



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 19, 2026
AGENDA**

**Executive Conference Room - City Hall, First Floor
530 East Monroe Avenue
Buckeye, AZ 85326**

5:15 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 to hold a public hearing only on the assessment, the completion of the work and the proceedings heretofore had and taken with respect to the Festival Ranch Community Facilities District (City of Buckeye, Arizona) Assessment District No. 15.

Summary: The Board will conduct a public hearing on the assessment, the completion of the work and the proceedings heretofore had and taken with respect to the Festival Ranch Community Facilities District Assessment District No. 15.

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

2.B Board of Directors of the Festival Ranch Community Facilities District (CFD) to hold a public hearing and take action on Resolution No. 04-26 accepting and approving the Feasibility Report relating to the acquisition and financing of certain improvements benefiting the District; and declaring its preliminary intention to issue not to exceed \$8,000,000 principal amount of General Obligation Bonds to finance the acquisition of certain improvements as described in the Feasibility Report relating to such improvements pursuant to the provisions of Title 48, Chapter 4, Article 6, Arizona Revised Statutes, and all amendments thereto.

Summary: The fiscal year 2027 Budget includes an issue of new General Obligations (GO) Bonds in an amount not to exceed \$8,000,000. Festival Ranch CFD Board to approve the Feasibility Report in connection with the proposed issuance by the District of its GO Bonds, Series 2026. Board has caused the Feasibility Report to be prepared, which Feasibility Report is a study of the feasibility and benefits of the project relating to certain public infrastructure provided for in the General Plan of the District and to be financed with the proceeds of the sale of general obligation bonds of the District, and which Feasibility Report includes, among other things, a description of certain public infrastructure to be acquired and all other information useful to understand the project, an estimate of the cost to acquire, operate and maintain the project, an estimated schedule for completion of the project, a map or description of the area to be benefited by the project and a plan for financing the project.

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2.C Board of Directors of the Tartesso West Community Facilities District to hold a public hearing and take action on Resolution No. 04-26 accepting and approving the Feasibility Report relating to the acquisition and financing of certain improvements benefiting the District; and declaring its preliminary intention to issue not to exceed \$3,100,000 principal amount of General Obligation Bonds to finance the acquisition of certain improvements as described in the Feasibility Report relating to such improvements pursuant to the provisions of Title 48, Chapter 4, Article 6, Arizona Revised Statutes, and all amendments thereto.

Summary: Tartesso West Community Facilities District Board to approve the Feasibility Report in connection with the proposed issuance by the District of its General Obligation Bonds, Series 2026. The Board has caused the Feasibility Report to be prepared, which Feasibility Report is a study of the feasibility and benefits of the project relating to certain public infrastructure provided for in the General Plan of the District and to be financed with the proceeds of the sale of general obligation bonds of the District, and which Feasibility Report includes, among other things, a description of certain public infrastructure to be acquired and all other information useful to understand the project, an estimate of the cost to acquire, operate and maintain the project, an estimated schedule for completion of the project, a map or description of the area to be benefited

by the project and a plan for financing the project.

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3. Presentations

3.A Presentation of fiscal year (FY) 2027 Community Facilities District (CFD) tentative budget adoptions; no action required.

Summary: The Board of Directors of the Districts is required to approve tentative budgets for the Districts. Following the required public notice, the Board will meet and conduct public hearings on June 2, 2026. At this time, property owners within the Districts will be privileged to comment in favor of or against the expenditures or tax levy, followed by action by the Board to adopt annual budgets for the Districts for FY2027. On June 16, 2026, the Board will meet to approve tax levies and rates for the same fiscal year.

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4. 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.

