



City of Avondale

Alamar Community Facilities District Board Meeting

Monday, May 6, 2024

District Board Members

Kenneth Weise, Chairperson

Mike Pineda, Vice Chairperson | Tina Conde, Board Member

Curtis Nielson, Board Member | Veronica Malone, Board Member

Gloria Solorio, Board Member | Max White, Board Member

Administration

Ron Corbin
District Manager

Cherlene Penilla
Assistant District Manager

Tracy Stevens
Assistant District Manager

Dale Nannenga
Deputy District Manager

Nicholle Harris
District Attorney

Marcella Sarmiento
District Clerk

City Council Chambers

11465 West Civic Center Drive, Avondale, AZ 85323

Watch a CFD Board Meeting Online

Visit the link below to watch a meeting live online:

<https://www.avondaleaz.new.swagit.com/views/540/>

Please note, the live stream will not be monitored by staff; therefore, anyone wishing to address the Board Members shall appear in person to speak.



Alamar Community Facilities District Board Meeting Notice & Agenda Monday, May 6, 2024

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

ALAMAR COMMUNITY FACILITIES DISTRICT BOARD MEETING 5:30 PM

Physical Access to the Council Chambers will be available 30 minutes prior to the meeting.

CALL TO ORDER BY THE DISTRICT CHAIR

1. ROLL CALL BY THE DISTRICT CLERK

2. MINUTES

The District Board will consider a request to approve the June 5, 2023 Alamar Community Facilities District Board meeting minutes. The Board will take appropriate action.

3. CFD RESOLUTION 1-2024 - ADOPTION OF THE ALAMAR COMMUNITY FACILITIES DISTRICT FISCAL YEAR 2025 TENTATIVE BUDGET

The District Board will consider a request to adopt CFD Resolution 1-2024, setting forth the fiscal year 2024-2025 tentative budget and authorize the Chairperson or District Manager, District Attorney and District Clerk to execute the necessary documents. 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.

SUBJECT: Minutes

MEETING DATE: 5/6/2024

TO: Board Members

FROM: Marcella Sarmiento, District Clerk

THROUGH: Cherlene Penilla, Assistant District Manager

PURPOSE:

The District Board will consider a request to approve the June 5, 2023 Alamar Community Facilities District Board meeting minutes. The Board will take appropriate action.

BACKGROUND:

Pursuant to Arizona Revised Statute §§ 38-431.01(B), the District must provide written minutes of all Board meetings.

DISCUSSION:

The District Board held a meeting and the attached minutes have been prepared for approval.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff recommends the District Board will consider a request to approve the June 5, 2023 Alamar Community Facilities District Board meeting minutes.

MINUTES OF THE ALAMAR COMMUNITY FACILITIES DISTRICT BOARD MEETING
CITY OF AVONDALE, ARIZONA
June 05, 2023

A **Regular Meeting** of the Alamar Community Facilities District Board of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 5:32 p.m.

Members Present: Chairperson Kenn Weise; Vice Chairperson Mike Pineda; Board Members Tina Conde, Veronica Malone, Gloria Solorio and Max White.

Members Absent (Excused): Board Member Curtis Nielson.

Other Municipal Officials Present: Ron Corbin, District Manager; Tracy Stevens, Assistant District Manager; Nicholle Harris, District Attorney; Marcella Carrillo, District Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Barbara Coppage, District Auditor; Memo Espinoza, Police Chief; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; Aric Stewart, Engineering Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately fifteen members of the public were present.

1. ROLL CALL BY THE DISTRICT CLERK

2. PUBLIC HEARING - PROPOSED FISCAL YEAR 2024 BUDGET AND TAX LEVY

The District Board held a public hearing to receive comments on the property tax levy and final budget for the fiscal year 2024 (FY2024).

Renee Weatherless, District Treasurer, stated that the budget includes planned debt issuance, with repayment derived from a secondary property tax of \$3.85 per \$100 net assessed valuation. The primary property tax is set at the maximum per statute of \$0.30 per \$100 net assessed valuation for operations and maintenance of the Community Facilities District, for a total \$4.15 tax rate. The total budget is \$4.6 million, balanced with resources and expenditures.

Chair Weise opened the public hearing and did not receive any requests to speak. Chair Weise closed the public hearing and received no comments from the Board.

3. PUBLIC HEARING AND CFD RESOLUTION 4-2023 – AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING A FEASIBILITY REPORT AND AUTHORIZING THE SALE AND ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES 2023 OF THE DISTRICT

The Board held a public hearing on a Feasibility Report for projects, the construction of which is to be financed with proceeds of sale of general obligation bonds; (b) considered a request to adopt CFD Resolution 4-2023; authorizing and ratifying the giving of Notice of Hearing with respect to approving a Feasibility Report and approving such Feasibility Report, authorizing all matters necessary to sell and issue General Obligation Bonds for the Alamar Community Facilities District not to exceed \$3,250,000 in aggregate principal; and (c) authorize the District Manager and District Treasurer to determine certain matters related thereto.

