



**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 22, 2024  
AGENDA**

**Coyote Branch Library  
21699 W. Yuma Road Suite 116  
Buckeye, AZ 85326  
Program Room  
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.*

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

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**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 the February 1, 2024, General Obligation Bond Exploratory Committee Meeting.](#)
- 3. Questions from Previous Meeting**
- 3.A** Facilitator Deanna Jonovich will address the questions that required additional investigation from previous meeting.
- 4. Presentations**
- 4.A** Facilitator Deanna Jonovich will present information that will assist with a better understanding of the materials presented by High Ground and our Marketing and Communications Department.

- 4.B** Paul Bentz with High Ground will introduce and provide insights to his company's objectives and operations. Bentz will present the details of the Resident Feedback Survey and it's significance in informing decisions related to the General Obligations Bond. He will outline the methodology employed in conducting the survey and how the gathered feedback will be instrumental in shaping strategies and initiatives associated with the bond and hear public comment.
- 4.C** Communications and Government Relations Director Annie DeChance will present information and provide an overview of the City of Buckeye's General Obligation Bond Website and Balancing Act Tool and discuss how to utilize this with our community for the proposed General Obligation Bond projects and hear public comment.
- 5. Adjournment**

**CITY OF BUCKEYE**  
**Regular Library Advisory Board**  
**COUNCIL ACTION REPORT**

|                                       |                                                              |
|---------------------------------------|--------------------------------------------------------------|
| <b>MEETING DATE:</b> 02/22/24         | <b>AGENDA ITEM:</b> 2.A. Approval of Minutes                 |
| <b>DATE PREPARED:</b> 02/20/24        | <b>DISTRICT NO.:</b>                                         |
| <b>STAFF LIAISON:</b>                 |                                                              |
| <b>DEPARTMENT:</b> Financial Services | <b>AGENDA ITEM TYPE:</b> 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 February 1, 2024, General Obligation Bond Exploratory Committee Meeting.

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**SUMMARY**

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

**ATTACHMENTS:**

[2024 GO BOND Committee Meeting Agenda 2.1.2024- Meeting Mintutes.pdf](#)

**City of Buckeye**  
**2024 General Obligation Bond Committee**  
**February 1, 2024**  
**Minutes**

**Buckeye City Hall**  
**530 E Monroe Ave.**  
**Buckeye, AZ 85326**  
**Executive Conference Room 1<sup>st</sup> 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 Jeff Caler, Committee Member Cynthia Zbiegien, Committee Member Norman Lund, Committee Member Kyle Barrett, Committee Member Rico West (arrived at 6:00 PM via Microsoft Teams) and Committee Member Gary Bridget. Facilitator Deanna Jonovich

**Members Absent:** Committee Member Brent McFall

**Departments Present:** Vice Mayor Clay Goodman, Deputy City Manager, Doug Sandstrom, Chief Financial Officer William Kauppi, City Attorney Scott McCoy, Management Assistant Amber Beaman, Fire Chief Jake Rhoades, Assistant Fire Chief Rayne Gray, Fire Accreditation Manager Nicholas Cunningham, Interim Police Chief Bob Sanders and Public Safety Director Larry Hall, General Obligations Bond Committee Secretary Tanya McKinley and Audio Visual Technician Kevin Drury.

## 2. Brief summary to address questions from previous meeting

**2A.** During the committee meeting, Facilitator Deanna Jonovich conducted a recap of inquiries from the previous session, along with their corresponding responses. She began by addressing the query regarding the map of utilities and service providers for the City of Buckeye, which includes AZ Water, City of Buckeye, and EPCOR. Additionally, Jonovich elaborated on the map illustrating annexed versus unannexed properties, indicating that 62% of properties fall within Buckeye's jurisdiction, while 36% are unannexed, with 2% situated on County Islands.

Concerning groundwater availability, Jonovich explained the complexity of the issue due to projected population growth and directed attendees to a designated website for further inquiries. Mrs. Jonovich then provided insights into the breakdown of library card holders by age group, sourced from the Community Services department's data, which spans from 0 to 94 years of age.

