



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
MAY 5, 2026
AGENDA**

**City Council Chambers
North Meeting Room / Executive Conference Room
530 East Monroe Avenue
Buckeye, AZ 85326**

5:00 p.m. PER PUBLISHED NOTICE

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 / Non-Consent - New Business

2.A Board of Directors of the Festival Ranch Community Facilities District (CFD) to hold a public hearing on the feasibility report relating to the acquisition and financing of certain improvements benefiting the District and the issuance of the District's Assessment District No. 15 Special Assessment Revenue Bonds, Series 2026, in an amount not to exceed \$2,730,000.

Summary: To fulfill statutory requirements in Arizona Revised Statutes (ARS) Title 48, the Board will hold a public hearing on the feasibility report relating to the acquisition and financing of certain improvements benefiting the District and the issuance of Special Assessment Revenue Bonds, Series 2026 in an amount not to exceed \$2,730,000. This financing allows the developer, Pulte Home Company, LLC, to be reimbursed for a portion of the cost of the public infrastructure, while causing the eventual homeowners to be responsible for their respective share of the cost in the form of a special assessment.

Staff Liaison: Larry Price, Special Districts Manager, lprice@buckeyeaz.gov, (623) 349-6164

3. CONSENT AGENDA ITEMS / NEW BUSINESS

Approval of items on the Consent Agenda - All items with an (*) on the consent agenda are considered to be routine matters and will be enacted by one motion and vote of the Board of Directors. There will be no separate discussion of these items unless a Board Member requests. This section may include the approval of Minutes from previous meetings.

***3.A** Board of Directors of the Festival Ranch Community Facilities District (CFD) to take action on Resolution No. 06-26 approving the feasibility report relating to the acquisition and financing of certain improvements benefitting the District; declaring its intention to acquire certain improvements described in the feasibility report; forming Assessment District No. 15; determining that special assessment revenue bonds will be issued to finance the costs and expenses thereof and declaring the improvements to be of more than local or ordinary public benefit and that the costs of said improvements will be assessed upon the Assessment District; providing that the proposed improvements will be performed and District special assessment revenue bonds issued under the provisions of Title 48, Chapter 4, Article 6, Arizona Revised Statutes, and all amendments thereto; and ratifying all prior acts including the execution and delivery of a waiver and development agreement.

Summary: Board to adopt the resolution to approve feasibility report to make improvements and form a special assessment district to issue special assessment revenue bonds whose costs will be assessed upon the special district. The financing will allow for Pulte Home Company to be reimbursed for a portion of the cost of the public infrastructure. Eventual homeowners will incur a special assessment of \$5,000 to pay for their respective share of the cost. This resolution will also ratify the execution and delivery of a waiver and development agreement with Pulte Home Company and other lienholders.

Staff Liaison: Larry Price, Special Districts Manager, lprice@buckeyeaz.gov, (623) 349-6164

***3.B** Board of Directors of the Festival Ranch Community Facilities District (CFD) to take action on Resolution No. 07-26 ordering the Public Infrastructure Project performed as described in Resolution No. 06-26 (Festival Ranch).

Summary: Financing to allow the developer, Pulte Home Company, LLC, to be reimbursed for a portion of the cost of public infrastructure. The eventual homeowner will be responsible for their

respective share of the cost in the form of a special assessment in the amount of \$5,000.
Staff Liaison: Larry Price, Special Districts Manager, lprice@buckeyeaz.gov, (623) 349-6164

***3.C** Board of Directors of the Festival Ranch Community Facilities District (CFD) to take action on Resolution No. 08-26 approving the levying of an assessment and form of assessment diagram for the Festival Ranch Community Facilities District (City of Buckeye, Arizona).

Summary: The Board to approve levying an assessment and assessment diagram for Festival Ranch CFD which will allow the developer, Pulte Home Company, LLC, to be reimbursed for a portion of the cost of public infrastructure. The eventual homeowner will be responsible for their respective share of the cost in a special assessment in the amount of \$5,000.

Staff Liaison: Larry Price, Special Districts Manager, lprice@buckeyeaz.gov, (623) 349-6164

***3.D** Board of Directors to take action on the October 7, 2025, November 4, 2025, and November 18, 2025 Joint Meeting Minutes for the following Community Facilities Districts: Anthem Sun Valley; Elianto; Festival Ranch; Mirielle; Sundance; Tartesso West; Floreo at Teravalis; Verrado District 1; Verrado Western Overlay; Watson Road; and Westpark.

Summary: Minutes of all Joint Community Facilities Districts (CFDs) meetings are drafted in accordance with Arizona's Open Meeting Law, are reviewed and approved by the CFD Boards at a future meeting, and then filed with the District's permanent records. All approved meeting minutes are posted on the City of Buckeye's website and maintained in the Office of the City Clerk (District Clerk).

Staff Liaison: Summer Stewart, Deputy City Clerk, sstewart@buckeyeaz.gov, (623) 349-6914

4. Adjournment