



**CITY OF SURPRISE**  
**Marley Park CFD Commission Meeting**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
 Tuesday, June 2, 2026 @ 5:30 PM  
**COUNCIL CHAMBERS**

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. CFD Commission Meeting Agenda:

**CONSENT AGENDA:**

Approval of the consent agenda may be by one motion and a passing vote by the Commission. There will be no separate discussion on these items unless a Commissioner requests such. The requested item for discussion will be removed from the consent agenda and considered in its normal sequence on the agenda.

- |    |          |  |                     |
|----|----------|--|---------------------|
| 1. | Internal | Consideration and action to approve the Marley Park CFD Commission Meeting Minutes of May 5, 2026. | City Manager Office |
|----|----------|--|---------------------|

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

- |    |            |  |                          |
|----|------------|--|--------------------------|
| 2. | District 6 | Consideration and action pertaining to the Marley Park Community Facilities District Board's intent to levy secondary property taxes on June 16, 2026; Resolution MPCFD 2026-03.           | Sandy Simmons<br>Finance |
| 3. | District 6 | Consideration and action pertaining to the adoption of the Fiscal Year 2027 Marley Park Community Facilities District Board final expenditure limitation budget; Resolution MPCFD 2026-02. | Sandy Simmons<br>Finance |

**REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

**G. Call To The Public**

**INSTRUCTIONS:**

In order to address the City Council, you will need to fill out a Public Comment Form available at the entrance, and turn it in to the City Clerk **before** the meeting begins.

You may also fill out the [Public Comment Form online](#). If submitting the online form the City Clerk must receive the request at least **one hour before** the meeting start time.

In accordance with A.R.S. 38-431.01(I) - During this time members of the public may address City Council only on issues within the jurisdiction of the City Council. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda.

Councilmembers may not discuss or respond to matters raised during the call to the public that are not specifically identified on the agenda.

Each speaker shall be limited to three (3) minutes per item. If several speakers desire to speak regarding a single topic, the Chair may limit the number of speakers or the time given to each group.

A maximum time of 30 minutes will be given per topic. However, an equal amount of time will be given to each side of an issue.

**Council Chamber doors will be open at least 30 minutes prior to the start of the meeting.**

- H. Other Business and Future Agenda Items
- I. Adjournment

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KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, May 28th, 2026 @ 1:00 PM

**SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR CLERK@SURPRISEAZ.GOV, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.**



**CITY OF SURPRISE**  
**Marley Park CFD Commission Meeting**

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Council Meeting Date: June 2, 2026  
Submitting Department: City Manager Office  
Staff Recommendations:

Contact Person:  
District: Internal

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Consent: No      Regular: No      Public Hearing: No      Report/Discussion: No

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**Agenda Wording:**

Consideration and action to approve the Marley Park CFD Commission Meeting Minutes of May 5, 2026.

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**Motion:**

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. 050526 Marley Park CFD Minutes\_DRAFT
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**CITY OF SURPRISE**  
**Marley Park CFD Board Meeting**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
Tuesday, May 5, 2026 @ 5:45 PM  
**COUNCIL CHAMBERS**

A. Call To Order

Chair Sartor Sartor called the Marley Park CFD Meeting of May 5th, 2026 to order at 5:45 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

B. Roll Call

In attendance with Chair Sartor were Vice Chair Earle Greenberg, Board members Chris Judd, Jack Hastings (joined at 5:48PM), Patrick Duffy, Johnny Melton and Nick Haney.

C. Pledge of Allegiance

Chair Sartor led in the Pledge of Allegiance.

D. Current Events and Reports

E. Staff Reports

F. CFD Commission Meeting Agenda

1. CONSENT AGENDA:

2. REGULAR AGENDA ITEM - PUBLIC HEARING:

3. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Consideration and action to approve the Marley Park CFD Commission Meeting Minutes of June 17, 2025

Board Member Judd moved to approve the minutes, Vice Chair Greenberg seconded. The approval of the minutes passed.

2. Consideration and action pertaining to adoption of the tentative expenditure limitation budget for Marley Park Community Facilities District for FY2027; directing publication of said tentative budget; and setting a public hearing on June 2, 2026, at 5:30pm at the City of Surprise Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona; Resolution MPCFD #2026-01.

Finance Director, Sandy Simmons, came to present this item. She talked about what a CFD is, Review of Marley Park CFD, Property Tax Rate, (Board Member Hastings joined at 5:48PM) Tax Rate History, Property Tax Comparison, FY2027 Source, and Future Calendar.

Board Member Judd, asked about the property tax and what it does? Sandy says it only applies for residents in Marley Park, and that the action is setting the expenditure limit. Board Member Judd said that this basically means that they can't change the rate. Sandy confirmed that. Board Member Judd asked where the money goes? Sandy says it goes to the bonds that were used to build the community. Board Member Judd clarified that the rate will stay the same and that there is some time left to go on it.

Board Member Judd moved to approve, Duffy seconded. motion passed unanimously.

