



City of Avondale

Alamar Community Facilities District Board Meeting

Monday, May 2, 2022

District Board Members

Kenneth Weise, Chairperson

Veronica Malone, Vice Chairperson

Tina Conde, Board Member | Bryan Kilgore, Board Member

Curtis Nielson, Board Member | Mike Pineda, Board Member

Gloria Solorio, Board Member

Administration

Cherlene Penilla, Acting City Manager | Tracy Stevens, Deputy City Manager

Nicholle Harris, City Attorney | Marcella Carrillo, City Clerk

City Council Chambers

11465 West Civic Center Drive

Avondale, AZ 85323



Alamar Community Facilities District Board
Meeting Notice & Agenda
Monday, May 2, 2022

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

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. APPROVAL OF MINUTES

The District Board will consider a request to approve the June 21, 2021 board meeting minutes. The District Board will take appropriate action.

3. CFD RESOLUTION 1-2022- ADOPTION OF THE ALAMAR COMMUNITY FACILITIES DISTRICT FISCAL YEAR 2023 TENTATIVE BUDGET

The District Board will consider a request to adopt CFD Resolution 1-2022, setting forth the fiscal year 2022-2023 tentative budget. 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: Approval of Minutes

MEETING DATE: 5/2/2022

TO: Board Members

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

THROUGH: Cherlene Penilla, Acting City Manager, 623-333-1015

PURPOSE:

The District Board will consider a request to approve the June 21, 2021 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 21, 2021 board meeting minutes.

MINUTES OF THE ALAMAR COMMUNITY FACILITIES DISTRICT BOARD MEETING
CITY OF AVONDALE, ARIZONA
ONLINE MEETING
June 21, 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 7:54 p.m. All participants attended by phone or video.

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

Members Absent: Board Member Pat Dennis (Excused Absence).

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; Chris Lopez, Neighborhood and Family Services 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: Thirteen members of the public were present.

1. ROLL CALL BY THE DISTRICT CLERK

2. MINUTES

Board Member Conde moved to approve the June 7, 2021 Alamar Community Facilities District Board Meeting Minutes; Council Member Pineda seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

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

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

The District Board considered 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.

Robert Baer, Budget Manager with the Finance and Budget Department, stated the levying max primary rate is 30 cents per \$100 of net assessed value will raise a grand total of \$1,321. The primary rate goes towards the operating expenses of the District. The levying max secondary rate of \$3.85 per \$100 net assessed value will raise a grand total of \$16,957. The secondary rate goes towards the repayment of debt related to the District.

Board Member Pineda moved to adopt CFD Resolution 5-2021, setting the Fiscal Year 2022 Primary and Secondary Property Tax Levy; Board Member Nielson seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

Board Member Conde	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, Board Member Pineda moved to adjourn the Regular Meeting; Board Member Nielson seconded the motion.

Upon roll call vote, the motion was carried unanimously 6 to 0.

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

Meeting adjourned at 7:59 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 21st 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 1-2022- Adoption of the Alamar Community Facilities District Fiscal Year 2023 Tentative Budget

MEETING DATE: 5/2/2022

TO: Board Members

FROM: Renee Weatherless, District Treasurer, (623) 333-2011

THROUGH: Cherlene Penilla, District Manager, (623) 333-1015

PURPOSE:

The District Board will consider a request to adopt CFD Resolution 1-2022, setting forth the fiscal year 2022-2023 tentative budget. The District Board will take appropriate action.

BACKGROUND:

The adoption of the tentative budget will set the maximum limit of expenditures for FY2023. 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 FY2023. 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 FY2023 tentative budget and annual expenditure limitation and authorize staff to proceed with required publications.

CFD RESOLUTION NO. 1-2022

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 2022-2023.

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 2022-2023 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 2022-2023, 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, 2022, and ending June 30, 2023, including the establishment of the expenditure limitation for such fiscal year.

SECTION 3. The public hearing date of June 6, 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 2, 2022.

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. 1-2022

[Statements and Schedules]

See following pages.