Mrs. Jonovich proceeded to present a list outlining parks managed by homeowner's associations versus those managed by the City of Buckeye, delineating data from 2024 and 2016. Finally, she shared handouts detailing population figures by district, sourced from the census, which undergoes updates approximately every decade, along with population breakdowns by subdivision.

Overall, Jonovich's comprehensive recap provided attendees with valuable information on various community-related queries, addressing diverse topics ranging from utilities and demographics to recreational amenities and population distribution within Buckeye.

## 3. Presentations

**3A.** Deputy City Manager Doug Sandstrom provided detailed insights into the funding and prioritization process for public safety projects. He outlined that the projects are prioritized based on departmental needs, data-driven decisions, council priorities, and resident feedback. Mr. Sandstrom emphasized that the current Five Year Capital Improvement Plan totals \$555 million, with \$41 million allocated to Public Safety Departments. Of this amount, 67% is funded by the general fund, while the remaining 33% comes from development impact fees.

Mr. Sandstrom highlighted the breakdown of funding for the current fiscal year to show Fire Department projects, totaling \$12 million and \$11 million for the Police Department. He mentioned a bit of overlap concerning the West Park Fire Station project, which

requires \$20 million, but only \$1.6 million is currently available. Mr. Sandstrom explained that considering bonds could accelerate the construction of such projects.

Mr. Sandstrom clarified that the project estimates are derived annually through a comprehensive capital improvement plan process during the budgeting phase. Estimates are obtained from internal engineering departments, external firms, and benchmarking with similar projects in other municipalities. Mr. Sandstrom also addressed questions from committee members regarding the sourcing of project numbers and provided additional details on the total Public Safety projects considered for bond funding, amounting to \$150 million dollars that are being recommended.

In summary, Sandstrom's presentation provided a comprehensive overview of the funding mechanisms, project prioritization, and estimation processes for Public Safety projects within the city.

**3B.** The presentation provided by the City of Buckeye Fire Chief Jake Rhoades, detailing the establishment and functions of the Fire department, highlighted key aspects of their operations and strategic planning. Established in 2000, the department operates as an all-hazards agency, addressing various emergencies beyond fire incidents, including hazardous materials and technical rescues. The collaboration with partners such as police and Arizona Fire Medical Authority (AFMA) underscores the comprehensive approach to community safety.

The presentation outlined the department's current infrastructure, including six fire stations and plans for expansion, exemplifying the response to the city's rapid growth. Emphasis was placed on achieving optimal response times despite the challenges posed by the city's vast land area and increasing call volume. Strategic planning initiatives, including accreditation efforts and community-driven strategic plans, were highlighted as integral to meeting evolving community needs.

Future plans for expansion, including the construction of additional fire stations and recruitment efforts, were discussed in the context of enhancing service delivery and ensuring employee safety. The presentation concluded with a focus on improving response capabilities and maintaining operational readiness to address the community's diverse needs effectively.

The first proposed project is the construction of the West Park Fire Station 706. This was outlined during the presentation, highlighting its significance in addressing the community's needs. The estimated cost for this project is approximately \$21 million.

Originally established as a temporary fire station in 2008, the current station serves as a vital hub for emergency responses, with a notable volume of calls averaging 14,142 annually. The unique location adjacent to West Park Elementary presents challenges in terms of response times, particularly navigating through school zones and roundabouts. Inside the station, living conditions for the four-member team were described, emphasizing the compact living space and the need for improved facilities, including workout areas to support the fitness-focused nature of the profession. Despite the temporary nature of the accommodations, the presentation underscored the importance of addressing these challenges to enhance operational efficiency and the well-being of firefighting personnel.

