



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

**JOINT MEETING OF THE
COMMUNITY FACILITIES DISTRICTS CITY OF BUCKEYE, ARIZONA
PURSUANT TO SECTIONS 48-711, 48-715 AND TITLE 38, CHAPTER 3, ARTICLE 3.1
ARIZONA REVISED STATUTES, AS AMENDED**

**ANTHEM SUN VALLEY COMMUNITY FACILITIES DISTRICT
ELIANTO COMMUNITY FACILITIES DISTRICT
FESTIVAL RANCH COMMUNITY FACILITIES DISTRICT
MIRIELLE COMMUNITY FACILITIES DISTRICT
SUNDANCE COMMUNITY FACILITIES DISTRICT
TARTESSO WEST COMMUNITY FACILITIES DISTRICT
FLOREO AT TERAVALIS COMMUNITY FACILITIES DISTRICT
VERRADO DISTRICT 1 COMMUNITY FACILITIES DISTRICT
VERRADO WESTERN OVERLAY COMMUNITY FACILITIES DISTRICT
WATSON ROAD COMMUNITY FACILITIES DISTRICT
WESTPARK COMMUNITY FACILITIES DISTRICT**

**CITY OF BUCKEYE
JOINT COMMUNITY FACILITIES DISTRICTS
OCTOBER 7, 2025
AGENDA**

**City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
5:15 p.m.**

The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Members of the City Council will either attend in person or by telephone conference call or video presentation. Items listed may be considered by the Council in any order.

Pursuant to A.R.S. § 38-431.03(A)(3) the Board of Directors of the Joint Community Facilities Districts may, by majority vote, recess or adjourn to executive session at one or more times during the meeting, as needed to confer with the Board Attorney for legal advice regarding any item listed on this agenda.

1. Call to Order/Roll Call

2. Public Hearings and Non-Consent New-Business

2.A Board of Directors of the Watson Road Community Facilities District (City of Buckeye, Arizona) to conduct a public hearing on objections received, to take action on the objections, and to take action on Resolution No. 04-25 approving the modification of assessments in Assessment District No. 1.

Summary: The Board is to hold a public hearing on objections received on the proposed reallocation of assessments in Special Assessment District No. 1, known as Tyler Ranch. As required by law, notice of the hearing was mailed to all affected owners at least 10 days before this hearing. After the hearing, the Board will rule on the objections and consider Resolution No. 04-25. Special assessment bonds were sold to finance improvements and assessments were levied against all parcels within the Watson Road Community Facilities District. Such bonds were subsequently refinanced by refunding bonds. The assessment to be modified (Assessment No. 14) is known as Tyler Ranch. Assessment No. 14 was originally included as one unsubdivided parcel with a blanket assessment for Tyler Ranch of \$1,746,787.00. Annual assessment payments have been made to the District, leaving a current outstanding assessment amount of \$533,975.97. Mattamy Homes USA, the majority owner of the real property subject to Assessment No. 14, has requested that it be modified to place a per lot assessment of: (i) \$1,762.30 on newly created Assessment Nos. 14T-01-001 through 14T-01-025, Assessment Nos. 14T-03-001 through 14T-03-041, and Assessment Nos. 14T-03-001 through 14T-03-041; and (ii) \$1,762.29 on newly created Assessment Nos. 14T-02-145 through 14T-02-147, and Assessment Nos. 14T-03-042 through 14T-03-131. The requested changes will not alter the current outstanding total assessment amount of \$533,975.97.

Staff Liaison: Brandon Squire, District Engineer, brandon.squire@epsgroup.com, (623) 691-8002

3. Adjournment