



City of Avondale

Alamar Community Facilities District Board Meeting

Monday, June 7, 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

Cherlene Penilla, Assistant District Manager

Tracy Stevens, Deputy Dist. Manager | Lindsey Duncan, Deputy Dist. Manager
(Interim)

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)



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Notice & Agenda
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REGULAR MEETING

5:45 PM

CALL TO ORDER BY DISTRICT CHAIR

1. ROLL CALL BY THE DISTRICT CLERK

2. REGULAR AGENDA

a. PUBLIC HEARING - PROPOSED FISCAL YEAR 2022 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 2022 (FY2022). This item is for discussion only.

3. ADJOURNMENT

SPECIAL MEETING

Convene immediately following the Regular Meeting

CALL TO ORDER BY DISTRICT CHAIR

1. ROLL CALL BY THE DISTRICT CLERK

2. CONSENT AGENDA

a. MINUTES

The District Board will consider a request to approve the May 3, 2021 Alamar Community Facilities District Board Meeting Minutes. The Board will take the appropriate action.

b. CFD RESOLUTION 4-2021 - RECONCILING THE COMPOSITION OF THE BOARD OF DIRECTORS OF THE ALAMAR COMMUNITY FACILITIES DISTRICT

The District Board will consider a request to adopt CFD Resolution 4-2021, reconciling the composition of the Alamar Community Facilities District Board of Directors by permanently removing from such Board the two additional appointed members and authorize the District Chair or District Manager and District Clerk to execute the necessary documents. The District Board will take appropriate action.

c. CFD RESOLUTION 2-2021 - SETTING FORTH THE FINAL BUDGET FOR FISCAL YEAR 2022

The District Board will consider a request to adopt CFD Resolution 2-2021 approving the final budget for fiscal year 2022 (FY2022) and authorize the District Chair or District Manager and District Clerk to execute the necessary documents. The District Board will take appropriate action.

d. CFD RESOLUTION 3-2021 - AUTHORIZING THE SALE AND ISSUANCE OF GENERAL OBLIGATION BONDS, TAXABLE SERIES 2021 OF THE DISTRICT

The District Board will consider a request to adopt CFD Resolution 3-2021, authorizing all matters necessary to sell and issue General Obligation Bonds for the Alamar Community Facilities District not to exceed \$25,000.00 in aggregate principal and authorize the District Chair or District Manager and District Clerk to execute the necessary documents. The District Board will take appropriate action.

3. 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 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.



City of Avondale

City Council Online Meeting

Monday, June 7, 2021

Mayor and Council

Kenneth Weise, Mayor

Veronica Malone, Vice Mayor

Tina Conde, Council Member | Pat Dennis, Council Member

Bryan Kilgore, Council Member | Curtis Nielson, Council Member

Mike Pineda, Council Member

Administration

Charles A. Montoya, City Manager

Cherlene Penilla, Assistant City Manager

Tracy Stevens, Deputy City Manager | Lindsey Duncan, Deputy City Manager
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WORK SESSION

Convene immediately following the 5:45 PM Alamar CFD Board Meeting

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION AND DISCUSSION OF THE CITY'S WATER RESOURCES

City Council will receive an update from staff regarding the City's diverse water portfolio, the current condition of our resources and the planning underway to ensure that our water resources grow with the future of our City. This item is for discussion only.

3. PROPOSED CHANGES FOR WATER AND SEWER RATES

City Council will receive a presentation from staff on the forecast for the water and sewer utilities and discuss potential rate changes for water and sewer. This item is for discussion only.

4. ADJOURNMENT

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under unscheduled public appearance should email a request to speak to CityClerk@AvondaleAZ.gov prior to consideration of that agenda item.

REGULAR MEETING

7:00 PM

CALL TO ORDER BY MAYOR PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION

1. ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

2. UNSCHEDULED PUBLIC APPEARANCES

(Limit three minutes per person. Please state your name.)

3. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. MINUTES

City Council will consider a request to approve the April 19, 2021 City Council Meeting Minutes. The Council will take the appropriate action.

b. ADOPTION OF THE FISCAL YEAR 2022 PENSION FUNDING POLICY

City Council will consider a request to adopt an updated Pension Funding Policy for Fiscal Year 2022 and authorize the Mayor or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action

c. AWARD AUTHORITY FOR BIOSOLIDS HAULING THROUGH THE FIRST AMENDMENT CONTRACT WITH REPUBLIC SERVICES OF PHOENIX

City Council will consider a request to approve an increase in budgetary spending authority for Republic Services, Biosolids Hauling from \$205,000 to \$240,000 for Fiscal Year 2021, and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. RESOLUTION 1036-0621 - DESIGNATION OF CHIEF FISCAL OFFICER FOR THE ANNUAL EXPENDITURE LIMITATION REPORTING SYSTEM (AELR)

City Council will consider a request to adopt Resolution 1036-0621, designating Lindsey Duncan as the Chief Fiscal Officer for the submittal of the annual expenditure limitation report and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action

e. RESOLUTION 1037-0621– FISCAL YEAR 2022 PROPOSED FEE CHANGES

City Council will consider a request to adopt Resolution 1037-0621, approving the Fiscal Year 2022 proposed fee changes and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

f. RESOLUTION 1038-0621 - NOTICE OF INTENT TO MODIFY WATER AND WASTEWATER RATES

City Council will consider a request to adopt Resolution 1038-0621, providing a notice of intent to increase water and wastewater user charges or rate components and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

g. RESOLUTION 1039-0621 - COMPREHENSIVE FINANCIAL POLICIES

City Council will consider a request to adopt Resolution 1039-0621, adopting Comprehensive Financial Policies and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

h. RESOLUTION 1040-0621 - AUTHORIZING THE RENAMING OF THE LAKIN COMMUNITY FACILITIES DISTRICT TO THE ALAMAR COMMUNITY FACILITIES DISTRICT

City Council will consider a request to adopt Resolution 1040-0621, amending Resolution 3453-518 pertaining to the formation of the Lakin Community Facilities District by authorizing the renaming of the district to Alamar Community Facilities District and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

i. RESOLUTION 1041-0621 – AUTHORIZING GRANT ACCEPTANCE FROM ARIZONA STATE PARKS AND TRAILS FOR LWCF PROJECT AT DONNIE HALE PARK

City Council will consider a request to adopt Resolution 1041-0621, accepting a Land and Water Conservation Fund grant in the amount of \$577,216 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

j. RESOLUTION 1042-0621 - FIRST AMENDMENT - INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PHOENIX FOR WATER TREATMENT AND DELIVERY

City Council will consider a request to adopt Resolution 1042-0621, authorizing a first amendment to the Intergovernmental Agreement with the City of Phoenix for water delivery and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take the appropriate action.

k. RESOLUTION 1043-0621 - AMENDED AND RESTATED - INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PHOENIX FOR WATER STORAGE, RECOVERY AND EXCHANGE

City Council will consider a request to adopt Resolution 1043-0621, authorizing the Amended and Restated Intergovernmental Agreement with the City of Phoenix for water storage, recovery and exchange and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

I. RESOLUTION 1044-0621 INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF LITCHFIELD PARK FOR AUTOMOBILE AND EQUIPMENT PREVENTATIVE MAINTENANCE AND REPAIR

City Council will consider a request to adopt Resolution 1044-0621 approving an Intergovernmental Agreement with the City of Litchfield Park for the City of Avondale Fleet Maintenance Division of Public Works to provide preventative maintenance and repair services for the City of Litchfield Park automobile and equipment fleet, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take the appropriate action.

m. RESOLUTION 1045-0621 - ADOPTION OF PROPERTY TAX LEVIES FOR MAINTENANCE IMPROVEMENT DISTRICTS (MIDS)

