



City of Avondale

Alamar Community Facilities District Board Meeting

Monday, May 3, 2021

District Board Members

Kenneth Weise, Chairperson

Veronica Malone, Vice Chairperson

Tina Conde, Board Member | Pat Dennis, Board Member

Bryan Kilgore, Board Member | Curtis Nielson, Board Member

Mike Pineda, Board Member

Vacant, Board Member | Vacant, Board Member

Administration

Charles A. Montoya, District Manager

Gina Montes, Assistant District Manager

Tracy Stevens, Deputy Dist. Manager | Cherlene Penilla, Deputy Dist. Manager

Nicholle Harris, District Attorney | Marcella Carrillo, District Clerk

Online Meeting

Join the meeting and view presentations: <https://avondaleaz.zoom.us/j/3083557784>

Using a Mobile Device? Download the Zoom Cloud Meeting App

Join the meeting with audio only: Call 301-715-8592 (meeting ID: 308 355 7784)



Alamar Community Facilities District Board Online Meeting Notice & Agenda Monday, May 3, 2021

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REGULAR MEETING

Convene immediately following the 6:00 PM City Council Meeting

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 15, 2020 board meeting minutes. The District Board will take appropriate action.

3. RESOLUTION 1-2021 - FISCAL YEAR 2022 TENTATIVE BUDGET

The District Board will consider a request to adopt Resolution 1-2021 setting forth the fiscal year 2021-22 (FY2022) tentative budget for the Alamar Community Facilities District. 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.

MINUTES OF THE ALAMAR COMMUNITY FACILITIES DISTRICT BOARD MEETING
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
June 15, 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 5:46 p.m.

Members Present: Chairperson Kenn Weise; Vice Chairperson Pat Dennis; Board Members Robert Antoniak, Tina Conde, 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: Board Member Bryan Kilgore.

Other Municipal Officials Present: Charles Montoya, City Manager; Gina Montes, Assistant City Manager; Tracy Stevens, Deputy City Manager; Marcella Carrillo, City 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, Marketing and Public Relations Director.

Audience: Approximately 5 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 1, 2020 board meeting minutes.

Having no comments or changes to the minutes, Vice Chairperson Dennis moved to approve the June 1, 2020 board meeting minutes; seconded by Board Member Nielson.

Upon roll call vote, the motion was carried unanimously 8 to 0.

Board Member Antoniak	Aye
Board Member Conde	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. RESOLUTION 4-2020 - SETTING THE PROPERTY TAX LEVY FOR FISCAL YEAR ENDING JUNE 30, 2021

The District Board considered 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.

Lindsey Duncan, Finance and Budget Director, stated the budget was established based on the level amounts from the tentative budget. The budget is balanced with expected revenues equaling estimated expenditures. The budget may be amended throughout the fiscal year but not increased.

Since the formation, the board had not issued any 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 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.

Board Member Nielson moved 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; seconded by Board Member Pineda.

Upon roll call vote, the motion was carried unanimously 8 to 0.

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

4. 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 8 to 0.

Board Member Antoniak	Aye
Board Member Conde	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.

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 15th 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 1-2021 - Fiscal Year 2022 Tentative Budget

MEETING DATE: 5/3/2021

TO: Board Members

FROM: Lindsey Duncan, District Treasurer, (623) 333-2011

THROUGH: Gina Montes, Assistant District Manager, (623) 333-1012

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

PURPOSE:

The District Board will consider a request to adopt Resolution 1-2021 setting forth the fiscal year 2021-22 (FY2022) tentative budget for the Alamar Community Facilities District. The District Board will take appropriate action.

BACKGROUND:

The adoption of the tentative budget will set the maximum limit of expenditures for FY2022. The total budget may be reduced prior to final adoption, but cannot be increased. The tentative budget for the district must be approved by resolution on or before July 15.

DISCUSSION:

Per A.R.S. 48-716, on or before July 15, the district treasurer shall prepare a proposed budget for the ensuing fiscal year for the district board's approval. Public notice is required at least 10 days before the tentative budget. Public notice will be published per the requirements of A.R.S. 48-715. The final budget shall be adopted before October 1.

BUDGET IMPACT:

This action will set the maximum expenditure limit for FY2022. Revisions can be made to decrease, but not increase the total expenditure amount for the final budget.

RECOMMENDATION:

Staff recommends adoption of a resolution setting forth the FY2022 tentative budget and annual expenditure limitation and authorize staff to proceed with required publications.

RESOLUTION NO. 1-2021

A RESOLUTION OF THE DISTRICT BOARD OF THE ALAMAR COMMUNITY FACILITIES DISTRICT, SETTING FORTH THE TENTATIVE BUDGET AND ESTABLISHING THE EXPENDITURE LIMITATION FOR LAKIN COMMUNITY FACILITIES DISTRICT FOR FISCAL YEAR 2021-2022.

WHEREAS, on May 21, 2018, the Mayor and Council of the City of Avondale, Arizona (the “City”), adopted Resolution No. 3453-518 forming Alamar Community Facilities District (“ACFD”), a community facilities district in accordance with ARIZ. REV. STAT. § 48-701 et seq., 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 ARIZ. REV. STAT. Title 35, Chapter 3, Articles 3, 3.1, 3.2, 4 and 5, as amended, and (except as otherwise provided in ARIZ. REV. STAT. § 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 ARIZ. REV. STAT. §§ 48-716 and 48-723, as amended, the District Treasurer of ACFD has submitted to the District Board of ACFD a proposed budget for Fiscal Year 2021-2022 which includes statements and estimates of the operation and maintenance expenses of ACFD, the costs of capital improvements to be financed by the authorized ad valorem tax levy, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy; and

WHEREAS, the District Board of ACFD desires now to approve said tentative budget for the Fiscal Year 2021-2022, to publish notice of having filed the required statements and estimates, and to set a date (and publish notice thereof) for a public hearing to receive comment on the tentative budget.