*4.A Board of Directors of the Festival Ranch Community Facilities District (CFD) to take action on Resolution No. 05-26 authorizing the issuance, sale and delivery of its General Obligation Bonds, Series 2026; delegating the authority to approve certain matters with respect to the bonds including determining the method of sale of the bonds; authorizing the acceptance of a proposal for the purchase of the bonds and awarding the bonds to the purchaser thereof; providing for the annual levy of a tax for the payment of the bonds; authorizing the appointment of a municipal advisor and a bond registrar, transfer agent and paying agent, if necessary; providing for the disposition of the proceeds of such bonds; approving the form of the bonds and certain documents relating to and securing the payment of the bonds, and authorizing completion, execution and delivery thereof; delegating the authority to approve and deem final a form of Preliminary Official Statement, if applicable; and ratifying all actions taken or to be taken to further this Resolution.

Summary: The Board held a public hearing and adopted Resolution No. 04-26 whereby it approved a feasibility report and declared its preliminary intention to issue bonds and acquire the public infrastructure described in the feasibility report. The Board is being asked to proceed with the financing of the public infrastructure by authorizing the issuance of not to exceed \$8,000,000 of the District's General Obligation Bonds, Series 2026.

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*4.B Board of Directors of the Festival Ranch Community Facilities District to take action on Resolution No. 09-26 approving the assessment and the proceedings heretofore had and taken for the Festival Ranch Community Facilities District (City of Buckeye, Arizona); determining the work has been completed in accordance with the plans and specifications; and ordering the collection of the amount assessed.

Summary: Pulte Home Company, LLC, as the developer, has paid for the infrastructure of Festival Ranch Assessment District No. 15 and requests reimbursement for a portion of that cost. This action requires that the eventual homeowners be responsible for their respective share of

the cost of this infrastructure in the form of a special assessment. The \$5,000 assessment may be paid in full on any date or may be paid over a period of time in the form of debt service on Assessment District No. 15 special assessment revenue bonds. The improvements consist of a portion of the Beardsley Parkway including 7,999 linear feet of arterial asphalt street paving and vertical concrete curbs, gutters and sidewalk improvements for Festival Ranch Parcels 33, 35, 84 and 88.

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- *4.C** Board of Directors of the Festival Ranch Community Facilities District to take action on Resolution No. 10-26 authorizing the issuance of its Assessment District No. 15 Special Assessment Revenue Bonds, Series 2026, in the aggregate principal amount of not to exceed \$2,730,000; approving the form and authorizing the execution and delivery of a bond registrar, transfer agent and paying agent contract, a purchase contract relating to the bonds, a continuing disclosure undertaking, and certain other documents securing the payment of or relating to the bonds; ratifying and approving a Preliminary Official Statement relating to the bonds; approving a final Official Statement relating to the bonds; awarding the bonds to the purchaser thereof; appointing a registrar, transfer agent and paying agent for the bonds; taking other actions securing the payment of and relating to the bonds; and ratifying all actions taken or to be taken to further this Resolution.

Summary: Board to approve action to issue \$2,730,000 in Special Assessment Revenue Bonds, Series 2026, for Festival Ranch CFD Assessment District No. 15 which will enable Pulte Home Company, LLC to be reimbursed for a portion of the cost for public infrastructure. The eventual homeowners will be responsible for their respective share of the cost by being assessed \$5,000 each that may be paid in full or over a period of time.

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- *4.D** Board of Directors of the Tartesso West Community Facilities District (CFD) to take action on Resolution No. 05-26 authorizing the issuance, sale and delivery of its General Obligation Bonds, Series 2026; delegating the authority to approve certain matters with respect to the bonds including determining the method of sale of the bonds; authorizing the acceptance of a proposal for the purchase of the bonds and awarding the bonds to the purchaser thereof; providing for the annual levy of a tax for the payment of the bonds; authorizing the appointment of a municipal advisor and a bond registrar, transfer agent and paying agent, if necessary; providing for the disposition of the proceeds of such bonds; approving the form of bonds and certain documents relating to and securing the payment of the bonds, and authorizing completion, execution and delivery thereof; delegating the authority to approve and deem final a form of Preliminary Official Statement, if applicable; and ratifying all actions taken or to be taken to further this Resolution.

