600 by the end. Looking two decades ahead, the conservative growth projection of 5% places Buckeye's population just shy of 300,000. The presenter underscores that the city is only 15% built out, emphasizing a responsible growth approach. Despite the record-breaking growth rate, Buckeye remains committed to balanced and sustainable development. The ultimate build-out projection, around 1.1 million in 2030-2040, reflects the city's expansive land availability, maintaining a focus on responsible growth and development.

Buckeye adheres to its 2040 general plan, aligning with other communities in Arizona. The plan establishes goals and policies focused on achieving balanced growth and development, encompassing residential, retail, restaurants, various commercial services, and industrial employment opportunities. The city aims to diversify economic drivers, seeking additional retail and business opportunities. The third pillar of development emphasizes preserving open space and natural amenities. Notably, the Vale Rio corridor and the White Tanks, particularly Skyline Park, are highlighted as significant assets contributing to Buckeye's appeal. The city anticipates continued efforts to build and create access to these amenities in collaboration with neighboring communities. Over the past seven years, Buckeye has demonstrated significant residential activity, particularly in single-family home development. While the blue bars in the graphic represent the number of permitted single-family homes in each calendar year, it's important to note that the city experienced its peak production between 2000 and 2006, reaching nearly 4,000 homes annually before the recession. Since then, Buckeye has established a new normal,

maintaining a more sustainable level of growth at around 2,500 single-family homes or slightly less. The city's focus on balanced and responsible development is evident in these trends, ensuring a thoughtful approach to growth over an extended timeline, aligning with its commitment to long-term community planning.

In 2023, Buckeye witnessed the second-highest year of residential activity in the past decade, marking a significant milestone. The addition of yellow bars in the last three years represents the inclusion of multifamily developments, a noteworthy shift from virtually zero multifamily units in the two decades preceding 2022. This diversification in housing options has contributed to the city's sustained growth, with some years surpassing 2,500 new residents. Considering an average occupancy rate of 2 to 2.25 persons per household, the rapid population increase becomes evident. Projections indicate consistent growth in single-family home development, particularly as larger master-planned communities along the Sun Valley corridor begin development in the coming years. Additionally, the ongoing development of multifamily units is expected to contribute to a total of around 2,800 units next year. Buckeye continues to outpace its West Valley neighbors, consistently leading in the number of newly announced homes, showcasing its position as a leader in the region's residential development landscape.

In looking ahead to the future, the growth trajectory in Buckeye is visually represented on the moving map, spanning from 2020 to 2060 in 10-year intervals. The heat map progressively intensifies in shades of orange and red, indicating areas of concentrated and more dense development. Key considerations for growth include proximity to I-10 and other regional transportation, optimal access to existing water and wastewater facilities, and utility infrastructure such as power. As the years progress, expansion is anticipated to the West and Northwest, aligning with the logical expansion of utilities to serve those areas. The projection foresees partnerships with non-residential uses driving growth and contributing to the funding of necessary facilities. In the later years, when the city reaches a level of maturity similar to other Valley cities, focus will likely shift to strategic nodes along arterial roadways, fostering redevelopment and introducing more densely scaled products tailored to the specific needs of those areas. This forward-looking approach emphasizes thoughtful planning for sustained and balanced growth in Buckeye.

3B. Suzanne Boyle, Economic Development Director provided a comprehensive overview of the Economic Development Department's key focus on commercial attraction to complement the residential growth in the community. The department, consisting of a small team of seven individuals, offers various services beyond business attraction. These include a business retention and expansion program, support for entrepreneurship and small businesses, robust workforce development initiatives, downtown development and

redevelopment efforts, and project management. Suzie highlighted the execution of the downtown specific area plan recently adopted by the Council. Additionally, the department provides site selection services, engages in extensive community marketing, and offers data analytics to internal and external stakeholders, contributing to the overall growth opportunities within the community.

Ms. Boyle transitions into a discussion on the city's growth and strategic planning for future population trends. An illustrative map featuring yellow and purple zones becomes the focal point, addressing the ambitious population target of nearly 300,000 by 2030.

