

MINUTES OF THE ALAMAR COMMUNITY FACILITIES DISTRICT BOARD
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
May 4, 2026

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 8:59 p.m.

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

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, District Manager; Jennifer Stein, Assistant District Manager; Katie Gregory, Assistant District Manager; Dale Nannenga, Assistant District Manager; Nicholle Harris, District Attorney; Marcella Sarmiento, District Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Andy Mesquita, Human Resources Director; Kimberly Moon, District Engineer; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; Stacy Swainston, Parks, Recreation & Libraries Assistant Director; Cheryl Covert, Interim Economic Development Director; and Renee Weatherless, District Treasurer.

Audience: Approximately three 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 District Board at a previous meeting. 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 Pineda asked if any Board Member wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Board Member White, seconded by Board Member Solorio, 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 Chair Nielson	Aye
Chair Pineda	Aye

a. MINUTES

The District Board approved the December 15, 2025 Alamar Community Facilities District Board meeting minutes.

3. REGULAR AGENDA

a. CFD RESOLUTION 1-2026 - ADOPTION OF THE ALAMAR COMMUNITY FACILITIES DISTRICT FISCAL YEAR 2027 TENTATIVE BUDGET

The District Board considered a request to adopt CFD Resolution 1-2026, setting forth the fiscal year 2026-2027 tentative budget and authorize the Chairperson or District Manager, District Attorney and District Clerk to execute the necessary documents.

Renee Weatherless, District Treasurer, presented the Fiscal Year 2027 tentative budget for the Alamar Community Facilities District (CFD), noting that the District plans to issue bonds this year and will levy both a primary and secondary property tax totaling \$4.15 per \$100 of assessed valuation. She clarified that these taxes apply only to property owners within the CFD boundaries. The primary tax rate, capped at \$0.30, will fund the district's maintenance and operations, while the secondary tax rate of \$3.85 will be used exclusively for debt service on the planned bond issuance, generating approximately \$1.1 million.

Ms. Weather less provided an overview of FY2027 revenue sources and compared to the total budgeted expenditures. She outlined the next steps in the budget process, including public notices required in May and returning to the Alamar CFD Board on June 1, 2026, to hold public hearings on the final budget adoption, property tax adoption, and authorization of the bonds through consideration of the bond feasibility report and bond resolution.

Councilmember White asked whether residents within the district can vote on the bonds. Ms. Weatherless explained that is included with the property at the time of purchase.

Board Member Solorio moved to adopt CFD Resolution 1-2026, setting forth the fiscal year 2026-2027 tentative budget and authorize the Chairperson or District Manager, District Attorney and District Clerk to execute the necessary documents; Vice Mayor Nielson 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 Chair Nielson	Aye
Chair Pineda	Aye

4. ADJOURNMENT

There being no further business before the Council, Board Member Solorio 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 Chair Nielson	Aye
Chair Pineda	Aye

The meeting was adjourned at 9:03 p.m.

Mike Pineda

[Mike Pineda \(Jun 2, 2026 15:55:18 PDT\)](#)

Mike Pineda, Chair

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the Alamar Community Facilities District Board of the City of Avondale held on the 4th day of May 2026. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Sarmiento

Marcella Sarmiento, District Clerk

June 1, 2026

Date Approved by the Board