City Council will consider a request to adopt Resolution 1045-0621, adopting Property Tax Levies for Maintenance Improvement Districts (MIDs) and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

n. ORDINANCE 2024-0621 - ABANDONMENT OF DRAINAGE EASEMENT WEST OF AVONDALE BOULEVARD AND SOUTH OF DALE EARNHARDT DRIVE

City Council will consider a request to adopt Ordinance 2024-0621, authorizing the Abandonment of a Drainage Easement generally located west of Avondale Boulevard and south of Dale Earnhardt Drive, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

o. DONUT HIDEAWAY (DUNKIN DONUTS) MINOR LAND DIVISION - APPLICATION PL-20-0337

City Council will consider a request by Mr. Ron Hecht, of Valley Architecture, for approval of Application PL-20-0337 Donut Hideaway (Dunkin Donuts) Minor Land Division (MLD) on 1.14 gross acres of property located at the southeast corner of Indian School Road and Santa Fe Trail. The proposed MLD will dedicate public right-of-way and utility easements along Santa Fe Trail and Indian School Road. The Council will take appropriate action.

p. SCHOOL AT ALAMAR (LITTLETON DISTRICT ELEMENTARY SCHOOL SITE) FINAL PLAT - APPLICATION PL-21-0089

City Council will consider a request by Mr. Frank Koo with Wood, Patel & Associates, for approval of a Final Plat for School at Alamar. In conformance with the approved Alamar Planned Area Development (PAD), the proposed Final Plat creates a 21.22 gross acre parcel near the northeast corner of Broadway Road and the planned El Mirage Road realignment to accommodate development of a new K-8 elementary school by the Littleton Elementary School District. The Council will take appropriate action.

q. HILLCREST VILLAS MINOR LAND DIVISION - APPLICATION PL-21-0068

City Council will consider a request by James Williamson, Superior Surveying Services, Inc. (on behalf of property owner Scott Nylen, Avondale 84 LLC) for approval of a Minor Land Division for Hillcrest Villas. The site is located approximately 940 feet south of the southwest corner of Western Avenue and 3rd Avenue. The proposed Minor Land Division combines three (3) lots into a single parcel and dedicates an 8-foot Public Utility Easement along 3rd Avenue to accommodate a proposed multi-family residential development. The Council will take appropriate action.

r. CITY OF AVONDALE VAN BUREN FIRE STATION FACILITY FINAL PLAT - APPLICATION PL-21-0073

City Council will consider a City-initiated request for approval of a Final Plat for City of Avondale Van Buren Fire Station Facility, a partial Re-Plat of the Coldwater Place Final Plat. The Final Plat creates three (3) new lots from Lots 2 and 3 Coldwater Place Final Plat for the construction of City of Avondale Fire Station Number 175 and two (2) remaining parcels. The site is located approximately 578 feet west of the southwest corner of Van Buren Street and Fairway Drive. The Council will take appropriate action.

4. REGULAR AGENDA

a. PUBLIC HEARING - FISCAL YEAR 2022 FINAL BUDGET

City Council will hold a public hearing to receive comment on the final budget for fiscal year 2021-2022 (FY 2022). No Council action is required.

b. PUBLIC HEARING - TRUTH IN TAXATION HEARING AND RESOLUTION 1046-0621 SETTING FORTH THE INTENT TO RAISE THE PROPERTY TAX LEVY

City Council will hold a public hearing and consider a request to adopt Resolution 1046-0621, setting for the city's intent to levy primary property taxes in the amount of \$0.6672 per hundred (\$100) of assessed valuation and secondary property taxes in the amount of \$0.7552 per hundred (\$100) of assessed valuation and set the property tax adoption for June 21, 2021 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

5. ADJOURNMENT

SPECIAL MEETING

Convene immediately following the Regular Meeting

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. RESOLUTION 1047-0621 - SETTING FORTH THE FINAL BUDGET FOR FISCAL YEAR 2021-2022

City Council will consider a request to adopt Resolution 1047-0621, approving the final budget for fiscal year 2021-2022 (FY2022) in the amount of \$336,147,700 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

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