The yellow on the map represents developed land in Maricopa County, highlighting the need to shift focus to the purple – privately held, developable land, outlined with the city of Buckeye. Ms. Boyle asserts that the West Valley, particularly Buckeye, will play a pivotal role in Maricopa County's future growth, serving as the epicenter with its vast privately held land.

Delving into commercial growth, Ms. Boyle reveals an impressive 9.6 million square feet of active development in the community. This 'active' status involves formal applications for permits or projects currently under construction. The breakdown of this development includes over 750,000 square feet in retail and services, featuring notable establishments like the new Costco and Fries, with additional projects in the pipeline such as the abrasive, banner, and VestStar projects. Beyond these, there's nearly 1,000,000 square feet of retail and services actively considering development in Buckeye, reflecting substantial interest in the community's growth.

In dissecting the employment sector, the speaker distinguishes between active and pipeline developments, showcasing an impressive 8.8 million square feet in active projects. This encompasses both new endeavors such as Rarely Pacific, a California-based plastic injection building company, and speculative industrial buildings, a vital component of employment attraction strategies. The pipeline reveals an even more substantial interest, with over 40 million square feet poised to contribute to Buckeye's economic growth.

Highlighting noteworthy projects, the speaker mentions the Costco establishment, emphasizing its significance. Additionally, the Verrado Marketplace is positioned as a future hub akin to Desert Ridge or Tempe Marketplace, promising substantial development in Buckeye. The emergence of Jack Rabbit Ranch and Jack Rabbit Crossings, particularly at Jackrabbit and Indian School, contributes to the burgeoning retail landscape.

In the healthcare domain, the speaker expresses pride in securing commitments from major brands such as Banner and Abrazo to establish full-scale medical campuses, addressing critical gaps in healthcare services. The commitment extends to building acute care hospitals, marking a significant milestone for Buckeye. Concurrently, efforts to fill healthcare gaps involve additional medical office buildings.

Transitioning to recent investments, the speaker enumerates impressive brands like Ross Dress for Less, KorePower, Five Below, and Funko, along with energy projects involving NEXtera Energy and APS. The visual map illustrates the diverse stages of commercial projects, showcasing their existing, active, under-construction, or potential status in the pipeline.

The speaker concludes by proudly noting that the highlighted investments and brands are set to generate 5000 jobs in the community in the coming years. This influx not only represents a substantial economic boost but also positions Buckeye as an attractive destination for future businesses, building on the success of current ventures.

In alignment with Mr. Craig's insights on residential trends, the speaker emphasizes that similar patterns emerge on the commercial front. The strategic placement of commercial developments along regional transportation corridors, particularly I-10 and State Road 85, mirrors the residential expansion. These choices are influenced by the proximity to existing services and utilities, such as fire stations and water utilities.

The economic development's primary mission is to attract new businesses, creating job opportunities within Buckeye. A pivotal goal is to reverse the current scenario where 92% of residents commute outside the city for work. The focus is on bringing employment opportunities back to Buckeye, fostering a community where residents can live, work, and enjoy their lives. A notable initiative is the "Reduce the Commute" campaign, aimed at retaining a highly qualified workforce within the city.

The economic landscape spans various industries, with efforts to diversify the economic base. While healthcare investments like Banner and Abrazo are significant, the department actively recruits across sectors, including retail services, advanced manufacturing, distribution and logistics, energy projects, aviation, higher education, and entrepreneurship. The objective is to create a well-rounded economic profile for Buckeye.

The speaker concludes by highlighting the critical economic drivers that play a role in business site selection decisions. Public safety, transportation infrastructure, and recreation and cultural services are key considerations. Businesses inquire about factors like police and fire response times, transportation networks, and community amenities

when contemplating significant investments. The emphasis on these categories underscores their direct impact on the city's growth, development, and attractiveness to future investments.

The session concluded with additional discussion and questions addressed regarding both Development Services and Economic Development. Facilitator Deanna Jonovich diligently recorded queries that necessitate further investigation. Answers to these specific questions will be diligently compiled and provided in the subsequent meeting, ensuring a comprehensive and well-informed response to the participants. This commitment to follow-up reflects a dedication to transparency and thoroughness in addressing all inquiries raised during the session.

