

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 12/16/25	AGENDA ITEM: 4.H. WR-Coyote Crest Water and Sewer Agreement
DATE PREPARED: 12/16/25	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 Resolution No. 99-25 approving the Development Agreement between the City of Buckeye, an Arizona municipal corporation and Skyline 62, LLC, an Arizona limited liability company relating to water and sewer infrastructure; and authorizing the Mayor to execute said Agreement on behalf of the City of Buckeye.

SUMMARY

PROJECT DESCRIPTION:

The Agreement outlines the rights, duties and obligations of the parties in order for potable water and sewer services to be provided to the Coyote Crest PAD, consisting of approximately 64.45 acres of land generally located on the southwest corner of Roosevelt Street and Rainbow Road.

To receive potable water service, Skyline 62, LLC shall design, permit, construct and install the necessary water distribution lines located in Watson Road from Van Buren Street to Roosevelt Street, and in Roosevelt Street from Watson Road to the western edge of the development. Pursuant to the Agreement, Skyline 62, LLC is eligible to receive repayment of the City-approved costs from properties benefitting from the distribution lines identified in the Agreement.

The Agreement outlines options for Skyline 62, LLC to buy-in to or construct the necessary booster pump station, depending on the timing of development of the separate Forestar booster pump station.

Skyline 62, LLC must construct all on-site water infrastructure needed for water service and pay all water development impact fees in effect at the time of development, unless eligible for a credit pursuant to City Code.

To receive sewer service, Skyline 62, LLC must either pay into the Sundance water reclamation facility (WRF), if capacity is available; or negotiate an amendment or separate agreement with the City, if no capacity is available at the time of development. Skyline 62, LLC is required to construct a sewer collection line from the southwest corner of the development through state land to Watson Road, as well as a parallel sewer line from within Watson Road running under the I10, both of which are depicted in the Agreement. Properties that benefit from the sewer lines will be required to repay Skyline 62, LLC a pro rata share of the City-approved costs. Alternatively, the parties may explore a more localized water reclamation facility alternative.

FINANCIAL IMPACT STATEMENT:

Not applicable.

CURRENT FISCAL YEAR TOTAL COST:

Not applicable.

BUDGETED:

No

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

ATTACHMENTS:

[Coyote Crest Water and Sewer Agreement
Resolution No. 99-25.exhibits.pdf](#)