



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

**CITY OF BUCKEYE
REGULAR COUNCIL MEETING
OCTOBER 20, 2026
AGENDA**

**City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.**

The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

Pursuant to A.R.S. § 38-431.03(A)(3) the Council may, by majority vote, recess or adjourn to executive session at one or more times during the meeting, as needed to confer with the City Attorney for legal advice regarding any item listed on this agenda.

- 1. Call to Order/Invocation/Pledge of Allegiance/Roll Call**
 - 2. Comments from the Public- Members of the audience may comment on any non-agenda item of interest.**
 - 3. Awards/Presentations/Proclamations**
 - 4. CONSENT AGENDA ITEMS / NEW BUSINESS**
Approval of items on the Consent Agenda - All items with an () are considered to be routine matters and will be enacted by one motion and vote of the City Council. There will be no separate discussion of these items unless a Council member requests. This section may include the approval of Minutes from previous meetings.*
- *4.A** [Council to take action on the September 1, 2026 Council Workshop Minutes, September 1, 2026 Regular Council Meeting Minutes, September 15, 2026 Special Council Meeting and Council Executive Session Minutes, and September 15, 2026 Regular Council Meeting Minutes.](#)

Summary: Minutes of all Council meetings are drafted in accordance with Arizona's Open Meeting Law, are reviewed and approved by Council at a future meeting and then filed with the City's permanent records. All approved meeting minutes are posted on the City's website and maintained in the Office of the City Clerk.

Staff Liaison: Summer Stewart, Interim City Clerk, sstewart@buckeyeaz.gov, (623) 349-6914

***4.B** [Council to take action on Resolution No. 95-26 enlarging the City of Buckeye Street Lighting Improvement District No. SLID-2024-005; and ordering the recording and filing of this Resolution.](#)

Summary: Street Lighting Improvement Districts (SLIDs) provide for the benefit of ensuring that 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. SLIDs ensure that only owners that benefit from the lighting in their community pay for that service. Having the costs of street lighting within a SLID borne by the owners in a development ensures that the revenue needed to fund these costs is always in place.

Staff Liaison: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (480) 997-1702

***4.C** [Council to take action on Resolution No. 96-26 approving the Development Impact Fee Credit and Reimbursement Agreement between the City of Buckeye, an Arizona municipal corporation and D.R. Horton, Inc., a Delaware corporation; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City; and authorize a budget transfer of \\$2,663,500 from the General Fund to the Wastewater Impact Fee Fund for the reimbursement of the remaining cost of the project.](#)

Summary: The Farallon Sewer Line Development Impact Fee Credit and Reimbursement Agreement between the City of Buckeye and D.R. Horton, Inc. (Horton), outlines the terms for a credit against the Wastewater Development Impact Fees for the Farallon Unit 3 development. Due to Horton constructing an offsite 18-inch and 24-inch sewer line between Southern Avenue and Beloit Road, totaling \$4,639,213.16, Horton is eligible for a credit against the wastewater development impact fees for 882 lots of residential development totaling of \$1,975,746.01. The remaining \$2,663,467.15 will be reimbursed by the City within sixty days after the effective date of this Agreement.

Staff Liaison: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (480) 997-1702

***4.D** [Council to take action on the acceleration of CIP Project No. 104350 – Buckeye Municipal Airport Utility Improvements from fiscal year 2028 to fiscal year 2027; authorize the City Manager to approve project-related expenditures up to \\$3,300,000; and authorize the City Manager and City Attorney to take all steps necessary to implement this action.](#)

Summary: The Buckeye Municipal Airport Utility Improvements Project (the Project) will provide water, electrical, and communications infrastructure to support the initial hangar development by Vermillion Development, LLC, existing Airport facilities, and future development. The project includes replacement of the domestic waterline from Well Site No. 1, hangar water service connections, a new hydropneumatic tank, Arizona Public Service electrical infrastructure, and City fiber conduit and utility crossings. Staff requests approval to increase the fiscal year 2027 project budget from \$600,000 to \$3,300,000 by transferring \$2,700,000 from Capital Improvement Program (CIP) savings, eliminating the need for fiscal year 2028 funding, and authorizing the City Manager to administer and approve contracts for CIP Project No. 104350 up to the approved project budget. The initial construction phase is anticipated to proceed through a Job Order Contract with DCS Contracting, Inc. for \$1,752,629.72, with construction scheduled to begin in November 2026 and reach final completion in February 2027.

Staff Liaison: James Braveboy, Project Manager, jbraveboyjr@buckeyeaz.gov, (480) 489-6293

- *4.E** Council to take action on the Delegation Agreement for the Operation and Maintenance of a Water Reclamation Facility, by and between the City of Buckeye, an Arizona municipal corporation, and Trillium Land Company, LLC, a Delaware limited liability company; authorizing the City Manager to execute and deliver said Delegation Agreement on behalf of the City of Buckeye; and authorizing the City Manager to take all steps necessary to carry out the purpose and intent of said Agreement.

Summary: The Delegation Agreement with Trillium Land Company, LLC ("Master Developer") is for the interim operation of the Floreo at Teravalis Interim Water Reclamation Facility ("Interim WRF"). Under the Development Agreement dated April 1, 2025, Master Developer is responsible for the design, permitting, and construction of the Interim WRF to provide wastewater treatment capacity for the Floreo at Teravalis Service Area until a permanent facility is commissioned. As the Designated Management Agency (DMA), the City will delegate interim operational authority to Master Developer, while retaining its governmental responsibility for wastewater service. Master Developer or its affiliate will serve as the primary applicant and permittee for required Arizona Department of Environmental Quality (ADEQ) permits, with the City providing the necessary DMA Consent or Letter of No Objection. Master Developer may utilize a qualified third-party operator pursuant to a separate Operations and Service Agreement. The Delegation Agreement also establishes the City's step-in rights to ensure continuity of wastewater service and provides for the collection and remittance of User Fees to Master Developer as reimbursement for delegated wastewater treatment services.

