



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 1, 2024
AGENDA**

**Buckeye City Hall
530 East Monroe Ave
Buckeye, AZ 85326
First Floor Executive Conference Room
6:00PM**

**The doors will be open to the public at least 15 minutes prior to the start time of the meeting.
REVISED AGENDA: This agenda has been revised to include language regarding A.R.S. Â§ 38-431.03(A)(3) / Executive Session. Revised and reposted January 31, 2024 at 9:45 a.m.**

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 11, 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 Fire Medical Rescue Department and our Police Department Chiefs.
- 4.B** Fire Chief Jake Rhoades will present information and provide an overview of the City of Buckeye's Fire Medical Rescue Department as well as their proposed General Obligation Bond projects and public comment.
- 4.C** Interim Police Chief Bob Sanders will present information and provide an overview of the City of Buckeye Police Department as well as their proposed General Obligation Bond projects and public comment
- 5. Adjournment**

CITY OF BUCKEYE
Regular Library Advisory Board
COUNCIL ACTION REPORT

MEETING DATE: 02/01/24	AGENDA ITEM: 3.A. Approval of Minutes
DATE PREPARED: 01/31/24	DISTRICT NO.:
STAFF LIAISON:	
DEPARTMENT: Financial Services	AGENDA ITEM TYPE: Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Committee Action: Motion to approve minutes from the January 11, 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 1.11.2024- Meeting Minutes.pdf](#)

City of Buckeye
2024 General Obligation Bond Committee
January 11th, 2024
Minutes

Buckeye City Hall
530 E Monroe Ave.
Buckeye, AZ 85326
Executive Conference Room 1st 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. Swearing In of Committee Members

City Clerk – Lucinda Aja administered the Oath of Office to all Committee Members.

2. 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, Committee Member Norman Lund, Committee Member Kyle Barrett (arrived at 6:00 PM via Microsoft Teams), Committee Member Rico West and Committee Member Gary Bridget. Facilitator Deanna Jonovich

Members Absent: None

Departments Present: Councilmember Clay Goodman, Deputy City Manager, Doug Sandstrom, Chief Financial Officer William Kauppi, City Clerk Lucinda Aja, City Attorney Scott McCoy, Management Assistant Amber Beaman, GO BOND Committee Secretary

Tanya McKinley, Information Technology Director Greg Platacz
and Audio Visual Technician Kevin Drury

3. Welcome, Introductions and Icebreaker

3A. Councilmember Goodman graciously extended a brief introduction, expressing sincere appreciation for the Member's invaluable participation in the 2024 General Obligation Bond Exploratory Committee ("the Committee"). Emphasizing the pivotal decision ahead, Councilmember Goodman underscored the Committee's role in determining whether to advance a bond proposal to the Council. He outlined the significant responsibility associated with this choice, shedding light on the subsequent call for support from the citizens of Buckeye. Councilmember Goodman highlighted the potential contributions of the community towards enhancing the City of Buckeye, touching on crucial aspects such as public infrastructure for Streets, Transportation, Water, Public Safety, Community Services, Parks, and recreation opportunities. The City Council remains steadfast in its commitment to supporting essential public infrastructure, thereby elevating the overall quality of life for our residents.

3B. During the introductions, each esteemed committee member took a moment to present themselves, offering insights into their professional backgrounds and adding a touch of levity by sharing a fun and interesting fact. This exchange allowed for a more personalized understanding of the diverse experiences and personalities within the Committee.

4. Purpose and Process of Committee

4A. Committee Facilitator Deanna Jonovich offered a concise overview of her background and expertise in General Obligation Bonds. She articulated her pivotal role within the committee, underscoring her commitment to furnishing comprehensive information essential for informed decision-making. Additionally, Committee Secretary Tanya McKinley will diligently email meeting materials at the start of the week preceding each meeting and ensure printed copies are available for reference during the sessions. During the presentation, questioning, and collaboration with staff is anticipated.

4B Deputy City Manager Doug Sandstrom shared insights from his recent experience with the Goodyear Bond, emphasizing the importance of discussing Article 3 in the By-Laws to define the Committee's learning objectives. This includes an understanding of city planning processes, the purpose of Bond authorization, and the absence of outstanding General Obligation Bond Debt in the City of Buckeye, presenting it as a potential new tool. The upcoming discussions will encompass Property Tax Rates, Levy, Growth Rates, and the

potential impact of the Bond on these elements, recognizing their significance. Committee members, as policy-makers, bear the responsibility of being well-informed and making informed decisions. Their duty extends to identifying needs and priorities based on comprehensive information, considering both short-term (2-5 years) and long-term (5-10 years) perspectives. The focus will be the immediate horizon for the city that will be covered by the Bond if chosen. Deliberations will also focus on potential guidelines within the Bond, acknowledging the downstream effects of the Committee's decisions on tax implications and project execution methods. The Committee's purpose aligns with promoting opportunities for public involvement, utilizing live streaming and upcoming website resources. As residents of Buckeye as well, you are encouraged to actively engage within your communities and promote community involvement. Committee members are encouraged to engage with the presentations through questioning and highlighting staff availability for assistance. Additionally, members are expected to perform consistent actions and undertake other duties as assigned.

5. Presentations

5A. K. Scott McCoy, City Attorney for the City of Buckeye, presented the Committee's By-Laws, reiterating the significance of Article 3 as discussed earlier. Committee Members were encouraged to refer to the By-Laws in their packets, encompassing all aspects of their roles. The official name of the Committee is "The City of Buckeye 2024 Citizen Bond Exploratory Committee," referred to as "the Committee" within the By-Laws and discussions. This specialized committee, established by the City Council to address Bond-related matters, has a sunset date of May 31, 2024, with the goal of presenting recommendations to the Council before then.