Renee Weatherless, District Treasurer, provided a brief overview of the CFD. The community facility district was established on May 21, 2018 and included 1,086 acres and up to 4,036 housing units. Voters authorized up to \$70 million in GO Bonds on November 13, 2018. The developer has sold 1,293 residential lots to builders and the builders have sold more than 550 lots to homebuyers. There is a limit of \$0.30/\$100 NAV for Primary Property Tax for operation and maintenance of CFD and a limit of \$3.85/\$100 NAV for Secondary Property Tax for GO bond debt service. The bonds reimburse developers for public infrastructure. The plan is to issue debt until buildout. In Fiscal Year 2020, the City issued \$15,980 in GO bonds. In Fiscal Year 2023, the City issued \$3.6 million in GO bonds. Tonight, the request is for authorization to sell up to \$3.25 million of general obligation bonds with anticipated rates between 3 and 5 percent.

Chair Weise opened the public hearing and did not receive any requests to speak. Chair Weise closed the public hearing and received no comments from the Board.

Board Member Solorio moved to adopt CFD Resolution 4-2023; authorizing and ratifying the giving of Notice of Hearing with respect to approving a Feasibility Report and approving such Feasibility Report, authorizing all matters necessary to sell and issue General Obligation Bonds for the Alamar Community Facilities District not to exceed \$3,250,000 in aggregate principal; and authorized the District Manager and District Treasurer to determine certain matters related thereto; Board Member White seconded the motion.

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

Board Member Conde	Aye
Board Member Malone	Aye
Board Member Solorio	Aye
Board Member White	Aye
Vice Chairperson Pineda	Aye
Chairperson Weise	Aye

4. ADJOURNMENT

There being no further business before the Board, Board Member White moved to adjourn the Special Meeting; Board Member Solorio seconded the motion.

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

Board Member Conde	Aye
Board Member Malone	Aye
Board Member Solorio	Aye
Board Member White	Aye
Vice Chairperson Pineda	Aye
Chairperson Weise	Aye

Meeting adjourned at 5:37 p.m.

A **Special Meeting** of the Alamar Community Facilities District Board of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 5:37 p.m.

Members Present: Chairperson Kenn Weise; Vice Chairperson Mike Pineda; Board Members Tina Conde, Veronica Malone, Gloria Solorio and Max White.

Members Absent (Excused): Board Member Curtis Nielson.

Other Municipal Officials Present: Ron Corbin, District Manager; Tracy Stevens, Assistant District Manager; Nicholle Harris, District Attorney; Marcella Carrillo, District Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Barbara Coppage, District Auditor; Memo Espinoza, Police Chief; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; Aric Stewart, Engineering Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately fifteen members of the public were present.

1. ROLL CALL BY THE DISTRICT CLERK

2. CONSENT AGENDA

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

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

Upon vote, the motion carried unanimously 6 to 0.

Board Member Conde	Aye
Board Member Malone	Aye
Board Member Solorio	Aye
Board Member White	Aye
Vice Chairperson Pineda	Aye
Chairperson Weise	Aye

a. MINUTES

The District Board approved the May 1, 2023 Alamar Community Facilities District Board meeting minutes.

b. CFD RESOLUTION 2-2023 - SETTING FORTH THE FINAL BUDGET FOR FISCAL YEAR 2024

The District Board adopted CFD Resolution 2-2023 approving the final budget for fiscal year 2024 (FY2024) and authorized the District Chair or District Manager and District Clerk to execute the necessary documents.

c. CFD RESOLUTION 3-2023 - SETTING THE PROPERTY TAX LEVY FOR THE FISCAL YEAR ENDING JUNE 30, 2024

The District Board adopted CFD Resolution 3-2023 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, 2024.

3. ADJOURNMENT

There being no further business before the Board, Board Member Solorio moved to adjourn the Special Meeting; Board Member Malone seconded the motion.

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

Board Member Conde	Aye
Board Member Malone	Aye
Board Member Solorio	Aye
Board Member White	Aye
Vice Chairperson Pineda	Aye
Chairperson Weise	Aye

Meeting adjourned at 5:37 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 Alamar Communities Facilities District Board Meetings of the City of Avondale held on the 5th day of June 2023. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Carrillo, District Clerk

SUBJECT: CFD Resolution 1-2024 - Adoption of the Alamar Community Facilities District Fiscal Year 2025 Tentative Budget

MEETING DATE: 5/6/2024

TO: Board Members

FROM: Renee Weatherless, Director of Finance & Budget

THROUGH: Ron Corbin, City Manager, (623) 333-1011

PURPOSE:

The District Board will consider a request to adopt CFD Resolution 1-2024, setting forth the fiscal year 2024-2025 tentative budget and authorize the Chairperson or District Manager, District Attorney and District Clerk to execute the necessary documents. The District Board will take appropriate action.

BACKGROUND:

The adoption of the tentative budget will set the maximum limit of expenditures for FY2025. The total budget may be reduced prior to the 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 FY2025. 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 FY2025 tentative budget and annual expenditure limitation and authorize staff to proceed with required publications.