



**CITY OF BUCKEYE  
REGULAR COUNCIL MEETING  
OCTOBER 6, 2015  
MINUTES**

**City Council Chambers  
530 E. Monroe Ave.  
Buckeye, AZ 85326  
6:00 p.m.**

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

Mayor Meck called the meeting to order at 6:01 p.m. Pastor John Morningstar of Buckeye Outreach Ministries led the invocation. Buckeye Boy Scout Troop No. 499 led the Pledge of Allegiance.

Members Present: Councilmember Strauss, Councilmember Hess, Councilmember McAchran, Councilmember Heustis, Vice Mayor Orsborn and Mayor Meck.

Members Absent: Councilmember Garza.

Departments Present: City Manager Stephen Cleveland, Assistant City Manager Roger Klingler, City Attorney Shiela Schmidt, City Clerk Lucinda Aja, Records Administrator Lizbeth Camacho, Assistant to Council Carol Conley, Police Chief Larry Hall, Fire Chief Bob Costello, Finance Director Larry Price, Development Services Director George Flores, Public Works Director Scott Lowe, Information Technology Director Greg Platacz, Human Resources Director Nancy Love, Community Services Director Cheryl Sedig, Water Resources Director Dave Nigh, Economic Development Director Len Becker, Construction and Contracting Manager Chris Williams, Library Manager Jana White, Planning Manager Terri Hogan, and Government Relations Manager George Diaz.

**2A. Comments from the Public** – None.

**2B. Awards/Presentations/Proclamations**

The recognition of LaMar Brown, Police Department Grants Administrator, was continued to the October 20, 2015 Regular Council Meeting.

**3. Minutes**

A motion was made by Councilmember Heustis and seconded by Councilmember Hess to approve the minutes of the September 1, 2015 Council Workshop and Regular Council Meeting. Motion passed unanimously.

**4. Expenditures**

A motion was made by Vice Mayor Orsborn and seconded by Councilmember Hess to ratify the payment of the accounts payable expenditures made. Copies of invoices are available at City Hall. Motion passed unanimously.

*Council Action: Motion to ratify.*

**CONSENT AGENDA ITEMS**

**Approval of items on the Consent Agenda - All items with an (\*) are considered to be routine matters. A motion was made by Vice Mayor Orsborn and seconded by Councilmember Heustis to approve Consent Items \*5A., \*5B., \*5C., and \*5D. Motion passed unanimously.**

**\*5. New Business**

- \*5A. Resolution No. 22-15 Adopting a City Self-Evaluation and ADA Transition Plan to Fulfill Requirements Set Forth in Title II of the Americans with Disabilities Act; Authorizing the Mayor or City Manager to Execute and Deliver said Plan**  
**Staff Liaison: Liz Camacho, ADA Coordinator**  
**Scott Lowe, Public Works Director**

**District No. All**

Council adopted Resolution No. 22-15 adopting a City Self-Evaluation and ADA Transition Plan to fulfill requirements set forth in Title II of the Americans with Disabilities Act; authorizing the Mayor or City Manager to execute and deliver said plan.

- \*5B. Ordinance No. 17-15 Rescinding Ordinance No. 10-15 Relating to the Annexation of Certain Tracts of Right-of-Way**  
**Staff Liaison: Sean Banda, Planner II**  
**Phil Reimer, Project Surveyor**

**District No. 1**

Council adopted Ordinance No. 17-15 rescinding Ordinance No. 10-15 relating to the annexation of certain tracts of right-of-way generally located on Watson Road North of I-10.

- \*5C. Non-Profit Community Funding Program Sub-Committee Recommendations**  
**Staff Liaison: Douglas Strong, Management Assistant**  
**District No. All**

Council approved the NPCF (Non-Profit Community Funding) sub-committee recommendations to fund various non-profits that serve the residents of Buckeye, in an amount not to exceed \$43,000.

- \*5D. Refund Over-Payment of Development Fees**  
**Staff Liaison: Larry Price, Finance Director**  
**District No. All**

Council approved the use of General Fund Contingency Funds to refund Lennar and Standard Pacific for over-payment of Development Fees in the amount of \$99,522.

**6. Continued / Tabled Items**

- 6A. Action Award Contract (No. 2015-035) to CORE Construction for the Construction of Fire Station No. 704 and Police Substation at Festival Ranch for a Total Amount not to Exceed \$5,253,604 (Tabled from the September 15, 2015 Regular Council Meeting)**  
**Staff Liaison: Chris Williams, Construction and Contracting Manager**  
**District No. 4**

Mr. Williams provided an overview of the Contract and was available for questions. A motion was made by Vice Mayor Orsborn and seconded by Councilmember Hess to award Contract (No. 2015-035) to CORE Construction for construction of Fire Station 704 and Police Substation at Festival Ranch in the amount of \$5,203,604 and \$50,000 in Owner's Contingency, for a total amount not to exceed \$5,253,604. Motion passed unanimously.

**7. Public Hearings / Non-Consent - New Business**

**7A. Public Hearing and Action Ordinance No. 16-15 Buckeye 252 Rezone from Planned Residential to Light Industrial (I-1) with a Planned Area Development Overlay**

**Staff Liaison: Adam Copeland, Senior Planner**

**District No. 6**

Mayor Meck opened the public hearing at 6:07 p.m. to hear citizen input regarding a request to rezone a property known as Buckeye 252, located at the southwest corner of Jackrabbit Trail and Roosevelt Street, from Planned Residential to Light Industrial (I-1) with a Planned Area Development Overlay. Mr. Copeland provided an overview of the Buckeye 252 rezone; the request is in conformance with the General Plan. Prohibited uses were discussed. There being no further comment, Mayor Meck closed the public hearing at 6:09 p.m. A motion was made by Councilmember Heustis and seconded by Councilmember Strauss to adopt Ordinance No. 16-15 amending the Zoning Map of the City of Buckeye on approximately 74 acres located at the southwest corner of Jackrabbit Trail and Roosevelt Street, from Planned Residential to Light Industrial (I-1) with a Planned Area Development Overlay. Motion passed unanimously.

