

**CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT**

MEETING DATE: 07/07/26	AGENDA ITEM: 5.G. ED - Resolution 75-26 - Agreement Between Western Maricopa Education Center District No. 402 and City of Buckeye Regarding Cancellation and Termination of Mutual Access and Parking Easement Agreement Dated June 8, 2021, and Mutual Access and Parking Easement Agreement
DATE PREPARED: 07/07/26	DISTRICT NO.:
STAFF LIAISON: Suzanne Boyles, Economic Development Director, sboyles@buckeyeaz.gov, (623) 349-6970	
DEPARTMENT: Economic Development	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on Resolution No. 75-26 approving the Agreement between Western Maricopa Education Center District No. 402 and City of Buckeye regarding cancellation and termination of Mutual Access and Parking Easement Agreement dated June 8, 2021, and Mutual Access and Parking Easement Agreement; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Economic Growth

SUMMARY

PROJECT DESCRIPTION:

Resolution No. 75-26 approves the Parking Easement Agreement between West-MEC and the City, which provides regional cross-access and reciprocal parking easements at the northwest corner of West Van Buren Street and North Verrado Way (751 North 215th Avenue and 500 North Verrado Way). Fully contingent upon the closing of the City's broader land exchange with the District that is anticipated to close escrow on November 3, 2028, the Parking Easement Agreement seamlessly terminates the June 8, 2021, parking easement agreement between the *District* and West-MEC, and secures a new mutual easement framework between the *City* and West-MEC. Approval of this item ensures continuous, uninterrupted support for West-MEC's educational operations and establishes long-term infrastructure safeguards, with no immediate financial impact to the City's general fund.

The Parking Easement Agreement serves as the overarching vehicle that formally ties the execution of two critical secondary agreements directly to the close of escrow for an upcoming city land transaction. The action item consists of three main components that will replace existing agreements:

- The Parking Easement Agreement: Establishes the core terms of coordination between the City and West-MEC, providing the formal framework for the updated property rights.
- The Cancellation and Termination of Mutual Access and Parking Easement agreement between

West-MEC and Buckeye Union Highschool District No. 201 (Exhibit 1): Extinguishes a June 8, 2021, access easement and reciprocal parking easement agreement between West-MEC and the District. Through this termination, West-MEC formally relinquishes its exclusive first right of refusal in connection with the parking lot easement situated at 751 North 215th Avenue.

- The new Mutual Access and Parking Easement Agreement between the City and West-MEC (Exhibit 2): Establishes updated, reciprocal, non-exclusive perpetual easements for vehicular/pedestrian ingress, egress, and mutual common parking on adjacent parcels owned by the City and West-MEC. It outlines clear operational guidelines, including specific time-of-use restrictions for the City during West-MEC school sessions, West-MEC's responsibility for maintenance of the parking areas, and detailed cost-sharing structures for any future parking relocations.

The agreements attached as Exhibits 1 and 2 to the Parking Easement Agreement will become effective contemporaneously with the close of escrow on November 3, 2028, as set forth in the Land Exchange Intergovernmental Agreement (IGA) between the City and the District. The cancellation of the old agreement (Exhibit 1) and the activation of the new reciprocal parking easement agreement (Exhibit 2) will take effect contemporaneously only when the land transaction officially closes and fee title to the approximately 60+ acre subject property is transferred and conveyed to the City.

BENEFITS:

The Parking Easement Agreement, together with Exhibits 1 and 2 attached thereto, serves to remove encumbrances on approximately 60+ acres of incoming real property, while demonstrating a strong commitment to supporting local education through a seamless, collaborative transition of a mutual parking easement agreement between the City and West-MEC. By executing these agreements, the City facilitates the broader Land Exchange IGA and ensures that West-MEC's vital educational operations face zero disruption as they transition from the 2021 agreement to the new agreement with the City.

FUTURE ACTION:

Following City Council approval, the City Manager will be authorized to execute the Parking Easement Agreement and, by extension, the agreements attached as Exhibits 1 and 2 thereto, in substantially similar form and format on file with the City Clerk. The agreements (Exhibits 1 and 2) will become effective upon the close of escrow on November 3, 2028, as set forth in the Land Exchange Intergovernmental Agreement (IGA) between the City and the District. The agreements (Exhibits 1 and 2) will be recorded with the Maricopa County Recorder.

FINANCIAL IMPACT STATEMENT:

There is no direct financial impact to the City's general fund associated with the approval of this Parking Easement Agreement and the agreements attached as Exhibits 1 and 2 thereto. While West-MEC will continue to handle routine maintenance of the easement areas at its own expense, any future costs related to potentially relocating the parking areas would only be triggered by actual development of the site and would be managed under the structured cost-sharing protocols outlined in the new Mutual Access and Parking Easement Agreement between the City and West-MEC (Exhibit 2).

CURRENT FISCAL YEAR TOTAL COST:

None

BUDGETED:

No

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

ATTACHMENTS:

[_2026-0630_-_West-MEC-COB_Agreement_w-Exhs_1_and_2.pdf](#)
[Resolution No. 75-26 COB-West-MEC prkng agr V4.pdf](#)