Summary: Described in the Feasibility Report is the developer's FY2027 Budget request for an issue of new General Obligations (GO) Bonds in an amount not to exceed \$3,100,000. The GO Bonds will be a twenty-year maturity; the interest rate will be five percent; the proceeds will be to partially reimburse the developer for concrete and paving improvements in the District. The Board held a public hearing and adopted Resolution No. 04-26, whereby it approved a feasibility report and declared its preliminary intention to issue bonds and acquire the public infrastructure described in the feasibility report. The Board is being asked to proceed with the financing of the public infrastructure by authorizing the issuance of not to exceed \$3,100,000 of the District's GO Bonds, Series 2026.

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- *4.E** Board of Directors of the Anthem Sun Valley Community Facilities District to take action on Resolution No. 01-26 approving the tentative budget of the District for fiscal year 2027, beginning July 1, 2026, and ending June 30, 2027, and setting hearing dates for the final budget and tax levy.

Summary: The Board of Directors of the District is required to approve a tentative budget for the District. Following the required public notice, the Board will meet and conduct a public hearing on June 2, 2026. At this time, property owners within the District may comment in favor of or against the expenditures or tax levy, followed by action by the Board to adopt an Annual Budget for the District for FY2027. On June 16, 2026, the Board will meet to approve a tax levy and rate for the same fiscal year.

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- *4.F** Board of Directors of the Elianto Community Facilities District to take action on Resolution No. 01-26 approving the tentative budget of the District for fiscal year 2027, beginning July 1, 2026, and ending June 30, 2027, and setting hearing dates for the final budget and tax levy.

Summary: The Board of Directors of the District is required to approve a tentative budget for the District. Following the required public notice, the Board will meet and conduct a public hearing on June 2, 2026. At this time, property owners within the District may comment in favor of or against the expenditures or tax levy, followed by action by the Board to adopt an Annual Budget for the District for FY2027. On June 16, 2026, the Board will meet to approve a tax levy and rate for the same fiscal year.

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- *4.G** Board of Directors of the Festival Ranch Community Facilities District to take action on Resolution No. 01-26 approving the tentative budget of the District for fiscal year 2027, beginning July 1, 2026, and ending June 30, 2027, and setting hearing dates for the final budget and tax levy.

Summary: The Board of Directors of the District is required to approve a tentative budget for the District. Following the required public notice, the Board will meet and conduct a public hearing on June 2, 2026. At this time, property owners within the District may comment in favor of or against the expenditures or tax levy, followed by action by the Board to adopt an Annual Budget for the District for FY2027. On June 16, 2026, the Board will meet to approve a tax levy and rate for the same fiscal year.

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- *4.H** Board of Directors of the Floreo at Teravalis Community Facilities District to take action on Resolution No. 01-26 approving the tentative budget of the District for fiscal year 2027, beginning July 1, 2026, and ending June 30, 2027, and setting hearing dates for the final budget and tax levy.

Summary: The Board of Directors of the District is required to approve a tentative budget for the District. Following the required public notice, the Board will meet and conduct a public hearing on June 2, 2026. At this time, property owners within the District may comment in favor of or against the expenditures or tax levy, followed by action by the Board to adopt an Annual Budget for the District for FY2027. On June 16, 2026, the Board will meet to approve a tax levy and rate for the same fiscal year.

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- *4.I** Board of Directors of the Mirielle Community Facilities District to take action on Resolution No.

01-26 approving the tentative budget of the District for fiscal year 2027, beginning July 1, 2026, and ending June 30, 2027, and setting hearing dates for the final budget and tax levy.

Summary: The Board of Directors of the District is required to approve a tentative budget for the District. Following the required public notice, the Board will meet and conduct a public hearing on June 2, 2026. At this time, property owners within the District may comment in favor of or against the expenditures or tax levy, followed by action by the Board to adopt an Annual Budget for the District for FY2027. On June 16, 2026, the Board will meet to approve a tax levy and rate for the same fiscal year.

