



City of Avondale

Alamar Community Facilities District Board Meeting

Monday, June 21, 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

Administration

Charles A. Montoya, District Manager

Cherlene Penilla, Assistant District Manager

Tracy Stevens, Deputy Dist. Manager | Lindsey Duncan, 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, June 21, 2021

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REGULAR MEETING

Convene immediately following the 7:00 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 7, 2021 Alamar Community Facilities District Board Meeting Minutes. The Board will take the appropriate action.

3. CFD RESOLUTION 5-2021 - SETTING THE PROPERTY TAX LEVY FOR THE FISCAL YEAR ENDING JUNE 30, 2022.

The District Board will consider a request to adopt CFD Resolution 5-2021 levying upon the assessed valuation of the property within the Alamar Community Facilities District subject to ad valorem taxation a certain sum upon each one hundred (\$100.00) of valuation for the fiscal year ending June 30, 2022. 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 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: 6/21/2021

TO: Board Members

FROM: Marcella Carrillo, District Clerk, (623) 333-1214

THROUGH: Tracy Stevens, Deputy District Manager, 623-333-1014

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

PURPOSE:

The District Board will consider a request to approve the June 7, 2021 Alamar Community Facilities District Board Meeting Minutes. The Board will take the appropriate action.

BACKGROUND:

n/a

DISCUSSION:

n/a

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff recommends the Board approve the June 7, 2021 Alamar Community Facilities District Board Meeting Minutes. The Board will take the appropriate action.

MINUTES OF THE ALAMAR COMMUNITY FACILITIES DISTRICT BOARD MEETING
CITY OF AVONDALE, ARIZONA
ONLINE MEETING
June 7, 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 5:45 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.

Other Municipal Officials Present: Charles Montoya, District Manager; Cherlene Penilla, Assistant District Manager; Tracy Stevens, Deputy District Manager; Lindsey Duncan, Deputy District Manager; Nicholle Harris, District Attorney; Marcella Carrillo, District Clerk; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Keith Fallstrom, Interim Finance and Budget Director; Bryan Hughes, Parks and Recreation Director; Darcy Lowery, Interim Human Resource Director; Kevin Murphy, Development and Engineering Services Director; Dale Nannenga, Police Chief; Marshall Pimentel, Intergovernmental Affairs Administrator; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Three members of the public were present.

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 comments on the property tax levy and final budget for the fiscal year 2022 (FY2022). This item was for discussion only.

Rob Baer, Budget Manager, presented the fiscal year 2022 budget and tax levy. The levy is based on the tentative budget that was adopted on May 3, 2021. It is a balanced budget that may be amended throughout the fiscal year but overall, cannot be increased from what is adopted. Included in the budget is a planned debt issuance. The maximum secondary property tax rate for the district is \$3.85 per \$100 of net assessed value which will raise a total of \$16,957. The maximum primary property tax rate for the district is \$0.30 per \$100 net assessed value which will raise a total of \$1,321. The secondary property tax will cover any debt associated with the district. The debt issuance bonds are included on the consent agenda. The primary property tax covers the operations and maintenance associated with the district.

The remainder of the budget is balanced with potential contributions from the developer to cover any expenses related to the district that cannot be covered by these property tax levies. In total, the budgeted expenses are \$615,000 which are balanced with the revenues. This amount is significantly higher than the property tax levy amount to allow for flexibility. The budget adoption steps were reviewed.

Chairperson Weise opened the public hearing, did not receive any requests to speak, and closed the public hearing. Chairperson Weise opened the floor for comments from the Board and did not receive any comments.

3. ADJOURNMENT

There being no further business before the Board, Board Member Dennis moved to adjourn the Regular Meeting; Board Member Pineda 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 5:52 p.m.

A **Special 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 5:53 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.