G. Call To The Public

H. Other Business and Future Agenda Items

I. Adjournment

Board member Haney moved to Adjourn, board member Hastings seconded. Meeting adjourned at 5:51 PM.

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Kevin D. Sartor, Mayor

**ATTEST:**

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Kristi Passarelli, City Clerk

**CERTIFICATION:**

I, Kristi Passarelli, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, May 5, 2026.**

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Kristi Passarelli, City Clerk



**CITY OF SURPRISE**  
**Marley Park CFD Commission Meeting**

Council Meeting Date: June 2, 2026  
Submitting Department: Finance  
Staff Recommendations:

Contact Person: Sandy Simmons, Finance Director  
District: District 6

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Consent: No      Regular: No      Public Hearing: Yes      Report/Discussion: No

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**Agenda Wording:**

Consideration and action pertaining to the Marley Park Community Facilities District Board's intent to levy secondary property taxes on June 16, 2026; Resolution MPCFD 2026-03.

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**Motion:**

I move to approve Resolution MPCFD 2026-03.

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**Background:**

This item provides notice of the District Board's intent to adopt and set the property tax levy for the Marley Park Community Facilities District on June 16, 2026. This agenda item satisfies Arizona Revised Statute (A.R.S.) 48-723 which states that all statutes relating to the levy and collection of general county taxes, including the collection of delinquent taxes and sale of property for nonpayment of taxes apply to community facilities districts. Per A.R.S. 42-17104 the District Board is required to hold a public hearing on proposed expenditures (the final budget) and tax levy in which any taxpayer may appear and be heard in favor of or against any proposed expenditure or tax levy. A.R.S. 42-17253 requires that the tax rates be adopted. Community Facilities District budgets are required to be adopted at least fourteen days prior to the adoption of the property tax levy. This item is the notice of intent to levy taxes, which will occur on June 16, 2026.

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**Objective Analysis:**

This public hearing will serve to fulfill the requirements of state statute with respect to proposed expenditures and property tax levies. The secondary property tax levy is programmed to support debt service payments associated with the bond issuance for Marley Park.

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**Policy Compliant:**

This item is compliant with A.R.S. 48-723, A.R.S. 42-17253, and A.R.S. 42-17104.

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**Financial Impact:**

There is no direct financial impact from the public hearing; however, this public hearing continues the process which will establish the amount of property tax collections for Marley Park Community Facilities District for the upcoming fiscal year. There is no direct financial impact from the Intent to Levy secondary property tax levy of \$2,170,600 and a rate of \$2.7294 per one hundred dollars (\$100) of

assessed value for adoption on June 16, 2026.

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**Budget Impact:**

There is no direct budget impact for the public hearing and the intent to levy property taxes; however, this public hearing continues the process which will result in the adoption of the final budget for the upcoming fiscal year. The secondary property tax levies are included as a part of the FY2027 final Marley Park Community Facilities District budget which is scheduled for adoption in this meeting.

**FTE Impact:**

No full-time equivalent impact will occur with this item.

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**ATTACHMENTS:**

1. Resolution MPCFD 2026-03\_FY27 Property Tax-Intent to Levy\_FINAL
  2. FY27 Budget\_Marley Park Final Budget Adoption (2)
-

**RESOLUTION # MPCFD 2026-03**

**MARLEY PARK COMMUNITY FACILITIES DISTRICT**

**A RESOLUTION OF THE DISTRICT BOARD OF THE MARLEY PARK COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, NOTICING THE INTENTION TO LEVY SECONDARY TAXES OF \$2.7294 PER EACH ONE HUNDRED DOLLARS (\$100) OF ASSESSED VALUATION; AND SETTING THE PROPOSED PROPERTY TAX LEVY ADOPTION FOR JUNE 16, 2026.**

**WHEREAS**, Arizona Revised Statutes §48-723 states that all statutes relating to the levy and collection of general county taxes, including the collection of delinquent taxes and sale of property for nonpayment of taxes, apply to community facilities districts;

**WHEREAS**, the District Board of Marley Park Community Facilities District is required by Arizona Revised Statutes § 42-17253 to adopt an annual tax levy based upon the rate to be assessed per each One Hundred Dollars (\$100.00) of assessed valuation of property within the District;

**WHEREAS**, the secondary tax levy for Fiscal Year 2027 beginning July 1, 2026, must be adopted prior to the third Monday in August, and not less than fourteen days after adoption of the Community Facilities District budget; and

**WHEREAS**, the Marley Park Community Facilities District budget will be adopted after a public hearing at a meeting of the District Board held on June 2, 2026, at least fourteen days prior to the date of the adoption of the property tax levy.

**NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE MARLEY PARK COMMUNITY FACILITIES DISTRICT, AS FOLLOWS:**

**Section 1.** Notice is given of the District's intent to levy secondary property tax in the amount of \$2.7294 per each One Hundred Dollars (\$100.00) of assessed valuation; and setting the consideration of a motion to levy the proposed secondary property taxes for the Marley Park Community Facilities District on June 16, 2026.

