



City of Avondale

Alamar (formerly Lakin) Communities Facilities District Board Meeting

Monday, June 15, 2020

District Board Members

Kenn Weise, Chairperson

Pat Dennis, Vice Chairperson

Robert Antoniak, Board Member | Tina Conde, Board Member

Bryan Kilgore, Board Member | Kevin Kugler, Board Member

Veronica Malone, Board Member | Curtis Nielson, Board Member

Mike Pineda, Board Member

District Administration

Charles A. Montoya, District Manager

Gina Montes, Assistant District Manager

Tracy Stevens, Deputy District Manager

Nicholle Harris, Acting District Attorney

Marcella Carrillo, District Clerk

City Council Chambers

11465 West Civic Center Drive

Avondale, AZ 85323



Alamar Communities Facilities District Board Meeting Notice & Agenda Monday, June 15, 2020

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

REGULAR MEETING 5:45 PM

CALL TO ORDER BY DISTRICT CHAIR

1. ROLL CALL BY THE DISTRICT CLERK

2. MINUTES

The District Board will consider a request to approve the June 1, 2020 board meeting minutes. The District Board will take appropriate action.

3. RESOLUTION 4-2020 - SETTING THE PROPERTY TAX LEVY FOR FISCAL YEAR ENDING JUNE 30, 2021

The District Board will consider a request to adopt Resolution 4-2020 levying upon the assessed valuation of the property within Lakin Community Facilities District subject to ad valorem taxation a certain sum upon each one hundred dollars (\$100.00) of valuation for the fiscal year ending June 30, 2021. The District Board will take appropriate action.

4. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros participaran ya sea en persona o por medio de llamada telefonica.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the Council Meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.



AGENDA ITEM REPORT

SUBJECT: Minutes

MEETING DATE: 6/15/2020

TO: Board Members

FROM: Marcella Carrillo, City Clerk, 623-333-1214

THROUGH: Charles A. Montoya, District Manager, (623) 333-1016

PURPOSE:

The District Board will consider a request to approve the June 1, 2020 board meeting minutes. The District Board will take appropriate action.

BACKGROUND:

n/a

DISCUSSION:

n/a

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff recommends approval of the June 1, 2020 board meeting minutes.

MINUTES OF THE ALAMAR COMMUNITY FACILITIES DISTRICT BOARD MEETING
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
June 1, 2020

A **Regular Meeting** of the Alamar Communities Facilities District Board of the City of Avondale, Arizona was convened at 11465 Civic Center Drive in open and public session at 5:56 p.m.

Members Present: Chairperson Kenn Weise; Vice Chairperson Pat Dennis; Board Members Robert Antoniak, Tina Conde, Bryan Kilgore, Kevin Kugler; Veronica Malone, Curtis Nielson, and Mike Pineda.

All Board Members attended the meeting using the Zoom Cloud Meeting platform with the exception of Chairperson Kenn Weise who appeared in-person.

Members Absent: None.

Other Municipal Officials Present: Charles Montoya, District Manager; Gina Montes, Assistant District Manager; Tracy Stevens, Deputy District Manager; Nicholle Harris, Acting District Attorney; Marcella Carrillo, District Clerk; Cindy Blackmore, Public Works Director; Jessica Blazina, Intergovernmental Affairs Administrator; Jeff Case, Fire Chief; Ken Chapa, Economic Development Services Director; Lindsey Duncan, Finance and Budget Director; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Kevin Murphy, Development and Engineering Services Director; Dale Nannenga, Police Chief; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Community Relations and Public Affairs Director.

Audience: Approximately 3 members of the public were present.

1. ROLL CALL BY THE DISTRICT CLERK

2. APPROVAL OF MINUTES

The District Board considered a request to approve the June 3, 2019, July 22, 2019, and May 18, 2020 board meeting minutes.

