



**CITY OF BUCKEYE
REGULAR COUNCIL MEETING
MARCH 20, 2018
MINUTES**

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

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

Vice Mayor Orsborn called the meeting to order at 6:03 p.m. Pastor Jonathan Leonard of Palm Valley Church led the invocation; Eagle Scouts Zack Flannery and Josiah Troub led the Pledge of Allegiance.

Members Present: Councilmember Youngker, Councilmember HagEstad, Councilmember Guy (via telephone), Councilmember Heustis, Councilmember Hess, and Vice Mayor Orsborn, and.

Members Absent: Mayor Meck.

Departments Present: City Manager Roger Klingler, City Attorney Trish Stuhan, City Clerk Lucinda Aja, Deputy City Clerk Summer Stewart, Assistant to Mayor and Council Christine Grundy, Police Chief Larry Hall, Fire Chief Bob Costello, Finance Director Larry Price, Human Resources Director Nancy Love, Development Services Director George Flores, Deputy City Engineer Paul Lopez, Information Technology Director Greg Platacz, Community Services Director Cheryl Sedig, Public Works Director Scott Lowe, Economic Development Director Dave Roderique, Interim Water Resources Director Mark Seamans, Deputy Director of Planning Terri Hogan, Intergovernmental Relations Manager George Diaz, Construction and Contracting Manager Chris Williams, and Communications Manager Annie DeChance.

2. Comments from the Public

Darlene Terry thanked City staff for actions taken to address a wild chicken issue within her neighborhood.

3. Awards/Presentations/Proclamations

Vice Mayor Orsborn and Council recognized Eagle Scout rank of Zack Flannery and Josiah Troub.

4. Minutes

A motion was made by Councilmember Heustis and seconded by Councilmember Hess to approve the minutes of the February 20, 2018 Regular Council Meeting. Motion passed unanimously.

5. Expenditures

A motion was made by Councilmember Youngker and seconded by Councilmember Hess to ratify the payment of the accounts payable expenditures made. Motion passed unanimously.

6. CONSENT AGENDA ITEMS / NEW BUSINESS - Approval of items on the Consent Agenda – All items with an (*) are considered to be routine matters. Councilmember Heustis requested Items *6.D, *6.L, and *6.N. be pulled for discussion. A motion was made by Councilmember Heustis and seconded by Councilmember Youngker to approve Consent Items *6.A, *6.B, *6.C, *6.E, *6.F, *6.G, *6.H, *6.I, *6.J, *6.K, and *6.M. Motion passed unanimously.

- *6.A Council to take action on the On-Call Consulting for Airport Planning Services Contract (No. 2017-013-001) with Dibble Engineering for Airport Planning Services; and authorize the City Manager to execute and deliver all associated Contract Task Orders procured through the on-call contract process and approved project budget.**

Staff Liaison: Chris Williams, Construction and Contracting Manager

Council approved the On-Call Consulting for Airport Planning Services Contract (No. 2017-013-001) with Dibble Engineering for Airport Planning Services; and authorized the City Manager to execute and deliver all associated Contract Task Orders procured through the on-call contract process and approved project budget.

- *6.B Council to take action on the On-Call Consulting for Airport Engineering Services Contract (No. 2017-021-001) with Dibble Engineering for Airport Engineering Services; and authorize the City Manager to execute and deliver all associated Contract Task Orders procured through the on-call contract process and approved project budget.**

Staff Liaison: Chris Williams, Construction and Contracting Manager

Council approved the On-Call Consulting for Airport Engineering Services Contract (No. 2017-021-001) with Dibble Engineering for Airport Engineering Services; and authorized the City Manager to execute and deliver all associated Contract Task Orders procured through the on-call contract process and approved project budget.

- *6.C Council to take action on the Construction Contract between City of Buckeye and GCON Inc. (No. 2018-004-001) to remove and replace a 400 KW Generator at the City of Buckeye Wastewater Treatment Plant located at 915 South 7th Street.**

Staff Liaison: Chris Williams, Construction and Contracting Manager

Council approved the Construction Contract between City of Buckeye and GCON Inc. (No. 2018-004-001) to remove and replace a 400 KW Generator at the City of Buckeye Wastewater Treatment Plant located at 915 South 7th Street.

- *6.D Council to take action on Delivery Order No. 1 to Job Order Contract (No. 2014-095; 1/5) between the City of Buckeye and Haydon Building Corp. for Water Resources Administration Building tenant improvements to Suites 106 and 107 of Sundance Crossings.**

Staff Liaison: Chris Williams, Construction and Contracting Manager

Councilmember Heustis requested this item be pulled for discussion and requested further information related to the use of additional space at the Sundance Crossings facility. Mr. Lowe stated there have been inquiries related to the open suites at Sundance Crossings; there are no current plans to lease the suites at this time. A motion was made by Councilmember Heustis and seconded by Councilmember Hess to approve Delivery Order No. 1 to Job Order Contract (No. 2014-095; 1/5) between the City of Buckeye and Haydon Building Corp. for Water Resources Administration Building tenant improvements to Suites 106 and 107 of Sundance Crossings. Motion passed unanimously.

