

**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 Sarmiento, 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.

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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 Sarmiento, 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 (May 8, 2024 08:32 PDT)

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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 5<sup>th</sup> day of June 2023. I further certify that the meeting was duly called and held, and that the quorum was present.



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Marcella Sarmiento, District Clerk