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- *4.J** Board of Directors of the Sundance Community Facilities District to take action on Resolution No. 01-26 approving the tentative budget of the District for fiscal year 2027, beginning July 1, 2026, and ending June 30, 2027, and setting hearing dates for the final budget and tax levy.

Summary: The Board of Directors of the District is required to approve a tentative budget for the District. Following the required public notice, the Board will meet and conduct a public hearing on June 2, 2026. At this time, property owners within the District may comment in favor of or against the expenditures or tax levy, followed by action by the Board to adopt an Annual Budget for the District for FY2027. On June 16, 2026, the Board will meet to approve a tax levy and rate for the same fiscal year.

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- *4.K** Board of Directors of the Tartesso West Community Facilities District to take action on Resolution No. 01-26 approving the tentative budget of the District for fiscal year 2027, beginning July 1, 2026, and ending June 30, 2027, and setting hearing dates for the final budget and tax levy.

Summary: The Board of Directors of the District is required to approve a tentative budget for the District. Following the required public notice, the Board will meet and conduct a public hearing on June 2, 2026. At this time, property owners within the District may comment in favor of or against the expenditures or tax levy, followed by action by the Board to adopt an Annual Budget for the District for FY2027. On June 16, 2026, the Board will meet to approve a tax levy and rate for the same fiscal year.

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- *4.L** Board of Directors of the Verrado District 1 Community Facilities District to take action on Resolution No. 01-26 approving the tentative budget of the District for fiscal year 2027, beginning July 1, 2026, and ending June 30, 2027, and setting hearing dates for the final budget and tax levy.

Summary: The Board of Directors of the District is required to approve a tentative budget for the District. Following the required public notice, the Board will meet and conduct a public hearing on June 2, 2026. At this time, property owners within the District may comment in favor of or against the expenditures or tax levy, followed by action by the Board to adopt an Annual Budget for the District for FY2027. On June 16, 2026, the Board will meet to approve a tax levy and rate for the same fiscal year.

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

- *4.M** Board of Directors of the Verrado Western Overlay Community Facilities District to take action on Resolution No. 01-26 approving the tentative budget of the District for fiscal year 2027, beginning July 1, 2026, and ending June 30, 2027, and setting hearing dates for the final budget and tax levy.

Summary: The Board of Directors of the District is required to approve a tentative budget for the District. Following the required public notice, the Board will meet and conduct a public hearing on June 2, 2026. At this time, property owners within the District may comment in favor of or against the expenditures or tax levy, followed by action by the Board to adopt an Annual Budget for the District for FY2027. On June 16, 2026, the Board will meet to approve a tax levy and rate for the same fiscal year.

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

***4.N** [Board of Directors of the Watson Road Community Facilities District to take action on Resolution No. 01-26 approving the tentative budget of the District for fiscal year 2027, beginning July 1, 2026, and ending June 30, 2027, and setting hearing dates for the final budget and tax levy.](#)

Summary: The Board of Directors of the District is required to approve a tentative budget for the District. Following the required public notice, the Board will meet and conduct a public hearing on June 2, 2026. At this time, property owners within the District may comment in favor of or against the expenditures or tax levy, followed by action by the Board to adopt an Annual Budget for the District for FY2027. On June 16, 2026, the Board will meet to approve a tax levy and rate for the same fiscal year.

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***4.O** [Board of Directors of the Westpark Community Facilities District to take action on Resolution No. 01-26 approving the tentative budget of the District for fiscal year 2027, beginning July 1, 2026, and ending June 30, 2027, and setting hearing dates for the final budget and tax levy.](#)

Summary: The Board of Directors of the District is required to approve a tentative budget for the District. Following the required public notice, the Board will meet and conduct a public hearing on June 2, 2026. At this time, property owners within the District may comment in favor of or against the expenditures or tax levy, followed by action by the Board to adopt an Annual Budget for the District for FY2027. On June 16, 2026, the Board will meet to approve a tax levy and rate for the same fiscal year.

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5. Adjournment