

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

MEETING DATE: 10/20/26	AGENDA ITEM: 4.E. WR - Delegation Agreement for the Operation and Maintenance of a Water Reclamation Facility between the City of Buckeye and Trillium Land Company, LLC.
DATE PREPARED: 10/15/26	DISTRICT NO.:
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 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.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

Not Applicable

SUMMARY

PROJECT DESCRIPTION:

The Floreo at Teravalis Interim Water Reclamation Facility (Interim WRF) will provide interim wastewater treatment services for the Floreo at Teravalis Service Area until a permanent wastewater treatment facility is commissioned. The Interim WRF will be located on approximately 9.82 acres within the Floreo at Teravalis development.

Trillium Land Company, LLC, as Master Developer, is responsible for the design, permitting, construction, and interim operation of the facility. The City will delegate operational authority to the Master Developer, while retaining its responsibilities as the Designated Management Agency and municipal utility provider. The project also includes the necessary regulatory permitting, third-party operations, User Fee collection and remittance, and City step-in rights to ensure continued wastewater service.

BENEFITS:

The project will provide interim wastewater treatment capacity to support development within the Floreo at Teravalis Service Area and ensure continuity of wastewater service until a permanent treatment facility is commissioned. The Delegation Agreement clarifies operational responsibilities, supports ADEQ regulatory compliance, and allows the Master Developer to utilize a qualified third-party operator. It also protects the City and customers by establishing City step-in rights to maintain reliable service and provides a mechanism for the collection and remittance of User Fees to reimburse the Master Developer for delegated wastewater treatment services.

FINANCIAL IMPACT STATEMENT:

Costs associated with the Interim WRF will be reimbursed through User Fees collected and remitted to the Developer. The remitted fees will need to be budgeted. For FY2027, staff will monitor the budget capacity and the expected operational date to determine if additional budget capacity is needed. If needed, staff will return to Council to request a budget transfer. The FY2028 budget will include anticipated expenditures associated with this facility.

CURRENT FISCAL YEAR TOTAL COST:

Current fiscal year costs are unknown at this time. The costs depend on the date the facility becomes operational and the number of customers utilizing the facility. Staff will monitor each of these variables. No additional budget is being requested at this time.

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

ATTACHMENTS:

[Delegation Agreement.pdf](#)