

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 07/01/25	AGENDA ITEM: 4.AK. WR - Hayden Estates Sewer Line Development Agreement - Resolution No. 34-25
DATE PREPARED: 07/01/25	DISTRICT NO.: 3
STAFF LIAISON: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102	
DEPARTMENT: Water Resources	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. 34-25 approving the Development Agreement between the City of Buckeye, an Arizona municipal corporation and Pulte Home Company, LLC, a Michigan limited liability company ("Pulte") relating to impact fee credit for sewer public infrastructure to be constructed by Pulte and thereafter conveyed to the City; and authorizing the Mayor to execute and deliver the Agreement on behalf of the City of Buckeye.

SUMMARY

PROJECT DESCRIPTION:

As part of the Hayden Estates development, which consists of 396 residential lots on approximately 135 acres located at the northwest corner of Broadway Road and Rooks Road, Pulte must construct the sewer collection facilities needed to serve the development. Pulte has agreed to oversize the sewer line from the required 8" line to an 18" line in order to support the development of a larger land area beyond Hayden Estates. Approval of Resolution No. 34-25 and the Agreement with Pulte establishes the conditions, terms, restrictions and requirements for the construction by Pulte and acceptance by the City of the public infrastructure and the related development impact fee credit.

The sewer line is included in the City's adopted Infrastructure Improvements Plan and Fee Report as a Wastewater Collection Line component within the Central Buckeye Service Area for which a wastewater development impact fee has been assessed. The portion of the Central Buckeye Wastewater Facilities Development Fee for the Wastewater Collection Line component is \$3,074.21 for each of the anticipated 396 service units.

The estimated costs for the construction and installation of the 18" sewer line total \$2,047,346.40. The estimated costs for the construction of the 8" sewer line needed to serve the Hayden Estates development total \$982,729.00. Although the actual verified and City-approved costs will be used to determine the total amount of the credit following completion of the infrastructure, the estimated total amount of the credit pursuant to Pulte's engineer is \$1,064,617.40.

BENEFITS:

The off-site infrastructure to be constructed and installed by Pulte will provide a regional sewer infrastructure benefit to the City.

FUTURE ACTION:

None.

FINANCIAL IMPACT STATEMENT:

Pulte will receive impact fee credits applied to the Hayden Estates development for the actual costs of the regional infrastructure (estimated at \$1,064,617.40).

BUDGETED:

No

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

ATTACHMENTS:

[8x11_Vicinity_Map_-_Hayden_Estates.pdf](#)

[Hayden Estates Reimbursement Agreement Final Executed_6-17-25.pdf](#)

[Resolution No. 34-25 Hayden Estates.pdf](#)