Having no comments or changes to the minutes, Vice Chairperson Dennis moved to approve the June 3, 2019, July 22, 2019, and May 18, 2020 board meeting minutes; seconded by Board Member Nielson.

Upon roll call vote, the motion was carried unanimously 9 to 0.

Board Member Antoniak	Aye
Board Member Conde	Aye
Board Member Kilgore	Aye
Board Member Kugler	Aye
Board Member Malone	Aye
Board Member Nielson	Aye
Board Member Pineda	Aye
Vice Chairperson Dennis	Aye
Chairperson Weise	Aye

3. PUBLIC HEARING - PROPOSED FISCAL YEAR 2021 BUDGET AND TAX LEVY

The District Board will hold a public hearing to receive comment on the property tax levy and final budget for the fiscal year 2020-2021 (FY2021).

Lindsey Duncan, Finance and Budget Director, provided an overview of the fiscal year 2021 final budget. The tentative budget established the maximum expenditure limitation and may be reduced or realigned but it cannot be increased. The tentative budget may be amended throughout the fiscal year.

Since the formation, the board had not issued any secondary debt; therefore, a levy on secondary property tax is not required. There is an established maximum primary rate of \$0.30 for every \$100 of net assessed value. This raises approximately \$5,436 when applying the mentioned rate to the current value. Also included in the tentative budget is an estimate of approximately \$24,800 to be collected from the developer for insurance payments.

The total expenditures and revenues are established at \$30,280, being a balanced budget. The only anticipated expenditures are for the district insurance policy premium and miscellaneous district expenses. An overview of the budget adoption steps, and calendar was presented.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing and opened the floor for comments from Council but received no comments.

4. ADJOURNMENT

There being no further business before the Board, Vice Chairperson Dennis moved to adjourn the Regular Meeting; Board Member Pineda seconded the motion.

Upon roll call vote, the motion was carried unanimously 9 to 0.

Board Member Antoniak	Aye
Board Member Conde	Aye
Board Member Kilgore	Aye
Board Member Kugler	Aye
Board Member Malone	Aye
Board Member Nielson	Aye
Board Member Pineda	Aye
Vice Chairperson Dennis	Aye
Chairperson Weise	Aye

Meeting adjourned at 5:52 p.m.

A **Special Meeting** of the Alamar Communities Facilities District Board of the City of Avondale, Arizona was convened at 11465 Civic Center Drive in open and public session at 5:52 p.m.

Members Present: Chairperson Kenn Weise; Vice Chairperson Pat Dennis; Board Members Robert Antoniak, Tina Conde, Bryan Kilgore, Kevin Kugler; Veronica Malone, Curtis Nielson, and Mike Pineda.

All Board Members attended the meeting using the Zoom Cloud Meeting platform with the exception of Chairperson Kenn Weise who appeared in-person.

Members Absent: None.

Other Municipal Officials Present: Charles Montoya, District Manager; Gina Montes, Assistant District Manager; Tracy Stevens, Deputy District Manager; Nicholle Harris, Acting District Attorney; Marcella Carrillo, District Clerk; Cindy Blackmore, Public Works Director; Jessica Blazina, Intergovernmental Affairs Administrator; Jeff Case, Fire Chief; Ken Chapa, Economic Development Services Director; Lindsey Duncan, Finance and Budget Director; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Kevin Murphy, Development and Engineering Services Director; Dale Nannenga, Police Chief; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Community Relations and Public Affairs Director.

Audience: Approximately 3 members of the public were present.

1. ROLL CALL BY THE DISTRICT CLERK

2. RESOLUTION 3-2020 - SETTING FORTH THE FINAL BUDGET FOR FISCAL YEAR 2020-2021

The District Board considered adoption of Resolution 3-2020 approving the final budget for fiscal year 2020-2021. Lindsey Duncan, Finance and Budget Director, presented this item during the Regular Meeting.

Vice Chairperson Dennis moved to adopt Resolution 3-2020 approving the final budget for fiscal year 2020-2021; Board Member Nielson seconded the motion.