**7B. Public Hearing and Action Resolution No. 84-15 Project 250 General Plan Amendment**

**Staff Liaison: Sean Banda, Planner II**

**District No. 6**

Items 7B. and 7C. were presented concurrently. Mayor Meck opened the public hearing at 6:09 p.m. to hear citizen input regarding a General Plan Amendment for a property known as Project 250 located at the southwest corner of Interstate 10 and Verrado Way. Mr. Banda presented an overview of the Project 250 General Plan amendment; the applicant, Jeffrey Blilie with Beus Gilbert PLLC, was available for questions. There being no further comment, Mayor Meck closed the public hearing at 6:12 p.m. A motion was made by Councilmember Heustis and seconded by Councilmember Hess to adopt Resolution No. 84-15 approving a General Plan Amendment to the City of Buckeye General Plan Map amending approximately 41 acres located on the southwest corner of Interstate 10 and Verrado Way from Master Planned Community Land Use Classification to Regional Commercial Land Use Classification. Motion passed unanimously.

**7C. Public Hearing and Action Ordinance No. 18-15 Project 250 Rezone from Planned Community Zoning District to Regional Commercial (C-3) Zoning District**

**Staff Liaison: Sean Banda, Planner II**

**District No. 6**

Mayor Meck opened the public hearing at 6:09 p.m. to hear citizen input regarding a request to rezone a property known as Project 250, located at the southwest corner of Interstate 10 and Verrado Way, from Planned Community Zoning District to Regional Commercial (C-3) Zoning District. Mr. Banda provided an overview of the Project 250 rezone; the applicant, Jeffrey Blilie with Beus Gilbert PLLC, was available for questions. There being no further comment, Mayor Meck closed the public hearing at 6:12 p.m. A motion was made by Councilmember Heustis and seconded by Councilmember Hess to adopt Ordinance No. 18-15 amending the Zoning Map of the City of Buckeye on approximately 41 acres located at the southwest corner of Interstate 10 and Verrado Way from Planned Community Zoning District to Regional Commercial (C-3) Zoning District. Motion passed unanimously.

**7D. Action Resolution No. 83-15 Adopting a Notice of Intention to Increase or Establish New Water Rates, Fees or Service Charges; Setting a Public Hearing; Filing a Written Report Supporting the Proposed New or Increased Water Rates, Fees or Charges with the City Clerk**

**Staff Liaison: Dave Nigh, Water Resources Director**

**District No. All**

Mr. Nigh provided an overview of the request to adopt water resource fees; existing fees charged to current customers include an environmental fee, commercial backflow administrative fee, and meter bench test fee. Staff is requesting these existing fees be charged to recently acquired global water customers. New fees proposed that will be charged to *all* customers were reviewed and include hydrant meter installation fee, meter tampering fee, meter re-read fee, a fee for making a payment with a customer service representative, delinquent re-connection fees, and an additional bills request fee. Rebates for utilizing online billing and automatic payments were addressed. Staff is recommending removal of the low income relief tariff and creation of a voluntary assistance donation. Customers will be educated with regard to leaks; arrangements are made with customers whose bills are larger than usual due to leaks. General discussion was held regarding the addition of a \$2 fee that will be charged to customers who make their payment with a customer service representative. Mr. Nigh clarified there are approximately 19,000 current water customers. Mayor Meck discussed drought concerns and stated he has had discussions with residents regarding their water bills; stated his interest in providing incentives to customers that conserve water. A motion was made by Councilmember Strauss and seconded by Vice Mayor Orsborn to adopt Resolution No. 83-15 adopting a Notice of Intention to increase or establish new water rates, fees or service charges, *excluding* the \$2 fee for payments made with a customer service representative; setting a public hearing; filing a written report supporting the proposed new or increased water rates, fees or charges with the City Clerk. Councilmember Garza was absent. Councilmember Strauss, Vice Mayor Orsborn, Councilmember Hess, Councilmember McAchran and Councilmember Heustis voted aye. Mayor Meck voted nay. Motion carried.

**8. City Manager's Report and Government Relations**

See attached City Manager's Report.

**9. Comments from the Mayor and Council**

Councilmember Garza: absent.

Councilmember Strauss: stated Councilmember Hess recently assisted a resident in the City whose vehicle was broken down and thanked her for her kindness.

Councilmember Hess: stated the Community Services Advisory Board was able to tour Skyline Park.

Councilmember McAchran: stated there will be a Veterans Day Parade in Buckeye on November 7, 2015 and Main Street will hold a Veterans Day Ceremony on November 11, 2015.

Councilmember Heustis: requested donations of plastic bags and egg cartons to All Faith; stated a meeting was held with the Patriotic Committee regarding Veterans Functions, a function will be held for Veterans in February, 2016.

Vice Mayor Orsborn: reported Skyline Park is scheduled to open in January, 2016.

Mayor Meck: no comment.

**10. Adjournment**

A motion was made by Vice Mayor Orsborn and seconded by Councilmember Hess to adjourn the meeting at 7:17 p.m. Motion passed unanimously.

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Jackie A. Meck, Mayor

ATTEST:

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Lucinda J. Aja, City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the Regular Council Meeting held on the 6<sup>th</sup> day of October, 2015. I further certify that a quorum was present.

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Lucinda J. Aja, City Clerk