- *6.E Council to take action on the ratification of Emergency Purchase Order (No. 21800654) to Xylem Water Solution for the purchase of Disc Fine Bubble Aeration Systems at the Sundance, Tartesso, and Central wastewater treatment plants.**

Staff Liaison: Chris Williams, Construction and Contracting Manager

Council approved the ratification of Emergency Purchase Order (No. 21800654) to Xylem Water Solution for the purchase of Disc Fine Bubble Aeration Systems at the Sundance, Tartesso, and Central wastewater treatment plants.

***6.F Council to take action on Delivery Order No. 1 to Job Order Contract (No. 2014-025-5) with Talis Construction Corporation for the removal and replacement of diffusers at the Central, Sundance, and Tartesso water treatment plants.**

Staff Liaison: Chris Williams, Construction and Contracting Manager

Council approved Delivery Order No. 1 to Job Order Contract (No. 2014-025-5) with Talis Construction Corporation for the removal and replacement of diffusers at the Central, Sundance, and Tartesso water treatment plants.

***6.G Council to take action on Task Order No. 1 to the On-Call Consulting for Engineering and Architectural Services Contract (No. 2016-020-001) with Amec Foster Wheeler Environment & Infrastructure, Inc. for the preparation of a design concept report for the Sundance Water Reclamation Facility conversion.**

Staff Liaison: Chris Williams, Construction and Contracting Manager

Council approved Task Order No. 1 to the On-Call Consulting for Engineering and Architectural Services Contract (No. 2016-020-001) with Amec Foster Wheeler Environment & Infrastructure, Inc. for the preparation of a design concept report for the Sundance Water Reclamation Facility conversion.

***6.H Council to take action on the Fitness Passport Agreement between the City of Buckeye and OptumHealth Care Solutions, LLC, relating to use of fitness equipment and programs for OptumHealth Care Solutions members.**

Staff Liaison: Philip Yabes, Community Center Manager

Council approved the Fitness Passport Agreement between the City of Buckeye and OptumHealth Care Solutions, LLC, relating to use of fitness equipment and programs for OptumHealth Care Solutions members.

***6.I Council to take action on Resolution No. 11-18 enlarging City of Buckeye Street Lighting Improvement District No. 2017-SLID-003; and declaring an emergency.**

Staff Liaison: Scott Lowe, Public Works Director

Council adopted Resolution No. 11-18 enlarging City of Buckeye Street Lighting Improvement District No. 2017-SLID-003; and declaring an emergency.

***6.J Council to take action on Resolution No. 12-18 declaring its intention to form a Parkway Maintenance Improvement District within the corporate limits of the City of Buckeye; designating such District as “City of Buckeye Parkway Maintenance Improvement District No. 2018-MID-001”; providing for operation, maintenance and repair of streets, parkings and parkways, including landscaping of public streets adjacent to and around the proposed district; ordering that a copy of this Resolution be recorded with the Maricopa County Recorder; and declaring an emergency.**

Staff Liaison: Scott Lowe, Public Works Director

Council adopted Resolution No. 12-18 declaring its intention to form a Parkway Maintenance Improvement District within the corporate limits of the City of Buckeye; designating such District as “City of Buckeye Parkway Maintenance Improvement District No. 2018-MID-001”; providing for operation, maintenance and repair of streets, parkings and parkways, including landscaping of public streets adjacent to and around the proposed district; ordering that a copy of this Resolution be recorded with the Maricopa County Recorder; and declaring an emergency.

***6.K Council to take action on Resolution No. 13-18 ordering the work as described in Resolution of Intention No. 12-18 and the formation of City of Buckeye Parkway Maintenance Improvement District No. 2018- MID-001; and declaring an emergency.**

Staff Liaison: Scott Lowe, Public Works Director

Council adopted Resolution No. 13-18 ordering the work as described in Resolution of Intention No. 12-18 and the formation of City of Buckeye Parkway Maintenance Improvement District No. 2018- MID-001; and declaring an emergency.

***6.L Council to take action on the resignation of Kristen Beeter as a Regular Member of the Library Advisory Board; and the appointment of Thomas Osborne as a Regular Member of the Library Advisory Board, filling the unexpired term of Kristen Beeter, with a term expiration date of December, 2020.**

Staff Liaison: Lucinda Aja, City Clerk

Councilmember Heustis requested this item be pulled for discussion and recognized Ms. Beeter and Mr. Osborne for their service to the Library Advisory Board. A motion was made by Councilmember Heustis and seconded by Councilmember Guy to approve the resignation of Kristen Beeter as a Regular Member of the Library Advisory Board; and the appointment of Thomas Osborne as a Regular Member of the Library Advisory Board, filling the unexpired term of Kristen Beeter, with a term expiration date of December, 2020. Motion passed unanimously.

***6.M Council to take action on the Special Event Liquor License application for the Verrado Founder's Day Block Party to be held on Saturday, March 24, 2018 from 5:00 to 8:00 p.m. at the Village Green in Buckeye.**

Staff Liaison: Lucinda Aja, City Clerk

Council approved the Special Event Liquor License application for the Verrado Founder's Day Block Party to be held on Saturday, March 24, 2018 from 5:00 to 8:00 p.m. at the Village Green in Buckeye.