Upon roll call vote, the motion was carried unanimously 9 to 0.

Board Member Antoniak	Aye
Board Member Conde	Aye
Board Member Kilgore	Aye
Board Member Kugler	Aye
Board Member Malone	Aye
Board Member Nielson	Aye
Board Member Pineda	Aye
Vice Chairperson Dennis	Aye
Chairperson Weise	Aye

3. ADJOURNMENT

There being no further business before the Board, Vice Chairperson Dennis moved to adjourn the Regular Meeting; Board Member Conde seconded the motion.

Upon roll call vote, the motion was carried unanimously 9 to 0.

Board Member Antoniak	Aye
Board Member Conde	Aye
Board Member Kilgore	Aye
Board Member Kugler	Aye
Board Member Malone	Aye
Board Member Nielson	Aye
Board Member Pineda	Aye
Vice Chairperson Dennis	Aye
Chairperson Weise	Aye

Meeting adjourned at 5:55 p.m.

Kenn Weise, Chairperson

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Alamar Communities Facilities District Board of the City of Avondale held on the 1st day of June 2020. I further certify that the meeting was duly called and held and that the quorum was present.

Marcella Carrillo, District Clerk



AGENDA ITEM REPORT

SUBJECT: Resolution 4-2020 - Setting the Property Tax Levy for Fiscal Year Ending June 30, 2021

MEETING DATE: 6/15/2020

TO: Board Members

FROM: Lindsey Duncan, Finance & Budget Director, (623) 333-2011

THROUGH: Charles A. Montoya, District Manager, (623) 333-1016

PURPOSE:

The District Board will consider a request to adopt Resolution 4-2020 levying upon the assessed valuation of the property within Lakin Community Facilities District subject to ad valorem taxation a certain sum upon each one hundred dollars (\$100.00) of valuation for the fiscal year ending June 30, 2021. The District Board will take appropriate action.

BACKGROUND:

On June 1, 2020, the District Board adopted the FY 2020-21 budget for the Alamar CFD. As required by ARS 48-723, the property tax levy must be adopted by the District Board before the third Monday in August.

DISCUSSION:

Community facility districts may levy secondary property tax to pay general obligation debt incurred by the district and to pay for the operation and maintenance expenses district. Per A.R.S. 48-723, the secondary property tax attributable to the operation and maintenance expenses of the district is limited to thirty cents per one hundred dollars of assessed valuation. Based on the current assessed valuation of property within the district boundaries, the property tax for operations and maintenance will raise \$5,436 in revenue. The district will not issue bonds to reimburse infrastructure improvements constructed or acquired by the developer in FY2020.

BUDGET IMPACT:

The property tax levy will raise \$5,436, which will be used to fund operations. This is the final step in the Alamar CFD budget process.

RECOMMENDATION:

Staff is requesting that Council adopt a resolution setting the property tax levy in the amount of \$5,436 at a rate of \$0.30 per \$100 of assessed valuation.

RESOLUTION 4-2020

A RESOLUTION OF THE DISTRICT BOARD OF THE ALAMAR (formerly LAKIN) COMMUNITY FACILITIES DISTRICT, ORDERING THAT AN AD VALOREM TAX BE FIXED, LEVIED AND ASSESSED ON THE ASSESSED VALUE OF ALL THE REAL AND PERSONAL PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT IN AMOUNTS SPECIFIED IN THE FILED STATEMENTS AND ESTIMATES; PROVIDING FOR CERTIFIED COPIES OF THIS RESOLUTION AND ORDER TO BE DELIVERED TO THE MARICOPA COUNTY BOARD OF SUPERVISORS AND THE ARIZONA DEPARTMENT OF REVENUE; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, on May 21, 2018, the Mayor and Council of the City of Avondale, Arizona (the "City"), adopted Resolution 3453-518 forming Alamar (formerly Lakin) Community Facilities District ("ACFD"), a community facilities district in accordance with Section 48-701 et seq., Arizona Revised Statutes, as amended; and

