

MINUTES OF THE ALAMAR COMMUNITY FACILITIES DISTRICT BOARD MEETING
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
June 02, 2025

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 6:08 p.m.

Members Present: Chairperson Mike Pineda; Vice Chairperson Curtis Nielson; Board Members Tina Conde, Gloria Solorio, Jeanette Garcia, Shari Weise and Max White.

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, District Manager; Nicholle Harris, District Attorney; Marcella Sarmiento, District Clerk; and Renee Weatherless, District Treasurer.

Audience: Approximately 5 members of the public were present.

1. ROLL CALL BY THE DISTRICT CLERK

2. PUBLIC HEARING – PROPOSED FISCAL YEAR 2026 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 2026 (FY2026). This item was for discussion only.

Renee Weatherless, District Treasurer, presented property tax levy and final budget for the fiscal year 2026 (FY2026): The total FY2026 budget for the Alamar Community Facilities District (The District) is \$10.9 million. The District is planning to issue debt in FY2026 and will levy secondary property tax rate. The combined property tax rate will be \$4.15 which is assessed only to the property that is within the boundary of the Community Facilities District. The primary rate is 0.30 per \$100 assessed valuation which is used for operations of The District and the secondary rate is limited to \$3.85 per \$100 assessed valuation and will be used to repay debt. The planned issuance will depend on market conditions, but the budget is for up to \$10 million in proceeds.

Staff’s recommendation is to hold a public hearing for the FY2026 final budget and tax levy. In a Special Meeting, staff recommends adopting CFD resolution 2-2025 setting forth the final budget for fiscal year 2026 and CFD resolution 3-2025 setting the property tax levy for fiscal year ending June 30, 2026.

There were no questions from the Board.

Chairperson Pineda opened the public hearing and did not receive any requests to speak. Chairperson Pineda closed the public hearing

3. ADJOURNMENT

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

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

Board Member Conde	Aye
Board Member Garcia	Aye
Board Member Solorio	Aye
Board Member Weise	Aye
Board Member White	Aye
Vice Chairperson Nielson	Aye
Chairperson Pineda	Aye

Meeting adjourned at 6:11 p.m.

ALAMAR COMMUNITY FACILITIES DISTRICT BOARD SPECIAL MEETING
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
June 02, 2025

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 6:12 p.m.

Members Present: Chairperson Mike Pineda; Vice Chairperson Curtis Nielson; Board Members Tina Conde, Gloria Solorio, Jeanette Garcia, Shari Weise and Max White.

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, District Manager; Nicholle Harris, District Attorney; Marcella Sarmiento, District Clerk; and Renee Weatherless, District Treasurer.

Audience: Approximately 5 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 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.

Chairperson Pineda asked if any Board Members wished to have an item removed from the Consent Agenda. Having no requests from the Board, motion was made by Board Member White, seconded by Board Member Garcia, to approve the Consent Agenda.

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

Board Member Conde	Aye
Board Member Garcia	Aye
Board Member Solorio	Aye
Board Member Weise	Aye
Board Member White	Aye
Vice Chairperson Nielson	Aye
Chairperson Pineda	Aye

a. MINUTES

The District Board approved the May 19, 2025 Alamar Community Facilities District Board meeting minutes.

b. CFD RESOLUTION 3-2025 - SETTING FORTH THE FINAL BUDGET FOR FISCAL YEAR 2026

The District Board adopted CFD Resolution 3-2025, approving the final budget for fiscal year 2026 (FY2026) and authorized the District Chair or District Manager and District Clerk to execute the necessary documents.

c. CFD RESOLUTION 4-2025 - SETTING THE PROPERTY TAX LEVY FOR THE FISCAL YEAR ENDING JUNE 30, 2026

The District Board adopted CFD Resolution 4-2025, 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, 2026 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, Board Member White moved to adjourn the Special Meeting; Board Member Conde seconded the motion.

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

Board Member Conde	Aye
Board Member Garcia	Aye
Board Member Solorio	Aye
Board Member Weise	Aye
Board Member White	Aye
Vice Chairperson Nielson	Aye
Chairperson Pineda	Aye

The meeting was adjourned at 6:13 p.m.



Mike Pineda (Dec 22, 2025 09:33:43 MST)

Mike Pineda, Chairperson

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting and Special Meeting of the Alamar Communities Facilities District Board of the City of Avondale held on the 2nd day of June 2025. I further certify that the meeting was duly called and held, and that the quorum was present.



Marcella Sarmiento, District Clerk