3C. Deputy City Manager Doug Sandstrom provided an overview of the Capital Projects and explained the proposed project priorities. In today's presentation, the committee received a comprehensive overview of potential bond-funded projects, primarily focusing on those outside the current capital improvement plan that require additional funding. The provided list encompassed various projects, with those outlined in yellow being staff-recommended priorities for the committee's consideration and proposed funding.

This informative session emphasized that similar presentations would follow in subsequent evenings, featuring different departments. Community and Recreation Services, the focus of the current meeting, shared insights into their services and presented a detailed list of projects, with staff-recommended priorities highlighted in yellow. Each project's individual sheet delves into specifics, outlining project details, plans, and anticipated community benefits.

The committee was encouraged to review these materials diligently, as this format will be replicated in upcoming sessions. The forthcoming presentations will cover Public Safety in two weeks and Transportation in subsequent sessions. This structured approach provides the committee with a comprehensive understanding of potential General Obligation-funded projects and staff-recommended priorities.

During today's session, the committee was presented with a thorough overview of prospective bond-funded projects, specifically focusing on those beyond the existing capital improvement plan that necessitate additional funding. The provided project list encompassed a variety of initiatives, and those highlighted in yellow were underscored as staff-recommended priorities for the committee's consideration and proposed funding.

This instructive session underscored the continuity of similar presentations in the upcoming evenings, each featuring different departments. In the current meeting,

Community and Recreation Services took the spotlight, providing insights into their services and furnishing a comprehensive project list. Staff-recommended priorities, highlighted in yellow, were accompanied by individual project sheets offering in-depth details, including project specifics, plans, and expected community benefits.

The committee was strongly urged to meticulously review these materials, as this format will be replicated in subsequent sessions. Public Safety will be the focus in two weeks, followed by Transportation in subsequent presentations. This organized approach ensures that the committee gains a comprehensive understanding of potential General Obligation-funded projects and staff-recommended priorities in a systematic manner.

3D. Community Services Director Miranda Gomez presented a high level overview of the intricacies of the department's mission “to enrich the quality of life and create memorable experiences for all generations”. The department, comprising six vital divisions, namely parks, trails, and cemeteries, recreation and events, senior and social services, the library and museum, administration and the forthcoming arts and culture division, is dedicated to elevating the quality of life and crafting indelible experiences for residents of all generations.

Ms. Gomez thoughtfully introduced Deputy Directors Bob Weiser and Kelby Meris, underscoring their pivotal roles in overseeing diverse divisions. The department, supported by 75 dedicated full-time and part-time employees, in addition to approximately 200 seasonal staff members, plays an indispensable role in fostering community well-being. The laudable volunteer effort, contributing over 20,000 hours last year, equivalent to 10 full-time staff members, resonated as a testament to the community's active engagement.

The presentation meticulously delved into the functions of each division, revealing the expansive array of programs and services offered by Community Services. The recreation and events division's adept management of recreation centers, pools, sports programs, special interest classes, and a myriad of events emerged as a driving force behind community engagement and participation. The parks division's pivotal role in developing and preserving public spaces, notably the burgeoning visitation at Sundance Park and Earl Edgar, showcased the tangible impact of their efforts.

The library division, housing two libraries and a mobile unit, effectively demonstrated the enduring relevance and usage of both physical and digital materials. The senior services division, operating two senior centers, notably highlighted critical services such as congregate and home-delivered meals, transportation assistance, and meaningful socialization for vulnerable populations.

Ms. Gomez's conclusion to the overview featured an impressive summary of the profound impact and extensive outreach of various divisions. This paved the way for a meticulous exploration of proposed projects, fostering a detailed discussion within the committee. The resolute commitment to community enrichment and inclusivity unmistakably underscored the profound significance of Community Services in the fabric of the City of Buckeye.

In the presentation, Community Services Director Miranda Gomez introduced the first proposal, the Sundance Park enhancements project, outlining its key features and proposed improvements. The project aims to incorporate lighted pickleball courts in the existing dog park area, necessitating the relocation of the dog park to a designated retention area. Additionally, the plan includes the installation of sports field lighting for the two southern fields, completion of parking facilities on the western edge, and the establishment of walking paths and connections throughout the park. The estimated budget for this comprehensive project is \$8 million.

