



City of Avondale

Alamar Community Facilities District Board Meeting

 [**Link to Summary of Council Actions**](#)

 [**Link to Meeting Minutes**](#)



City of Avondale

Alamar Community Facilities District Board Meeting

Monday, May 3, 2021

Summary of District Board Actions

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)



Summary of District Board Actions

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 **approved** 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 **adopted** 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
ONLINE MEETING
May 3, 2021

A **Regular Meeting** of the Alamar Community Facilities District Board of the City of Avondale, Arizona was convened using the Zoom Cloud Meeting platform in open and public session at 7:45 p.m. All participants attended by phone or video.

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

Members Absent: None.

The Alamar Community Facilities District Board currently has two vacancies. Mr. Montoya stated that the Board will be receiving an update regarding the Alamar Community Facilities District Board membership as the Governor signed a law modifying the requirements of a Community Facility District.

Other Municipal Officials Present: Charles Montoya, District Manager; Gina Montes, Assistant District Manager; Cherlene Penilla, Assistant District Manager; Tracy Stevens, Deputy District Manager; Lindsey Duncan, Interim Deputy District Manager; Nicholle Harris, District Attorney; Marcella Carrillo, District Clerk; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Tony Corsi, Fire & Medical Director; Bryan Hughes, Parks and Recreation Director; Craig Jennings, Judge; Keith Fallstrom, Interim Finance and Budget Director; Chris Lopez, Neighborhood and Family Services Director; Darcy Lowery, Interim Human Resource Director; Kevin Murphy, Development and Engineering Services Director; Dale Nannenga, Police Chief; Abril Ruiz-Ortega, Court Administrator; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Approximately five 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 15, 2020 board meeting minutes.

Having no comments or changes to the minutes, Board Member Dennis moved to approve the June 15, 2020 board meeting minutes; seconded by Board Member Nielson.

Upon roll call vote, the motion was carried unanimously 7 to 0.

Board Member Conde

Aye

Board Member Dennis	Aye
Board Member Kilgore	Aye
Board Member Nielson	Aye
Board Member Pineda	Aye
Vice Chairperson Malone	Aye
Chairperson Weise	Aye

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

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

Lindsey Duncan, Interim Deputy District Manager, presented the tentative budget for the Alamar Community Facilities District. The Community Facilities District (CFD) is a separate political subdivision from the City. It holds specific defined boundaries within the City itself but does not incorporate the entirety of the City. The CFD is strictly limited to the Alamar Community.

CFDs are used to finance, acquire or construct public infrastructure. The Alamar Community Facilities District is generally used to acquire public infrastructure from the developer, who is responsible for its installation. It is a special purpose taxing district that is used to levy a primary property tax to pay for operations and maintenance of the infrastructure within the district, and then a secondary property tax that is levied to pay for the principal and interest on bonds or other obligations. The Alamar CFD was created in 2018. At present, there are approximately 900 parcels for consideration for taxes for 2022. It is governed by a board of directors, presently with Council Members sitting as the Board, with the addition of two members appointed by the majority landowner. House Bill 2317 was signed into law on March 18th, which removes these two members from the requirements for this district. These two members have elected to resign their seats. Staff will come forward in the future to City Council to formally remove them from the district board.

At the formation of the district, there was an estimated inclusion of public infrastructure with the CFD application. A total of \$176 million was funded solely by the developer with an additional \$39 million of CFD-eligible infrastructure to be reimbursed by obligations and bonds of the district. This included infrastructure for various roadways, utilities, easement and drainage corridors, and various parks and trails, excluding the overall Alamar Community Park.

The tentative budget is very similar to the City's budget and follows the same adoption process. The budget may be adjusted throughout the year but may not be increased after this point. There is a planned financing in fiscal year 2022, which would allow for the levying of the secondary property tax. The combined rate is not to exceed \$4.15 per \$100 of assessed valuation, comprised of 30 cents for operations and maintenance and \$3.85 for principal and interest on obligations. This will generate a total of \$18,279 for the

operations and obligations of the district. There has been a line in the budget for developer contributions to offset the balance of the budget. All costs to the district that are not covered by the levies of the district will be paid for by the developer until the district can sustain its operations through the cost of levies.

The tentative budget is established at \$615,000. There is \$500,000 in contingency to allow flexibility for a future issuance, should one become necessary next spring and viable for the district. This is offset by sources and is a balanced budget at \$615,000. Items paid for with the tentative budget include the insurance policy premium for the district itself as well as miscellaneous operating expenditures. There will be public notice regarding the public hearing and final budget. On June 7th, the Board will be asked to reconvene for a public hearing on the final budget adoption and then again on June 21st to adopt the property tax levies for the primary and secondary levies of the district.

Board Member Dennis moved to adopt the CFD Resolution 1-2021 setting forth the fiscal year 2021-22 (FY2022) tentative budget for the Alamar Community Facilities District; seconded by Board Member Pineda.

Upon roll call vote, the motion was carried unanimously 7 to 0.

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

4. ADJOURNMENT

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

Upon roll call vote, the motion was carried unanimously 7 to 0.

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

Meeting adjourned at 7:53 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 3rd day of May 2021. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Carrillo, District Clerk