

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

MEETING DATE: 05/05/26	AGENDA ITEM: 4.P. PMO - Street Improvements Cost Recovery
DATE PREPARED: 05/04/26	DISTRICT NO.: City-Wide
STAFF LIAISON: Riley Quinlan, Deputy Director of CIP, rquinlan@buckeyeaz.gov, (623) 695-4555	
DEPARTMENT: Program Management Office	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 Ordinance No. 12-26 amending Chapter 20, Off-Site Construction Improvement Requirements for Property Development, by repealing Section 20-13, Scalloped Street Assessments, Section 20-13-1, Hearing Procedure; Determination of Necessity, Section 20-13-2, Assessments, Section 20-13-3, Right-of-Way, Section 20-13-4, Collecting Unpaid Assessments at Time of Development, Section 20-13-3, Right-of-Way Costs, Section 20-13-4, Collection of Assessment at the Time of Development, Section 20-13-5, Appeals, and Section 20-13-6, Repayment Agreement; providing for repeal of conflicting ordinances; and providing for severability.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Infrastructure

SUMMARY

PROJECT DESCRIPTION:

As Buckeye continues to experience rapid growth, the City is often required to construct street improvements in advance of adjacent development to support mobility, safety, and economic activity. Although such improvements are typically the responsibility of fronting development, timing constraints and the need to deliver infrastructure proactively result in the City initially funding these improvements. The proposed amendments to City Code Section 20-13 establish a formal mechanism to recover eligible costs from benefiting properties.

Under the updated Ordinance, a streamlined hearing process will propose cost recovery assessments to be applied to parcels fronting streets, primarily arterial roadways, and will be allocated proportionally, generally based on frontage and limited to the equivalent of a half-street obligation. Eligible costs include design, right-of-way acquisition, engineering, construction, inspection, and other related expenditures necessary to deliver permanent roadway infrastructure. Qualifying improvements include paving, curb and gutter, drainage, traffic signals, utilities, landscaping, and associated infrastructure necessary to support the function of the arterial roadway.

BENEFITS:

The updated City Code Section 20-13 ensures development contributes to infrastructure that directly benefits it, reduces reliance on existing taxpayers, and supports timely delivery of arterial roadway improvements. It also establishes a consistent and transparent framework for cost recovery and supports long-term fiscal sustainability of the CIP.

FUTURE ACTION:

Upon adoption of Ordinance 12-26, staff will implement the City Code to apply to eligible CIP projects. Project-specific assessments will be brought forward as needed.

FINANCIAL IMPACT STATEMENT:

Ordinance No. 12-26 establishes a mechanism for future cost recovery and is expected to offset a portion of City-funded arterial roadway improvements over time.

CURRENT FISCAL YEAR TOTAL COST:

Ordinance No. 12-26 establishes a mechanism for future cost recovery and is expected to offset a portion of City-funded arterial roadway improvements over time.

BUDGETED:

No

FISCAL YEAR:

N/A

FUND/DEPARTMENT:

N/A

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

ATTACHMENTS:

[Ordinance 12- 26 Amendment to Code 20-13 Final.pdf](#)

[2026-0425 - City Code Section 20-13 \(Street Improvements Costs Before Development\) clean.pdf](#)

[2025-0425 - City Code Section 20-13 redline.pdf](#)