Staff Liaison: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102

- *4.F** Council to take action on the Water Rights Transaction Extinguishment Credits Sale and Purchase Agreement between the City of Buckeye, an Arizona municipal corporation, and Circle G Pegasus, LLC, an Arizona limited liability company; authorize the City Manager to execute and deliver said Agreement; and authorize and direct the City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said Agreement.

Summary: The Sale and Purchase Agreement with Circle G Pegasus, LLC (Pegasus) provides for the purchase of 2,017.51 acre-feet (AF) of Extinguishment Credits to be added to the City of Buckeye's water portfolio. Extinguishment Credits are a valuable water resource asset that may be pledged toward a Designation of Assured Water Supply (DAWS) and are exempt from replenishment requirements. Pursuant to the Agreement, the City of Buckeye will purchase the Extinguishment Credits from Pegasus at a rate of \$315.00 per AF, plus \$250 for the Arizona Department of Water Resources (ADWR) conveyance fee. The total purchase amount is \$635,765.65.

Staff Liaison: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102

5. Public Hearings / Non-Consent - New Business

- 5.A** **No action will be taken on this item.** The item and the accompanying public hearing is continued to the November 3, 2026 Regular Council Meeting. Council to hold a public hearing and take action on Ordinance No. 28-26 amending the Zoning Map of the City of Buckeye for approximately 2,771 acres generally located north of Thomas Road, south of Bethany Home Road alignment, east of Sun Valley Parkway, and west of Turner Road alignment from Planned Community (PC) with Elianto Community Master Plan (CMP) overlay to The Cascade Planned Area Development (PAD); and approving the accompanying Development Agreement

establishing City and developer obligations associated with development of the property.

Summary: William E. Lally, Tiffany & Bosco, P.A., on behalf of property owners Elianto LandValorem LP, CRG Thomas Road Partners LLC, and Ben-Horin Family Trust/SVP 360 LLLP, is requesting approval of The Cascade Planned Area Development (PAD) and accompanying Development Agreement for approximately 2,771 acres generally located north of Thomas Road, south of the Bethany Home Road alignment, east of Sun Valley Parkway, and west of the Turner Road alignment. The rezoning request would change the zoning of the subject property from Planned Community (PC) with Elianto Community Master Plan (CMP) Overlay to Planned Area Development (PAD) and establish a new master planned community framework allowing up to 11,600 dwelling units and between 30 and 115 acres of non-residential development. The PAD establishes land use, development, design, open space, circulation, infrastructure, and administrative standards for the property. The accompanying Development Agreement establishes City and developer obligations associated with development of the property and its infrastructure.

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

- 5.B** **No action will be taken on this item.** The item and the accompanying public hearing is continued to the November 3, 2026 Regular Council Meeting. Council to hold a public hearing and take action on Ordinance No. 29-26 approving a Major Amendment to the Elianto Community Master Plan ("CMP") as described in Case No. PLZZ26-0003 to reduce the size of the CMP from approximately 3,931 acres to approximately 1,104.6 acres by removing approximately 2,771 acres located north of Thomas Road, south of Bethany Home Road alignment, east of Sun Valley Parkway, and west of Turner Road alignment, removed acreage is proposed to be rezoned separately through The Cascade Planned Area Development (PAD); and, providing for repeal of conflicting ordinances and severability.

Summary: William E. Lally, Tiffany & Bosco, P.A., on behalf of the affected property owners, is requesting approval of a Major Amendment to the Elianto Community Master Plan (CMP). The amendment would remove approximately 2,771 acres from the existing Elianto CMP, reducing the CMP from approximately 3,931 acres to approximately 1,104.6 acres located west of Sun Valley Parkway. No changes are proposed to the land use plan, development standards, or development allowances applicable to the property remaining within the Elianto CMP. The removed acreage is proposed to be rezoned separately through The Cascade Planned Area Development (PAD).

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

- 5.C** **Council to take action on the Buckeye Arts & Culture Plan.**

Summary: The Community Services Department, working alongside consulting firm Keen Independent Research, launched the Arts & Culture Plan process in January 2026. The initiative was identified as necessary by City Council in early 2024, when the City Council recommended establishing an Arts & Culture Manager position. Following budget approval, Keen was retained to inventory local assets, evaluate the municipality's cultural landscape, and construct a ten-year strategic roadmap for the newly created Arts & Culture Division. The recommendations provide a framework for expanding public art and cultural programming over the next decade and beyond. Staff Liaison: Ilana Holden, Arts & Culture Manager, iholden@buckeyeaz.gov, (623) 349-6365

6. Comments from the Mayor and Council

Mayor and Council may present a brief summary of current events and/or report on any of the Boards and Commissions and other organizations as necessary. The Council may not propose,

discuss, deliberate, or take any legal action on information presented. Council may direct inquiries to staff.

7. City Manager's Report and Summary of Current Events

8. Proposals for Future Agenda Items

The Mayor or three Council Members may propose items for inclusion in a future agenda. Council shall not discuss the merit or substance of any proposed item: discussion and action shall be limited to whether or not the item shall be included in a future agenda.

9. Adjournment