Ms. Gomez provided visual aids, including question recordings and illustrative images, depicting the planned layout with the relocated dog park in the western section of the field, illuminated lower fields, and finalized parking infrastructure.

Highlighting the community's interest in public pickleball courts, Ms. Gomez addressed the recurring inquiries she receives, emphasizing the current absence of public pickleball facilities in Buckeye. The accompanying chart demonstrated the disparity in the number of residents per pickleball court compared to neighboring areas, emphasizing the need to address this gap. The proposed Sundance Park enhancements, if approved, would substantially contribute to meeting this demand, providing 1 court for every 11,400 residents.

Community Services Director Miranda Gomez presented the next proposal, the Northern Branch Library project, outlining its ambitious scope, which involves land acquisition and the construction of a 10,000 square foot library. Encompassing outdoor programs, community rooms, and various amenities, the projected cost for this endeavor stands at \$14 million. A visual representation provided a glimpse into the envisioned library.

Ms. Gomez emphasized the project's alignment with community needs, as depicted in a chart illustrating facility space per resident. The addition of a 10,000 square foot facility is poised to raise the ratio to 0.28, bringing it in closer alignment with neighboring standards and addressing the growing demands of the City of Buckeye.

Highlighting the recently completed library master plan, Ms. Gomez detailed the incremental growth approach adopted. This strategy entails initiating services like bookmobile outreach and pop-up programs in emerging master-planned communities. The decision to construct a physical library is strategically timed, triggered when a concentrated

area approaches approximately 10,000 residents, such as the festival area in the City of Buckeye.

In her presentation, Community Services Director Miranda Gomez introduced the third proposed project—the BLM Moss Creek Trailhead. This project aims to address the current trailhead situation in the BLM Moss Creek area, adjacent to Skyline Regional Park, the projected cost for this endeavor stands at \$8.8 million.

Miranda highlighted the two red parcels that are currently undeveloped, indicating ongoing efforts to complete the lease application process. Once finalized, these parcels will be incorporated into the Skyline Regional Park. Notably, the Lost Creek trailhead in the Verrado area, previously a temporary facility provided by the developer, is undergoing construction due to ongoing development, necessitating the creation of a new city-operated trailhead.

The envisioned trailhead project includes essential amenities such as parking spaces, restroom facilities, and a pedestrian bridge, catering to the needs of residents on the east side of Skyline Regional Park. Emphasizing the modest size of the trailhead, Miranda pointed out that it is not intended to be a regional facility like the one on Watson Road but rather a localized access point. The decision is informed by the substantial usage of the current temporary trailhead, with an average of 8,500 to 10,000 users, underscoring the demand for a properly sized facility to better serve the community's recreational needs.

Presenting the final proposed project, Community Services Director Miranda Gomez discussed the ambitious plan for a Multi-Generational Recreation Center. The comprehensive project involves land acquisition and the construction of a 50,000 square foot facility with diverse amenities typically found in modern recreation centers. Miranda emphasized the inclusion of features such as a fitness center, indoor running track, programming spaces, basketball gymnasiums, community rooms, technology facilities, and the possibility of a pool. The projected cost for this substantial endeavor is just under \$80 million.

Renderings provided a glimpse into the envisioned facility and its potential impact on the community. Highlighting the collaborative approach, Miranda emphasized the importance of seeking input from residents during the design phase. She stressed the intention to engage with the community, conducting surveys and soliciting feedback to ensure the Recreation Center aligns with the preferences and needs of Buckeye's residents.

Acknowledging the current lack of sizable indoor recreational spaces in Buckeye, Miranda addressed the growing demand for such facilities, citing the increasing frequency of inquiries and community interest. The project summary underlined the commitment to building facilities that truly resonate with the community's desires, making it a

participatory endeavor that reflects the needs and preferences of Buckeye's diverse population.

General discussion was held regarding specifics on this agenda item for the Committee.

Facilitator Deanna Jonovich efficiently summarized the anticipated meeting items for our next session, shedding light on any outstanding questions that necessitate further investigation.

4. Adjournment

Chairman Meck adjourned the meeting at 8:00 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 January 18, 2024. I further certify that a quorum was present.

Tanya McKinley, Committee Secretary