

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

MEETING DATE: 04/07/26	AGENDA ITEM: 5.A. PMO - PH - CIP No. 105260 – Miller Road (Lower Buckeye Road to Pima Street) - Scalloped Street Assessments.
DATE PREPARED: 04/08/26	DISTRICT NO.: 3
STAFF LIAISON: Riley Quinlan, Deputy Director of CIP, rquinlan@buckeyeaz.gov, (623) 695-4555	
DEPARTMENT: Program Management Office	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 hold a public hearing and take action on Resolution No. 30-26 approving the assessments for the street improvements located at Miller Road from Lower Buckeye Road to Pima Street, Capital Improvement Project No. 105260, and authorizing the Mayor and City Engineer to assess the property adjacent to such improvements.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Infrastructure

SUMMARY

PROJECT DESCRIPTION:

This project was advanced as part of the City's Capital Improvement Program (CIP) to construct arterial roadway improvements along Miller Road between Lower Buckeye Road and Pima Street. In accordance with Arizona Revised Statutes § 9-243 and Buckeye City Code Chapter 20-13, the City is authorized to assess adjacent undeveloped properties for the proportional cost of permanent improvements constructed in advance of development.

All required conditions for establishing assessments have been satisfied. The assessments do not exceed the proportional cost of half-street improvements, are consistent with the City's Engineering Design Standards, and are based solely on actual costs incurred by the City. Additionally, all public noticing requirements have been completed in accordance with City Code.

Following construction, as-built costs were prepared and include eligible improvements such as pavement, curb and gutter, sidewalks, grading, landscaping, utility coordination, traffic control, and other related construction activities. These costs were allocated proportionally to each parcel based on frontage, consistent with City policy and City Code.

The City Engineer has reviewed and approved the assessment calculations and has confirmed that the assigned costs are proportionate to the benefit received by each parcel and comply with all applicable statutory requirements.

BENEFITS:

The improvements provide increased roadway capacity, enhanced traffic operations, and improved safety through upgraded infrastructure consistent with the City's Transportation Master Plan. Additionally, the cost recovery mechanism ensures equitable allocation of infrastructure costs to benefiting properties while reducing financial burden on existing taxpayers.

FUTURE ACTION:

Upon Council approval, Resolution No. 30-06, which includes the assessment warrants for each parcel, will be recorded with the Maricopa County Recorder and administered by Development Services. At the time of development of a property, payment of the assessment must be made, at which time a release of the assessment for said property will be recorded.

FINANCIAL IMPACT STATEMENT:

The City has incurred eligible project costs associated with CIP No. 105260 for the construction of Miller Road improvements. The total recoverable amount is up to \$7,140,976, subject to development activity within the ten (10) year assessment period.

If applicable development occurs, the City will be reimbursed for the assessed amount at the time of development of a property; any unpaid assessment will expire ten (10) years from the date of assessment.

CURRENT FISCAL YEAR TOTAL COST:

The City has incurred eligible project costs associated with CIP No. 105260 for the construction of Miller Road improvements. The total recoverable amount is up to \$7,140,976, subject to development activity within the ten (10) year assessment period.

If applicable development occurs, the City will be reimbursed for the assessed amount at the time of development of a property; any unpaid assessment will expire ten (10) years from the date of assessment.

BUDGETED:

Yes

FISCAL YEAR:

FY 26

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

ATTACHMENTS:

[Miller Rd Pima to Lwr Buckye Key Map.jpg](#)
[26-0407 - Miller_Scallop_Street_FINAL.pptx](#)
[Buckeye CIP Objection letter.pdf](#)
[Objection Letter- Tax Parcel No. 504-63-548.pdf](#)
[Resolution No. 30-26 with Exhibits.pdf](#)