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

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The statements and schedules attached hereto as Exhibit A and incorporated herein by reference are hereby adopted as the District's official tentative budget for the fiscal year beginning July 1, 2021, and ending June 30, 2022, including the establishment of the expenditure limitation for such fiscal year.

SECTION 3. The public hearing date of June 7, 2021, beginning at or after 5:45 p.m. at the City of Avondale City, Council Chambers, 11465 W. Civic Center Drive, Avondale, Arizona, is hereby set to consider said tentative budget (including, but expressly not limited to, consideration of those portions of the statements), and a notice shall be published once in a newspaper of general circulation no later than ten (10) days prior to said hearing date.

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 May 3, 2021.

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, District Attorney
Alamar Community Facilities District

EXHIBIT A
TO
RESOLUTION NO. 1-2021

[Statements and Schedules]

See following pages.

Alamar Community Facilities District #38191
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2022

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
2021 Adopted/Adjusted Budgeted Expenditures/Expenses*	E 1		30,280						30,280
2021 Actual Expenditures/Expenses**	E 2		30,280						30,280
2022 Fund Balance/Net Position at July 1***	3								0
2022 Primary Property Tax Levy	B 4		1,321						1,321
2022 Secondary Property Tax Levy	B 5			16,957					16,957
2022 Estimated Revenues Other than Property Taxes	C 6		534,000	23,043	0				557,043
2022 Other Financing Sources	D 7				40,000				40,000
2022 Other Financing (Uses)	D 8								0
2022 Interfund Transfers In	D 9								0
2022 Interfund Transfers (Out)	D 10								0
2022 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
2022 Total Financial Resources Available	12	0	535,321	40,000	40,000	0	0	0	615,321
2022 Budgeted Expenditures/Expenses	E 13		535,000	40,000	40,000				615,000

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

2021	2022
\$ 30,280	\$ 615,000
30,280	615,000
\$ 30,280	\$ 615,000
\$	\$

☐ 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 Community Facilities District #38191
Tax Levy and Tax Rate Information
Fiscal Year 2022

	<u>2021</u>	<u>2022</u>
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ <u> </u>	\$ <u> 0</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> 0</u>	
3. Property tax levy amounts		
A. Primary property taxes	\$ <u> 5,436</u>	\$ <u> 1,321</u>
B. Secondary property taxes	\$ <u> 0</u>	\$ <u> 16,957</u>
C. Total property tax levy amounts	\$ <u> 5,436</u>	\$ <u> 18,279</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> 0</u>	
B. Secondary property taxes		
(1) Current year's levy	\$ <u> </u>	
(2) Prior years' levies	\$ <u> 0</u>	
(3) Total secondary property taxes	\$ <u> 0</u>	
C. Total property taxes collected	\$ <u> 0</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	<u> 0.0000</u>	<u> 3.8500</u>
(3) Total city/town tax rate	<u> 0.3000</u>	<u> 4.1500</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 Community Facilities District #38191
Revenues Other Than Property Taxes
Fiscal Year 2022

SOURCE OF REVENUES	ESTIMATED REVENUES 2021	ACTUAL REVENUES* 2021	ESTIMATED REVENUES 2022
SPECIAL REVENUE FUNDS			
Contributions - Operations	\$ 24,844	\$ 24,844	\$ 34,000
Contributions - Capital			0
Contributions - Debt			23,043
Contingency			500,000
	\$ 24,844	\$ 24,844	\$ 557,043
Total Special Revenue Funds	\$ 24,844	\$ 24,844	\$ 557,043
TOTAL ALL FUNDS	\$ 24,844	\$ 24,844	\$ 557,043

* 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 Community Facilities District #38191
Other Financing Sources/(Uses) and Interfund Transfers
Fiscal Year 2022

	OTHER FINANCING 2022		INTERFUND TRANSFERS 2022	
	SOURCES	(USES)	IN	(OUT)
Bond Issuance	\$ 40,000			

**Alamar Community Facilities District #38191
Expenditures/Expenses by Fund
Fiscal Year 2022**

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES* 2021	BUDGETED EXPENDITURES/ EXPENSES 2022
General Operations	\$ 30,280	\$	\$ 30,280	\$ 35,000
Capital - Dev and Engineering				20,000
Capital - Finance				20,000
Debt				40,000
Contingency				500,000
Total Special Revenue Funds	\$ 30,280	\$ 0	\$ 30,280	\$ 615,000
TOTAL ALL FUNDS	\$ 30,280	\$ 0	\$ 30,280	\$ 615,000

* 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 Community Facilities District #38191
Expenditures/Expenses by Department
Fiscal Year 2022**

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES* 2021	BUDGETED EXPENDITURES/ EXPENSES 2022
General Operations:				
Alamar CFD Operating	\$ 30,280	\$	\$ 30,280	\$ 35,000
Debt				40,000
Capital - Dev and Engineering				20,000
Capital - Finance				20,000
Contingency				500,000
Department Total	\$ 30,280	\$ 0	\$ 30,280	\$ 615,000

* 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.