**Alamar CFD
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2023**

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		
2022	Adopted/Adjusted Budgeted Expenditures/Expenses*	E	1	0	615,000	0	0	0	0	0	615,000
2022	Actual Expenditures/Expenses**	E	2	0	18,278	0	0	0	0	0	18,278
2023	Fund Balance/Net Position at July 1***		3	0	0	0	0	0	0	0	0
2023	Primary Property Tax Levy	B	4		20,697						20,697
2023	Secondary Property Tax Levy	B	5			265,616					265,616
2023	Estimated Revenues Other than Property Taxes	C	6	0	100,000	0	0	0	0	0	100,000
2023	Other Financing Sources	D	7	0	0	0	4,100,000	0	0	0	4,100,000
2023	Other Financing (Uses)	D	8	0	0	0	0	0	0	0	0
2023	Interfund Transfers In	D	9	0	0	0	0	0	0	0	0
2023	Interfund Transfers (Out)	D	10	0	0	0	0	0	0	0	0
2023	Reduction for Amounts Not Available:		11								
LESS: Amounts for Future Debt Retirement:											
	Future Capital Projects										0
	Maintained Fund Balance for Financial Stability										0
											0
											0
2023	Total Financial Resources Available		12	0	120,697	265,616	4,100,000	0	0	0	4,486,313
2023	Budgeted Expenditures/Expenses	E	13	0	120,697	265,616	4,100,000	0	0	0	4,486,313

EXPENDITURE LIMITATION COMPARISON

	2022	2023
1 Budgeted expenditures/expenses	\$ 615,000	\$ 4,486,313
2 Add/subtract: estimated net reconciling items		
3 Budgeted expenditures/expenses adjusted for reconciling items	615,000	4,486,313
4 Less: estimated exclusions		
5 Amount subject to the expenditure limitation	\$ 615,000	\$ 4,486,313
6 EEC expenditure limitation	\$	\$

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 CFD
Tax Levy and Tax Rate Information
Fiscal Year 2023

	2022	2023
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ _____	\$ _____
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)	\$ _____	
3. Property tax levy amounts		
A. Primary property taxes	\$ 1,321	\$ 20,697
B. Secondary property taxes	16,957	265,616
C. Total property tax levy amounts	\$ 18,278	\$ 286,313
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ 1,321	
(2) Prior years' levies		
(3) Total primary property taxes	\$ 1,321	
B. Secondary property taxes		
(1) Current year's levy	\$ 16,957	
(2) Prior years' levies		
(3) Total secondary property taxes	\$ 16,957	
C. Total property taxes collected	\$ 18,278	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	0.3000	0.3000
(2) Secondary property tax rate	3.8500	3.8500
(3) Total city/town tax rate	4.1500	4.1500
B. Special assessment district tax rates		
Secondary property tax rates - As of the date the proposed budget was prepared, the city/town was operating <u>one</u> special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.		

* 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 CFD
Revenues Other Than Property Taxes
Fiscal Year 2023**

SOURCE OF REVENUES	ESTIMATED REVENUES 2022	ACTUAL REVENUES* 2022	ESTIMATED REVENUES 2023
SPECIAL REVENUE FUNDS			
Contributions - Operations	\$ 34,000	\$	\$
Contributions - Capital			
Contributions - Debt	23,043		
Contingency	500,000		100,000
	\$ 557,043	\$	\$ 100,000
TOTAL ALL FUNDS	\$ 557,043	\$	\$ 100,000

* 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 CFD
Other Financing Sources/(Uses) and Interfund Transfers
Fiscal Year 2023

FUND	OTHER FINANCING 2023		INTERFUND TRANSFERS 2023	
	SOURCES	(USES)	IN	(OUT)
SPECIAL REVENUE FUNDS				
Bond Issuance	\$ 4,100,000	\$ _____	\$ _____	\$ _____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
Total Special Revenue Funds	\$ 4,100,000	\$ _____	\$ _____	\$ _____
TOTAL ALL FUNDS	\$ 4,100,000	\$ _____	\$ _____	\$ _____

**Alamar CFD
Expenditures/Expenses by Fund
Fiscal Year 2023**

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2022	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2022	ACTUAL EXPENDITURES/ EXPENSES* 2022	BUDGETED EXPENDITURES/ EXPENSES 2023
SPECIAL REVENUE FUNDS				
General Operations	\$ 35,000	\$	\$ 1,321	\$ 20,697
Capital	20,000			4,100,000
Capital - Finance	20,000			
Debt	40,000		16,957	265,616
Contingency	500,000			100,000
Total Special Revenue Funds	\$ 615,000	\$	\$ 18,278	\$ 4,486,313
TOTAL ALL FUNDS	\$ 615,000	\$	\$ 18,278	\$ 4,486,313

* 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 CFD
Expenditures/Expenses by Department
Fiscal Year 2023**

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED	ACTUAL EXPENDITURES/ EXPENSES*	BUDGETED EXPENDITURES/ EXPENSES
	2022	2022	2022	2023
General Operations:				
Alamar CFD Operating	\$ 35,000	\$	\$ 1,321	\$ 20,697
Capital	40,000			4,100,000
Debt	40,000		16,957	265,616
Contingency	500,000			100,000
Department Total	\$ 615,000	\$	\$ 18,278	\$ 4,486,313

* 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.