



**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  
TRILLIUM COMMUNITY FACILITIES DISTRICT  
VERRADO DISTRICT 1 COMMUNITY FACILITIES DISTRICT  
VERRADO WESTERN OVERLAY COMMUNITY FACILITIES DISTRICT  
WATSON ROAD COMMUNITY FACILITIES DISTRICT  
WESTPARK COMMUNITY FACILITIES DISTRICT**

**NOVEMBER 28, 2016  
MOTIONS**

**City Council Chambers  
530 E. Monroe Avenue  
Buckeye, AZ 85326  
Immediately following the 6:00 p.m. Special Council Meeting**

**1. Call to Order/Roll Call**

**2. Minutes *APPROVED***

Board to take action on approval of the November 1, 2016 Joint Meeting Minutes for the following Community Facilities Districts:

Anthem Sun Valley  
Elianto  
Festival Ranch  
Mirielle  
Sundance  
Tartesso West  
Trillium  
Verrado District 1  
Verrado Western Overlay  
Watson Road  
Westpark

### **3. Expenditures** ***APPROVED***

Board to take action on the request to ratify expenditures for the 1<sup>st</sup> Quarter of Fiscal Year 2016-2017 for the following Community Facilities Districts:

Anthem Sun Valley  
Elianto  
Festival Ranch  
Mirielle  
Sundance  
Tartesso West  
Trillium  
Verrado District 1  
Verrado Western Overlay  
Watson Road  
Westpark

### **4. Tabled from the November 1, 2016 Joint CFD Meeting**

**Board of Directors of the Festival Ranch Community Facilities District (City of Buckeye, Arizona) to hold a Public Hearing and take action on Resolution No. 08-16 approving the Feasibility Report relating to the acquisition and financing of certain improvements benefiting the District; declaring its intention to acquire certain improvements described in the Feasibility Report; forming a Special Assessment District No. 11, subject to certain conditions; 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.**

***APPROVED***

Summary: This financing allows the Developer (Pulte Home Corporation) to be reimbursed for a portion of the cost of public infrastructure, while causing the eventual homeowner to be responsible for their respective share of the cost in the form of a special assessment in the amount of \$2,000. This Resolution satisfies the District's statutory obligation to hold a public hearing on the approval of the feasibility report prepared in connection with this financing, declare its intention to acquire improvements, determine special assessment revenue bonds, and to assess the costs of acquiring the improvements.

Staff Liaison: Larry D. Price, Finance Director, (623) 349-6164, [lprice@buckeyeaz.gov](mailto:lprice@buckeyeaz.gov)

### **5. Tabled from the November 1, 2016 Joint CFD Meeting**

**Board of Directors of the Festival Ranch Community Facilities District (City of Buckeye, Arizona) to take action on Resolution No. 09-16 ordering the public infrastructure project performed as described in Resolution No. 08-16.**

***APPROVED***

Summary: The project includes acquiring regional drainage improvements benefitting approximately 1,400 lots for single-family homes located within the Festival Ranch CFD. This financing allows the Developer (Pulte Home Corporation) to be reimbursed for a portion of the cost of public infrastructure, while causing the eventual homeowner to be responsible for their respective share of the cost in the form of a special assessment in the amount of \$2,000.

Staff Liaison: Larry D. Price, Finance Director, (623) 349-6164, [lprice@buckeyeaz.gov](mailto:lprice@buckeyeaz.gov)

6. **Board of Directors of the Watson Road Community Facilities District (City of Buckeye, Arizona) approving the modification of assessments in Special Assessment District Number 14-01.**

***APPROVED***

Summary: The owner, NSHE Buffalo Lake, LLC (NSHE), has requested the modification of Watson Road CFD Special Assessment District No. 14-01. NSHE has donated to Buckeye Elementary School District (BESD) 5.967 acres of the 88-acre parcel that is the subject of the assessment modification request. If the modification is approved, BESD's portion of the current assessment of \$1,525,584.15 will be \$275,108.90, reflecting 18 percent of the original parcel acreage. Approval will allow BESD to construct an elementary school on the donated land and be responsible for only that portion of the original assessment, which benefits the donated land.

Staff Liaison: Woody Scoutten, District Engineer, (602) 980-9905, [woody.scoutten@epsgroupinc.com](mailto:woody.scoutten@epsgroupinc.com)

7. **The Board will make a motion to adjourn the meeting. *ADJOURNED***