

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/21/25	AGENDA ITEM: 4.D. DS – MID Creation – Tyler Ranch Subdivision - Resolution No. 79-25
DATE PREPARED: 10/16/25	DISTRICT NO.: 3
STAFF LIAISON: Ron Moll, City Engineer, rmoll@buckeyeaz.gov (623) 986-8442	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on Resolution No. 79-25 ordering the work as described in Resolution No. 32-25;
ordering the formation of City of Buckeye Maintenance Improvement District No. MID-2024-004; and
ordering the recording and filing of this Resolution.

SUMMARY

PROJECT DESCRIPTION:

Both Street Lighting Improvement Districts (SLIDs) and Maintenance Improvement Districts (MIDs) provide for the benefit of ensuring there is a balance of revenue and expenditures to provide for the quality of life for the residents/owners of a particular development without an undue burden upon the existing community. Maintenance Improvement Districts (MIDs) are formed in the City of Buckeye in accordance with Ordinance No. 42-06 and assess the owners within a development for the cost of maintenance of the landscaping along the rights-of-ways within a development MID. MIDs are not activated unless the development's owners should fail or otherwise go out of business, since the owner is responsible with that maintenance responsibility; however, the MID is standing by as a protection for the City to ensure that there is adequate revenue to take on the maintenance if needed. The formation of this MID is for the Tyler Ranch Subdivision, designating such District as "City of Buckeye Maintenance Improvement District No. MID-2024-004"; and providing for the annual levy of taxes or an annual assessment against the lots within the District in proportion to the benefits received.

BENEFITS:

Maintenance Improvement Districts ensure that only the owners that benefit from the improvements to their community pay for that service. Having the costs of maintenance, repair, and improvement of rights-of-way and parks within a District borne by the owners in a development ensure that the revenue needed to fund these costs are always in place. Both Street Lighting Improvement Districts (SLIDs) and Maintenance Improvement District (MIDs) provide for the benefit of ensuring that there is a balance of revenue and expenditures to provider for the quality of life for the residents/owners of a particular development without an undue burden upon the existing community.

FUTURE ACTION:

This resolution will be recorded and a conformed copy delivered to the Maricopa County Assessor and the Arizona State Department of Revenue within ten (10) business days of Council action to ensure that this MID is on the tax rolls for fiscal year 2025/26.

FINANCIAL IMPACT STATEMENT:

N/A

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

Review.

ATTACHMENTS:

[MID-2024-004-Tyler Ranch MID Creation Resolution w.Exhibits.pdf](#)

[MID_SLID Sign Locations.pdf](#)

[Affidavit of sign posting and pictures for MID and SLID.pdf](#)

[MID PNI 11494977.pdf](#)