

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 04/21/26	AGENDA ITEM: 4.O. WR - Impact Fee Credit Agreement with Lennar Arizona
DATE PREPARED: 04/20/26	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 Water Development Impact Fee Credit Agreement for Ventana Ranch Phase I Well No. 1 Improvements between the City of Buckeye, an Arizona municipal corporation, and Lennar Arizona, LLC, an Arizona limited liability company; and authorize the City Manager to execute said Agreement on behalf of the City of Buckeye.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
 Infrastructure

SUMMARY

PROJECT DESCRIPTION:

Staff requests approval of the Impact Fee Credit Agreement with Lennar Arizona, LLC ("Lennar") for water facilities constructed to serve the Ventana Ranch development. Lennar has completed the design, construction, and installation of the required water infrastructure, including Ventana Ranch Well No. 1 and all associated appurtenant facilities and equipment. These improvements are necessary to meet the water demands of Ventana Ranch Phases I and II and will be dedicated and conveyed to the City of Buckeye at no cost. Accordingly, the construction costs for these water facilities are eligible for Production and Distribution Impact Fee Credits in an amount not to exceed \$4,516,553.

FUTURE ACTION:

None

FINANCIAL IMPACT STATEMENT:

There is no financial impact to the city. The development has installed the infrastructure necessary to serve water to Ventana Ranch. The agreement outlines the credit on impact fees that equal to value of the work being constructed by the developer and dedicated to the City. By completing this work, the city cannot also charge impact fees.

CURRENT FISCAL YEAR TOTAL COST:

No cost.

BUDGETED:

No

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

ATTACHMENTS:

[Impact Fee Credit Agreement \(Ventana Ranch\) 033026.pdf](#)
[Ventana Ranch Vicinity Map.pdf](#)