***6.N City Council authorization of city staff to reimburse development applicants in the Downtown Development Incentive District 75% of development user fees paid between April 1, 2018 and June 30, 2018.**

Staff Liaison: George Flores, Development Services Director
Scott Zipprich, City Engineer

Councilmember Heustis requested this item be pulled for discussion and stated his support of the proposed Downtown Development Incentive District; requested further information related to the time period for reimbursement. Mr. Flores stated a delay for implementation of new development user fees was approved; the 90 day time period allows staff to treat applicants within the incentive district as if they were applying after the new development user fees were in effect. A motion was made by Councilmember Heustis and seconded by Councilmember Younger to authorize city staff to reimburse development applicants in the Downtown

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Development Incentive District 75% of development user fees paid between April 1, 2018 and June 30, 2018. Motion passed unanimously.

7. Public Hearings / Non-Consent - New Business

7.A Council to hold a public hearing and take action on Ordinance No. 01-18 extending and increasing the corporate limits of the City of Buckeye, Maricopa County, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and Amendments thereto, by annexing approximately 20 acres located 3/4 mile west of the northwest corner of Watson Road and Interstate 10 (I-10).

Staff Liaison: Ed Boik, Principal Planner

Vice Mayor Orsborn opened a public hearing at 6:26 p.m. to hear citizen input regarding annexation Ordinance No. 01-18. Mr. Boik provided an overview of the request to annex approximately 20 acres located 3/4 mile west of the northwest corner of Watson Road and Interstate 10 (I-10); vicinity maps were displayed. The applicant was available for questions. Upon annexation, the property will be classified as SF-43, Single Family Residential District, which allows one dwelling unit per acre. Councilmember Hess requested further information related to public outreach and input. Mr. Boik stated there is not currently a proposal for the property other than annexation; public notice has been provided as required and opportunities for additional public comment with regard to access will take place as requests to develop the property are submitted. Councilmember Heustis requested further information related to the property. Mr. Boik clarified the location of the property to be annexed and potential further development plans. Councilmember Youngker requested further information related to access concerns. Mr. Boik stated resident concerns related to access will be addressed through future public hearings. There being no further comment, Vice Mayor Orsborn closed the public hearing at 6:28 p.m. A motion was made by Councilmember Heustis and seconded by Councilmember Guy to adopt Ordinance No. 01-18 extending and increasing the corporate limits of the City of Buckeye, Maricopa County, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and Amendments thereto, by annexing approximately 20 acres located 3/4 mile west of the northwest corner of Watson Road and Interstate 10 (I-10). Motion passed unanimously.

7.B Council to take action on Resolution No. 18-18 approving the Economic Development and Retail Tax Incentive Agreement by and between the City of Buckeye and Nikola Corporation, a Delaware corporation, relating to development of land in the City of Buckeye as an electric vehicle manufacturing/assembly facility; authorizing the Mayor to execute and deliver said Agreement on behalf of the City.

Staff Liaison: Dave Roderique, Economic Development Director

Mr. Roderique presented information related to the Economic and Retail Tax Incentive Agreement between the City of Buckeye and Nikola Corporation. A background of the project was presented; economic impacts were addressed and include attraction of ancillary development, an approximate \$1 billion investment and creation of over 2,000 high paying jobs. Provisions of the agreement were reviewed and include performance based reimbursement incentives. It is anticipated the facility will open in 2021. A motion was made by Councilmember Youngker and seconded by Councilmember Heustis to adopt Resolution No. 18-18 approving the Economic Development and Retail Tax Incentive Agreement by and between the City of Buckeye and Nikola Corporation, a Delaware corporation, relating to development of land in the City of Buckeye as an electric vehicle manufacturing/assembly facility; authorizing the Mayor to execute and deliver said Agreement on behalf of the City. Motion passed unanimously.

8. City Manager's Report and Government Relations

Ms. Gomez provided an overview of recent and upcoming Recreation events.

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Mr. Diaz provided a legislative update.

9. Comments from the Mayor and Council

Councilmember Hess: thanked Mr. Diaz for coordinating opportunities to speak with representatives in Washington, D.C.; stated she is looking forward to upcoming city events.

Councilmember Guy: discussed successful and positive attendance and interactions at the National League of Cities conference recently held in Washington, D.C. with members of the Buckeye Youth Council; provided a boards and commissions update.

Councilmember Heustis: provided information related to upcoming city events; recognized new Library Advisory Board Regular Member Thomas Osborne; discussed the upcoming General Plan Update.

Councilmember HagEstad: no comment.

Councilmember Youngker: discussed the National League of Cities conference recently held in Washington, D.C.

Vice Mayor Orsborn – no comment.

Mayor Meck: absent

10. Council will make a motion to adjourn the meeting

A motion was made by Councilmember Heustis and seconded by Councilmember Hess to adjourn the meeting at 6:52 p.m. Motion passed unanimously.

Jackie A. Meck, Mayor

ATTEST:

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 20th of March, 2018. I further certify that a quorum was present.

Lucinda J. Aja, City Clerk