***SIGNATURES ON THE FOLLOWING PAGE***

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Kevin D. Sartor, Chairman District Board  
Marley Park Community Facilities District

ATTEST:

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Kristi Passarelli, District Clerk  
Marley Park Community Facilities District

# MARLEY PARK

## Community Facilities District (CFD)

Intent to Levy Taxes, and Final Budget Adoption  
*June 2, 2026*

# Meeting Agenda



- Conduct Public Hearing and Adopt:
  - Intent to levy secondary property tax
  - MPCFD Final Budget

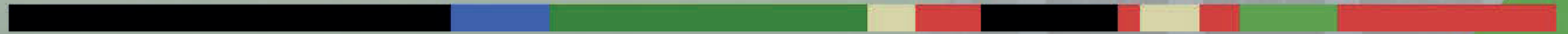
# Public Notice & Publications



- In accordance with A.R.S. Title 42
- Post notice of tax levy on website 60 days prior to adoption
- Post in newspaper of general circulation
  - Tentative Budget (Schedule A)
  - Notice of Public Hearing (Exhibit C)
  - Posting Dates: May 13, 2026 & May 20, 2026

# MARLEY PARK

Community Facilities District (CFD)



Public Hearing: Intent to Levy Secondary Property Tax

# Secondary Property Tax Rate



	Proposed Final Rate	Proposed Final Levy
Secondary Property Tax	\$2.7294	\$2,170,600

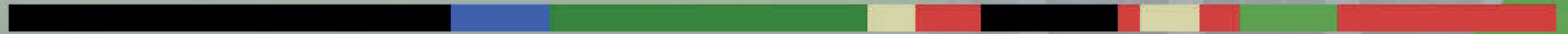
# Board Action



- Intent to set the property tax levy on June 16th

# MARLEY PARK

Community Facilities District (CFD)



Public Hearing: FY2027 Final Budget

# FY2027 Sources



	<u>Amount</u>
Property Tax (Operations)	\$238,600
Property Tax (Debt Service)	1,932,000
Fund Balance and Other	178,500
<u>Total Sources</u>	<u>\$2,349,100</u>

# FY2027 Expenditures



	<u>Amount</u>
Park Operations	\$238,600
Financial Services – Bank Fees	900
Principal	975,000
Interest	1,134,600
<b>Total Uses</b>	<b>\$2,349,100</b>

# Board Action



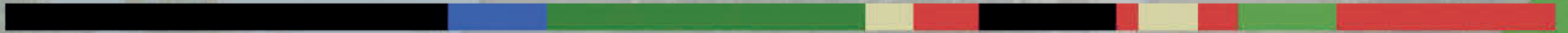
- Adoption of the FY27 Budget

# Calendar – Next Step



- Adopt Property Tax Levy June 16

# Questions & Comments



Marley Park



**CITY OF SURPRISE**  
**Marley Park CFD Commission Meeting**

Council Meeting Date: June 2, 2026  
Submitting Department: Finance  
Staff Recommendations:

Contact Person: Sandy Simmons, Finance Director  
District: District 6

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Consent: No      Regular: No      Public Hearing: Yes      Report/Discussion: No

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**Agenda Wording:**

Consideration and action pertaining to the adoption of the Fiscal Year 2027 Marley Park Community Facilities District Board final expenditure limitation budget; Resolution MPCFD 2026-02.

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**Motion:**

I move to approve Resolution MPCFD 2026-02.

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**Background:**

On May 5, 2026 the District Board adopted Resolution MPCFD #2026-01 adopting a tentative budget for FY2027 and authorizing publication of said budget. Following the actions on May 5, the adopted tentative budget was published on May 13, 2026 and May 20, 2026, in the local paper. All statutory requirements for final budget adoption have been complied with. This resolution adopts the final Marley Park Community Facilities District budget for fiscal year 2027. The authorization to levy property tax will be voted upon on June 16, 2026.

Per Arizona Revised Statutes 48-716, the board shall indicate its approval of the budget by resolution, which shall provide for a hearing on the budget as approved.

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**Objective Analysis:**

This is part of the budget adoption process as required by state law. Although a separate entity, the same timelines are followed with respect to the final adoption of the budget for the City.

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**Policy Compliant:**

This resolution is compliant with City and Board Policy.

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**Financial Impact:**

The final budget will allow for the expenditure of up to \$2,349,100 within the district.

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**Budget Impact:**

Adoption of the final fiscal year 2027 budget establishes spending limits and allocates public resources to specific uses within the MPCFD. As presented, this budget is balanced.

**FTE Impact:**

This resolution does not impact the number of FTEs.

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**ATTACHMENTS:**

1. Resolution MPCFD 2026-02\_FY27 Final Budget
-

**RESOLUTION # MPCFD 2026-03**

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***SIGNATURES ON THE FOLLOWING PAGE***

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Kevin D. Sartor, Chairman District Board  
Marley Park Community Facilities District

ATTEST:

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Kristi Passarelli, District Clerk  
Marley Park Community Facilities District