Other Municipal Officials Present: Charles Montoya, District Manager; Cherlene Penilla, Assistant District Manager; Tracy Stevens, Deputy District Manager; Lindsey Duncan, Deputy District Manager; Nicholle Harris, District Attorney; Marcella Carrillo, District Clerk; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Keith Fallstrom, Interim Finance and Budget Director; Bryan Hughes, Parks and Recreation Director; Darcy Lowery, Interim Human Resource Director; Kevin

Murphy, Development and Engineering Services Director; Dale Nannenga, Police Chief; Marshall Pimentel, Intergovernmental Affairs Administrator; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Three members of the public were present.

1. ROLL CALL BY THE DISTRICT CLERK

2. CONSENT AGENDA

Chairperson Weise asked if any Council Member wished to have an item removed from the Consent Agenda. Having no requests from the Board, motion was made by Board Member Dennis, seconded by Board Member Conde, to approve the Consent Agenda.

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

a. MINUTES

The District Board approved the May 3, 2021 Alamar Community Facilities District Board Meeting Minutes.

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

The District Board adopted 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 authorized the District Chair or District Manager and District Clerk to execute the necessary documents.

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

The District Board adopted CFD Resolution 2-2021 approving the final budget for fiscal year 2022 (FY2022) and authorized the District Chair or District Manager and District Clerk to execute the necessary documents.

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

The District Board adopted 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 authorized the District Chair or District Manager and District Clerk to execute the necessary documents.

3. ADJOURNMENT

There being no further business before the Board, Vice Chairperson Malone moved to adjourn the Special Meeting; Board Member Pineda 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 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 and Special Meeting of the Alamar Communities Facilities District Board of the City of Avondale held on the 7th day of June 2021. 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: CFD Resolution 5-2021 - Setting the Property Tax Levy for the Fiscal Year Ending June 30, 2022.

MEETING DATE: 6/21/2021

TO: Board Members

FROM: Keith Fallstrom, Interim District Treasurer, (623) 333-2016

THROUGH: Lindsey Duncan, Deputy District Manager, (623) 333-2011

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

PURPOSE:

The District Board will consider a request to adopt CFD Resolution 5-2021 levying upon the assessed valuation of the property within the Alamar Community Facilities District subject to ad valorem taxation a certain sum upon each one hundred (\$100.00) of valuation for the fiscal year ending June 30, 2022. The District Board will take appropriate action.

BACKGROUND:

On June 7, 2021, the District Board adopted the FY2022 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 of the district. Per ARS 48-723, the property tax attributable to the operations and maintenance expenses of the district is limited to thirty cents per one hundred dollars of assessed valuation. The property tax attributable to the general obligation debt service is limited to \$3.85 per one hundred of assessed valuation. The district will issue bonds, not to exceed \$25,000, approved during the June 7 board meeting.

BUDGET IMPACT:

The property tax levies will raise resources to support the operations and maintenance of the district and to pay for outstanding debt. This is the final step in the Alamar CFD budget process.

RECOMMENDATION:

Staff is requesting that the District Board adopt a resolution setting the primary property tax levy in the amount of \$1,321 at a rate of \$0.30 per \$100 of assessed valuation and the secondary property tax levy in the amount

of \$16,957 at a rate of \$3.85 per \$100 of assessed valuation.

CFD RESOLUTION NO. 5-2021

A RESOLUTION OF THE DISTRICT BOARD OF THE ALAMAR 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 ARIZ. REV. STAT. § 48-701 et seq.; 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 [expect 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, 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 7, 2021, the District Board held a public hearing on the final budget and proposed tax levy as required by law; and

WHEREAS, in accordance with ARIZ. REV. STAT. § 48-716, at the conclusion of the public hearing held on June 7, 2021, the District Board adopted the final budget by Resolution No. 2-2021.

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. 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 ACFD, and in the amounts set forth in the statements and estimates attached hereto and expressly made a part hereof as Exhibit A.

SECTION 3. Certified copies of this 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, 2021 (inasmuch as the tax levy must be filed by the Maricopa County Board of Supervisors on or before the third Monday in August).

SECTION 4. 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 5. 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.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the District Board of the Alamar Community Facilities District on June 21, 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
CFD RESOLUTION NO. 5-2021

[Statements and Schedules]

See following pages.

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

	2021	2022
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		
(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.