Mr. McCoy emphasized an important feature of Arizona Law, indicating that municipalities, as political subdivisions, cannot use resources to influence election outcomes. Once the election is called, the City of Buckeye must maintain silence, commencing after May 31st. Acknowledging that the Committee will possess extensive knowledge about Bond issues, community members are encouraged to engage with Committee members after the sunset date. The hope is that committee members will effectively convey their understanding of recommended Bonds and projects to the City Council.

Moving on to Article 4, Mr. McCoy detailed the membership qualifications, outlining the 13 voting members and 2 non-voting alternates. The alternates, although non-voting, are encouraged to actively participate in discussions. With the recent loss of a member before the meeting, the Committee is currently comprised of 14 members, including 12 voting members and 1 alternate. Per the By-Laws, the Mayor will determine the qualification of the alternates, assuming both meet the criteria.

Qualifications were discussed, recognizing the diversity within the group. Mr. McCoy highlighted the possibility of disqualification if changes occur, such as moving out of the district or no longer being a resident and encouraged open discussion if such situations arise. Expectations include regular attendance at scheduled meetings, and unexcused or unexplained consecutive absences may lead to removal from the Committee.

Mr. McCoy further discussed the role of the Chairman, emphasizing that the Chairman cannot make or second motions without relinquishing their chairmanship. The Committee is entrusted with making motions and seconds. This presentation offered a high-level overview of the By-Laws, encouraging members to read and familiarize themselves with these essential guidelines.

5B: City Attorney Scott McCoy provided a comprehensive overview of the Open Meeting Law, starting with a discussion on violations and their implications for each Committee Member. Arizona, known for its stringent regulations, enforces the law through the Open Meeting Law Enforcement Team (OMLET) within the Attorney General's Office. Mr. McCoy emphasized personal liability for Committee Members, potential fines up to \$500 per violation, and the risk of removal from public office if the court determines an intent to withhold information from the public.

The presentation delved into the definition of the Open Meeting Law, highlighting the State's commitment to conducting public body meetings openly. Mr. McCoy stressed that decisions must be made in public, promoting transparency and public trust. State law mandates that public bodies post meeting notices a minimum of 24 hours before the meeting, fostering openness and allowing public attendance.

Mr. McCoy clarified what constitutes a meeting and a quorum, defining a meeting as a gathering where discussions, proposals, or legal actions occur. A quorum, constituting a majority, for this committee with 13 voting members and 1 alternate is 7 members. The meeting procedure includes cancellation if less than 7 members are present, temporary adjournment if one member steps away, and continuity if the quorum can be maintained.

After a brief break, the discussion continued with a focus on meeting agendas and the importance of specificity to inform the public about matters to be discussed. Mr. McCoy addressed the Call to the Public, emphasizing its non-mandatory nature and potential for off-agenda discussions. For this Committee, a discussion or question opportunity will be added at the end of each agenda item.

Executive Sessions, designed for private discussions, were explained, along with cautionary measures to avoid violating Open Meeting Law. Mr. McCoy cautioned against discussing meeting items on personal devices, as such communications become public records.

The presentation concluded with a discussion on conflict of interest laws, prohibiting Committee Members from participating in matters where personal interests are involved. Members were advised to consult their personal attorneys and inform the Chair and Mrs. McKinley if unable to participate due to a conflict of interest.

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

5C Chief Financial Officer Bill Kauppi provided a high-level overview of finance and property tax, distinguishing between the private sector and the public sector (government). While both sectors manage assets and engage in forecasting, the key difference lies in the private sector's profit-driven goals and the public sector's focus on providing services. Mr. Kauppi presented the Fiscal Year 2023-2024 city budget, totaling nearly \$511 million, excluding contingency.

Discussing the budget's three main factors, Mr. Kauppi highlighted Operating Costs, covering 800 staff members and expenses for building maintenance and facility management. Debt Services, amounting to \$20.5 million, is dedicated to funding various utilities-related projects. The \$280 million allocated for Capital projects includes everything from vehicles to water treatment plants. Mr. Kauppi noted that this year's budget, exceeding \$200 million, is unusual for the city's capital budgeting.

Addressing the capital fund, Mr. Kauppi explained that the city has accumulated approximately \$200 million in reserves over the years. He emphasized the goal of potentially having a General Obligations Bond election to gain capacity and accelerate future projects within the next five years.

Mr. Kauppi provided a financial breakdown, detailing the sources of funds for capital projects, including Impact Fees, Bonds, Utility Reserve, Contributions, Grants, and Water Infrastructure Finance Authority (WIFA) Grants exclusively for water. He highlighted the need for the General Obligations Bond election to enhance capacity, as the city has maxed out existing revenue streams for capital projects.

Moving to the General Obligation requirements, Mr. Kauppi outlined the need for an election (scheduled for November 2024), a security pledge to levy property tax, and the importance of considering it a secure instrument. He explained Primary and Secondary Property Taxes, clarifying that the city of Buckeye currently does not have a secondary property tax. The discussion covered levy restrictions, emphasizing how the city maximizes the primary property tax, constrained by assessed value increases.

Reiterating that the General Obligation Bond requires voter approval, Mr. Kauppi highlighted its lack of expiration and rate establishment. The presentation concluded with a comparison of the city's debt-issuing capacity and tax levies against neighboring cities, providing a detailed breakdown of how the city's taxes are divided, and the actual amount received.

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.

6. 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 11, 2024. I further certify that a quorum was present.

Tanya McKinley, Committee Secretary