WHEREAS, ACFD is a special purpose district for purposes of Article IX, Section 19, of the Arizona Constitution, a tax-levying public improvement district for the purposes of Article XIII, Section 7, of the Arizona Constitution, and a municipal corporation for all purposes of Arizona Revised Statutes Title 35, Chapter 3, Articles 3, 3.1, 3.2, 4 and 5, as amended, and [except as otherwise provided in Arizona Revised Statutes Section 48-708(B), as amended] is considered to be a municipal corporation and political subdivision of the State of Arizona, separate and apart from the City; and

WHEREAS, a primary purpose for creating ACFD was to finance certain public infrastructure needed for the development known as "Alamar Park" through assessment of ad valorem taxes on all real and personal property within ACFD; and

WHEREAS, in accordance with Sections 48-716 and 48-723, Arizona Revised Statutes, as amended, a special election was held and the qualified electors of ACFD voted to issue general obligation bonds to cover costs of public infrastructure purposes, and to levy and collect an annual ad valorem tax at a rate not to exceed thirty cents (\$0.30) per one hundred dollars (\$100) of assessed valuation for operation and maintenance expenses of ACFD; and

WHEREAS, on June 1, 2020, the District Board held a public hearing on the final budget and proposed tax levy as required by law; and

WHEREAS, in accordance with Arizona Revised Statute Section 48-716, at the conclusion of the public hearing held on June 1, 2020, the District Board adopted the final budget by Resolution 3-2020.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE ALAMAR COMMUNITY FACILITIES DISTRICT as follows:

SECTION 1. That it is hereby ordered that, in FY2021, an ad valorem tax be fixed, levied and assessed, based on the assessed value of all the real and personal property within the boundaries of LCFD, and in the amounts set forth in the statements and estimates attached hereto and expressly made a part hereof as Exhibit A.

SECTION 2. That certified copies of the Resolution and Order be delivered by U.S. Mail to the Maricopa County Board of Supervisors and to the Arizona Department of Revenue on or after July 1, 2020 (inasmuch as the tax levy must be filed by the Maricopa County Board of Supervisors on or before the third Monday in August).

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this Resolution or any part of the statements and schedules incorporated herein by reference are for any reason to be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 4. The District Board Chairman, the District Manager, the District Clerk and the District Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the District Board of the Alamar (formerly Lakin) Community Facilities District on June 15, 2020.

Kenneth N. Weise, Chairman District Board
Alamar Community Facilities District

ATTEST:

Marcella Carrillo, District Clerk
Alamar Community Facilities District

APPROVED AS TO FORM:

Nicholle Harris, Acting District Attorney
Alamar Community Facilities District

EXHIBIT A

TO

RESOLUTION 4–2020

[Statements and Schedules]

See following pages.

Alamar (formerly Lakin) Community Facilities District #38191
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2021

Fiscal Year	S c h		FUNDS							
			General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds
2020	Adopted/Adjusted Budgeted Expenditures/Expenses*	E	1		617					617
2020	Actual Expenditures/Expenses**	E	2		0					0
2021	Fund Balance/Net Position at July 1***		3							0
2021	Primary Property Tax Levy	B	4		5,436					5,436
2021	Secondary Property Tax Levy	B	5							0
2021	Estimated Revenues Other than Property Taxes	C	6		24,844					24,844
2021	Other Financing Sources	D	7							0
2021	Other Financing (Uses)	D	8							0
2021	Interfund Transfers In	D	9							0
2021	Interfund Transfers (Out)	D	10							0
2021	Reduction for Amounts Not Available:		11							
LESS:	Amounts for Future Debt Retirement:									0
	Future Capital Projects									0
	Maintained Fund Balance for Financial Stability									0
										0
										0
2021	Total Financial Resources Available		12	0	30,280	0	0	0	0	30,280
2021	Budgeted Expenditures/Expenses	E	13		30,280					30,280

