

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 12/02/25	AGENDA ITEM: 4.F. PMO - CIP No. 100720 Westpark Fire Station #706 - Special Warranty Deed Acquisition
DATE PREPARED: 12/01/25	DISTRICT NO.: 1
STAFF LIAISON: James Zwerg, Project Manager, jzwerg@buckeyeaz.gov, (602) 558-2076	
DEPARTMENT: Program Management Office	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 the acceptance of a Special Warranty Deed from Copper Falls Buckeye 72 Acres LLC, an Arizona limited liability company, conveying real property to the City of Buckeye for Capital Improvement Program (CIP) Project No. 100720 – Westpark Fire Station #706; and authorize the City Manager to execute and deliver all necessary documents on behalf of the City of Buckeye.

SUMMARY

PROJECT DESCRIPTION:

The Special Warranty Deed conveys to the City of Buckeye the parcel identified for the future CIP Project No. 100720 – Westpark Fire Station, containing approximately 131,216 square feet (3.012 acres), more or less, APN 504-40-012K, located within the Westpark community area. The deed transfers the property together with all rights, privileges, easements, and improvements associated with the land, subject to existing encumbrances of record. The conveyance is required by the Second Amended Development Agreement Community Master Plan Amendment No. 2 (Copper Falls) to occur prior to submission of any final plat in the applicable land area. This conveyance is essential to ensuring the City holds full property rights needed to design and construct the new fire station facility. This property will serve as the site for the new fire station, which will enhance emergency response coverage and support community growth.

BENEFITS:

Acceptance of this property allows the City to design and construct CIP Project No. 100720 – Westpark Fire Station, improving emergency response times, enhancing public safety, and supporting the growing needs of the Westpark communities with a modern, efficient facility.

FUTURE ACTION:

Upon acceptance of the deed, the City will proceed with the design, bidding, and construction phases of the fire station project.

FINANCIAL IMPACT STATEMENT:

There is no financial impact to the City for acceptance of this Special Warranty Deed. The project is programmed in the Fiscal Year (FY) 26 CIP and is funded through General Obligation (GO) Bonds.

CURRENT FISCAL YEAR TOTAL COST:

There is no financial impact to the City for acceptance of this Special Warranty Deed. The project is programmed in the Fiscal Year (FY) 26 CIP and is funded through General Obligation (GO) Bonds.

BUDGETED:

Yes

FISCAL YEAR:

FY 26

FUND/DEPARTMENT:

50222140-543247 (GO)

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

ATTACHMENTS:

[Special Warranty Deed \(Copper Falls\).pdf](#)