

**CITY OF BUCKEYE
COUNCIL WORKSHOP
SEPTEMBER 16, 2014
MINUTES**

**City Council Chambers
530 E. Monroe Ave.
Buckeye, AZ 85326
3:45 p.m.**

1. Call to Order/Roll Call

Mayor Meck called the meeting to order at 3:47 p.m.

Members Present: Councilmember Strauss, Councilmember McAchran, Councilmember Heustis (excused at 5:04 p.m., returned at 5:07 p.m.), Vice Mayor Orsborn (excused at 4:46 p.m., returned at 4:48 p.m.), and Mayor Meck.

Members Absent: Councilmember Garza and Councilmember Hess.

Departments Present: City Manager Stephen Cleveland, Assistant City Manager Roger Klingler, City Attorney Scott Ruby, City Clerk Lucinda Aja, Deputy City Clerk Summer Stewart, Assistant to Council Carol Conley, Fire Chief Bob Costello, Finance Director Larry Price, Economic Development Director Len Becker, Public Works Director Scott Lowe, City Engineer Scott Zipprich, IT Director Greg Platacz, Government Relations Manager George Diaz, and Planning Manager Terri Hogan.

2. Verrado Community Master Plan Development Updates

Staff Liaison: Sean Banda, Planner

District No. 6

Mr. Banda presented an overview of the progress taking place in the Verrado Community.

Mr. Arthur Nehf (DMB) discussed the Victory District with a projected grand opening in January 2015. Victory District is an age restricted community on approximately 1,300 acres with 3,500 single family homes planned. An overall map of the community was displayed. Each phase of the district was reviewed. Depictions of views from the community and the preliminary site plan of the Victory Club were presented. Four holes of golf will be added to the golf course and will be open to the public.

Mr. Dave Nilsen (DMB) provided information related to Verrado Heritage Elementary School that will be opening in the Fall of 2015. Heritage is a K-8 elementary school in the Litchfield Elementary School District. The school site plan was displayed. A district park will be added adjacent to the school and will have a shared use component. Heritage Swim Park was discussed. The Swim Park will be a resort style pool in the Heritage District and is set to open in the Spring of 2015 and will be available to all Verrado residents. New Heritage District neighborhoods are being built on approximately 155 acres with 643 lots. Mr. Nielson provided an overview of the Highlands District and East District and presented conceptual plans of each. Home sale statistics were provided for 2014; Verrado is anticipating approximately 130 to 140 sales by the end of the year, which is less than 50% of the projected number of homes sold.

Mr. Steve Loken (DMB) presented the Verrado Coffee Company which recently opened in the Verrado Community and is meant for entertainment use creating a buffer between residential and freeway districts. The Marketside District was reviewed and will focus on commercial development. A summary of the land area was displayed with attention to having potential for

hotel, theatre and office space use as well as convenience retail including gas stations, drive-thru restaurants and banks. A process is currently being developed for hotels and other commercial uses. The commercial development will add character and have unique, fun and vibrant designs. Recent flooding in this area was addressed.

Ms. Jill Hegardt presented information regarding the White Tank Mountain Conservancy. The concept of the Conservancy was introduced and the mission discussed.

3. Discussion of the Louis B. Hazelton Memorial Cemetery
Staff Liaison: Bob Costello, Fire Chief
District No. 3

Chief Costello presented an overview of the cemetery expansion project. A history of the cemetery was discussed; the cemetery was established in 1938 and transferred to the City in 1947. Management of the cemetery has been transferred several times. There are currently 404 unsold vacant plots with an average of 77 plots sold annually, leaving approximately 5 years until all plots are sold. The Cemetery Master Plan was adopted in 2003 and a map of the existing and proposed expansion areas was displayed. General discussion was held regarding the correct department within the City to manage the cemetery as well as costs associated with expansion; expanding doubles the capacity of the cemetery. There is approximately \$200,000 in the expansion fund resulting from plot sales. The use of turf as opposed to zeroscape was addressed. Chief intends to explore further opportunities for expansion. Further discussion will be held at future workshops with regard to expanding the cemetery.

4. Discussion of Fiscal Year 14-15 General Fund's Reserve/Contingency Fund
Staff Liaison: Larry D. Price, Finance Director
District No. All

Mr. Price presented an overview of the City's Fiscal Year 14-15 General Fund's Reserve/Contingency Fund. General discussion was held regarding the adjusted budget and the beginning fund balance; the Reserve/Contingency Fund has been reduced, transfers have been reduced, and expenditures remain the same. The 25% contingency fund reserve requirement is satisfied. Staff generally recommends contingency funds are kept in the General Fund due to flexibility. Mr. Price provided clarification regarding the sufficiency of the General Fund balance.

5. Adjournment (Anticipated being at approximately 5:45 p.m.)

A motion was made by Vice Mayor Orsborn and seconded by Councilmember Heustis to adjourn the meeting at 5:37 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 Council Workshop held on the 16th day of September, 2014. I further certify that a quorum was present.

Lucinda J. Aja, City Clerk