EXPENDITURE LIMITATION COMPARISON

- 1 Budgeted expenditures/expenses
- 2 Add/subtract: estimated net reconciling items
- 3 Budgeted expenditures/expenses adjusted for reconciling items
- 4 Less: estimated exclusions
- 5 Amount subject to the expenditure limitation
- 6 EEC expenditure limitation

	2020	2021
\$	617	\$ 30,280
	617	30,280
\$	617	\$ 30,280
\$		\$

☐ The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

* Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.

** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

*** Amounts on this line represent Fund Balance/Net Position amounts except for amounts not in spendable form (e.g., prepaids and inventories) or legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

Alamar (formerly Lakin) Community Facilities District #38191
Tax Levy and Tax Rate Information
Fiscal Year 2021

	<u>2020</u>	<u>2021</u>
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ <u> </u>	\$ <u> </u>
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ <u> </u>	
3. Property tax levy amounts		
A. Primary property taxes	\$ <u> 617</u>	\$ <u> 5,436</u>
B. Secondary property taxes		
C. Total property tax levy amounts	\$ <u> 617</u>	\$ <u> 5,436</u>
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ <u> </u>	
(2) Prior years' levies		
(3) Total primary property taxes	\$ <u> </u>	
B. Secondary property taxes		
(1) Current year's levy	\$ <u> </u>	
(2) Prior years' levies		
(3) Total secondary property taxes	\$ <u> </u>	
C. Total property taxes collected	\$ <u> </u>	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	<u> 0.3000</u>	<u> 0.3000</u>
(2) Secondary property tax rate		
(3) Total city/town tax rate	<u> 0.3000</u>	<u> 0.3000</u>
B. Special assessment district tax rates		
Secondary property tax rates - As of the date the proposed budget was prepared, the City was operating <u> one (1) </u> special assessment district for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city.		

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

Alamar (formerly Lakin) Community Facilities District #38191
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUES 2020	ACTUAL REVENUES* 2020	ESTIMATED REVENUES 2021
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Alamar (formerly Lakin) Community Facilities District #38191
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUES 2020	ACTUAL REVENUES* 2020	ESTIMATED REVENUES 2021
SPECIAL REVENUE FUNDS			
Developer Contributions	\$	\$	\$ 24,844
	\$	\$	\$ 24,844
Total Special Revenue Funds	\$	\$	\$ 24,844
TOTAL ALL FUNDS	\$	\$	\$ 24,844

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Alamar (formerly Lakin) Community Facilities District #38191
Other Financing Sources/(Uses) and Interfund Transfers
Fiscal Year 2021

	OTHER FINANCING 2021		INTERFUND TRANSFERS 2021	
FUND	SOURCES	(USES)	IN	(OUT)

Alamar (formerly Lakin) Community Facilities District #38191
Expenditures/Expenses by Fund
Fiscal Year 2021

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES* 2020	BUDGETED EXPENDITURES/ EXPENSES 2021
SPECIAL REVENUE FUNDS				
General Operations	\$ 617	\$	\$	\$ 30,280
Total Special Revenue Funds	\$ 617	\$	\$	\$ 30,280
TOTAL ALL FUNDS	\$ 617	\$	\$	\$ 30,280

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

Alamar (formerly Lakin) Community Facilities District #38191
Expenditures/Expenses by Department
Fiscal Year 2021

	ADOPTED BUDGETED EXPENDITURES/ EXPENSES	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED	ACTUAL EXPENDITURES/ EXPENSES*	BUDGETED EXPENDITURES/ EXPENSES
DEPARTMENT/FUND	2020	2020	2020	2021
General Operations:				
Alamar CFD Operating	\$ 617	\$	\$	\$ 30,280
Department Total	\$ 617	\$	\$	\$ 30,280

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.