The second proposed project, the Victory Fire Station was discussed, with potential locations being considered near Indian School Road by Verrado High School. The aim is to ensure optimal access and coverage while avoiding dense residential areas. The need for this station arises from the increasing call volumes in the area, particularly affecting Fire Station 703 in Verrado. With over 2,000 calls annually, the current station struggles to provide adequate coverage, highlighting the necessity of additional facilities.

Future fire station developments, including North Star and Teravalis, are outlined, with plans contingent on development agreements. The presentation emphasizes the importance of strategic placement to accommodate rapid population growth and enhance response times. Additionally, the integration of low acuity units and professional development initiatives are discussed as part of ongoing efforts to optimize service delivery and adapt to evolving community risks and technological advancements.

**3C.** Interim Police Chief Bob Sanders, expressed gratitude for the opportunity to address the committee, drawing on his decade-long tenure in law enforcement, which included retirement from Peoria. Chief Sanders conveyed his deep commitment to Buckeye and its community, evoking memories of his childhood drives through the town to underscore its historical significance. He swiftly transitioned to the primary focus of his presentation: addressing the critical need for adequate facilities to meet the growing demands placed on the Buckeye Police Department.

Chief Sanders emphasized the paramount importance of prioritizing the welfare of the community and the requisite space needed to ensure effective service delivery. He underscored the department's current operational challenges, noting its full capacity status and the potential implications for future recruitment and retention efforts. The Chief highlighted the department's proactive approach to policing and community engagement, exemplified by initiatives such as the community contact survey.

Turning to infrastructure, Chief Sanders outlined the limitations of the department's existing facilities, including overcrowded office space and insufficient training amenities. He proposed two bond projects totaling \$127 million to address these pressing needs: a public safety training facility and a new public safety headquarters.

The proposed Public Safety Training facility is estimated to cost \$30 million and would boast state-of-the-art amenities. These would include simulation training capabilities for active shooter drills, Academy Classrooms, Firearms Training-Range, Driving Skills Training Track, Physical Fitness Training Center, SWAT Training Facility, K9 Training Facility, and a Simunitions Training Building.

The proposed facility would serve as a joint venture between the Police and Fire Departments, as outlined by Fire Chief Rhoades. According to Chief Rhoades, the Fire Department's initial focus for the facility would be on establishing classroom space, which serves as the cornerstone for various training activities. This includes the need for lecture space capable of accommodating both departments for diverse training sessions. Additionally, the facility would incorporate essential training elements such as live burn training areas, a dedicated training field, a burn house and tower, an apparatus bay, a Rescue Tower, and a Hazmat facility.

The establishment of this training facility aligns with the objective of enhancing the standard of basic and annual training for both departments. Currently, the Police Department conducts approximately 2600 hours of training annually. However, to meet the best practice standards, this figure would ideally need to be increased to 7000 hours annually. Similarly, for the Fire Department, the minimum standard for training stands at 27,000 hours annually.

In summary, the proposed training facility would play a pivotal role in providing comprehensive training opportunities to both the Police and Fire Departments, thereby ensuring adherence to best practices and enhancing operational readiness.

The second proposal outlined by Chief Sanders is the Public Safety Headquarters, with an estimated cost of \$97 million and spanning 60,000 square feet. This facility is designed to offer modern amenities and would house the Fire Medical Rescue Administration alongside various units of the Police Department, including the Emergency Operations Center, Real Time Crime Center, Police Administration, Patrol Operations division, Support Services Division, Criminal Investigations, Records, Prisoner Processing, and Traffic Enforcement Units.

Chief Sanders reiterated the critical importance of investing in these facilities to bolster the department's recruitment and retention efforts and uphold the high standard of service expected by the community. He concluded his presentation by reaffirming the department's unwavering commitment to its personnel and the community they serve, underscoring the significance of ongoing support and investment in law enforcement.

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 8:15 pm

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Jackie Meck, Chairman

ATTEST:

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Tanya McKinley, Committee Secretary

I hereby certify that the foregoing minutes are a true and correct copy of the Committee Meeting held on February 1, 2024. I further certify that a quorum was present.

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Tanya McKinley, Committee Secretary