



City of Goodyear

Meeting Minutes

Community Facilities District

Special Joint Meeting

Meeting Location:
Goodyear Justice Center
14455 W. Van Buren St.,
Suite B101
Goodyear, AZ 85338

Monday, May 23, 2016

5:30 PM

Goodyear Justice Center

A. COMMUNITY FACILITIES DISTRICTS CITY OF GOODYEAR, ARIZONA

- 1. COMMUNITY FACILITIES GENERAL DISTRICT NO. 1**
- 2. PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3**
- 3. COMMUNITY FACILITIES UTILITIES DISTRICT NO. 1**
- 4. WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT**
- 5. WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT NO. 2**
- 6. COTTONFLOWER COMMUNITY FACILITIES DISTRICT**
- 7. ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT**
- 8. KING RANCH COMMUNITY FACILITIES DISTRICT**
- 9. CENTERRA COMMUNITY FACILITIES DISTRICT**
- 10. CORTINA COMMUNITY FACILITIES DISTRICT**

Board members of the ten above mentioned Community Facilities Districts will attend either in person or by telephone conference call or video communications.

1. CALL TO ORDER

Chairman Lord called the Community Facilities District Special Joint Meeting to order at 5:30 p.m.

2. ROLL CALL

Present 7 - Chairman Lord, Vice Chairman Lauritano, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

Staff Present: District Manager Brian Dalke, Assistant City Attorney Sarah Chilton, and Deputy District Clerk Sue Brungardt

3. COMMUNICATIONS

None.

4. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

5. CONSENT

5.1 [MINUTES](#) [35-2016](#) APPROVAL OF MINUTES

RECOMMENDATION:

Approve draft minutes from a Community Facilities District Joint Meeting held on March 28, 2016.

MOTION BY Boardmember Campbell, SECONDED BY Vice Chairman Lauritano, to APPROVE Consent Agenda Item 5.1. The motion carried by the following vote:

Ayes 7 - Chairman Lord, Vice Chairman Lauritano, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

6. BUSINESS

Interim Finance Director Chuck Odom presented the ten tentative budgets and approximate tax rates. He reviewed the schedules for Operations and Maintenance (O&M), Debt Service, Approximate Property Tax Rates, and Preliminary Limited Property Value (LPV). The property tax rates are levied for O&M and for general obligation debt expenses. Odom indicated that there has been an increase in the property tax levy over the prior fiscal year for all Community Facilities Districts (CFDs), except for King Ranch, due to declining assessed value. The property tax rates are at the targeted rate except for Community Facilities Utility District (CFUD)#1, Wildflower Ranch CFD, Wildflower Ranch CFD#2, and Cottonflower CFD, which are slightly above the targeted rates. We have a deficiency agreement with Estrella Mountain Ranch CFD, which requires them to pay the amount above their tax rate to keep it at the targeted amount. CFUD#1 will close on the refinance of their debt on May 25 for a savings of approximately \$2.5 million. The Final CFD Budget adoption and the adoption of the CFD Tax Levies is scheduled on June 27.

Board Discussion:

> **Would like clarification that we are not seeing the refinancing of some of the bonds within these schedules.** Odom indicated that the only authorization to refinance is for CFUD#1.

> **Noticed there are some deficiencies and that the fund balance helps take care of that. Concerned with next year's projection because it does not look like the fund balance will accommodate those deficiencies.** Odom said that the CFD's that have deficiency agreements are below their assessed value. For the CFD's that do not have deficiency agreements, the deficiency falls to the rate payer to make up the shortfall.

> **Can King Ranch use the tax rate as a marketing tool?** District Manager Brian Dalke indicated that King Ranch is in the hands of Elman Companies, and they have asked questions as to what their obligations are under the current development agreements. Nothing else has been done at this point. Dalke said that CFD's are a tool to put in public infrastructure and would be financed with general obligation bonds versus a special assessment.

> **A bigger challenge for King Ranch is finding a way to come up with monies owed to the city, and we need to keep this in mind when talking to them about development.** Dalke

indicated the amount owed is almost double the original principal amount.

6.1 [CFGD#1](#) **RESOLUTION TO ADOPT THE FISCAL YEAR 2016-2017**
[16-487](#) **TENTATIVE BUDGET AND SET A PUBLIC HEARING FOR THE**
COMMUNITY FACILITIES GENERAL DISTRICT NO. 1

MOTION BY Boardmember Osborne, SECONDED BY Boardmember Stipp, to ADOPT RESOLUTION CFGD#1 RES 16-172 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017, SETTING A HEARING DATE FOR THE BUDGET. The motion carried by the following vote:

Ayes 7 - Chairman Lord, Vice Chairman Lauritano, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

6.2 [PVCFD#3](#) **RESOLUTION TO ADOPT THE FISCAL YEAR 2016-2017**
[16-493](#) **TENTATIVE BUDGET AND SET A PUBLIC HEARING FOR THE**
PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3

MOTION BY Boardmember Osborne, SECONDED BY Boardmember Stipp, to ADOPT RESOLUTION PVCFD#3 RES 16-046 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017, SETTING A HEARING DATE FOR THE BUDGET. The motion carried by the following vote:

Ayes 7 - Chairman Lord, Vice Chairman Lauritano, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

6.3 [CFUD#1](#) **RESOLUTION TO ADOPT THE FISCAL YEAR 2016-2017**
[16-488](#) **TENTATIVE BUDGET AND SET A PUBLIC HEARING FOR THE**
COMMUNITY FACILITIES UTILITIES DISTRICT NO. 1

MOTION BY Boardmember Osborne, SECONDED BY Boardmember Stipp, to ADOPT RESOLUTION CFUD#1 RES 16-098 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017, SETTING A HEARING DATE FOR THE BUDGET. The motion carried by the following vote:

Ayes 7 - Chairman Lord, Vice Chairman Lauritano, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

6.4 [WFRCFD](#) **RESOLUTION TO ADOPT THE FISCAL YEAR 2016-2017**
[16-494](#) **TENTATIVE BUDGET AND SET A PUBLIC HEARING FOR THE**
WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT

MOTION BY Boardmember Osborne, SECONDED BY Boardmember Stipp, to ADOPT RESOLUTION WFRCFD RES 16-061 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2016

AND ENDING JUNE 30, 2017, SETTING A HEARING DATE FOR THE BUDGET.

The motion carried by the following vote:

Ayes 7 - Chairman Lord, Vice Chairman Lauritano, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

6.5 [WFRCFD#2](#) **RESOLUTION TO ADOPT THE FISCAL YEAR 2016-2017
[16-495](#) **TENTATIVE BUDGET AND SET A PUBLIC HEARING FOR THE**
WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT NO.
2**

MOTION BY Boardmember Osborne, SECONDED BY Boardmember Stipp, to ADOPT RESOLUTION WFRCFD#2 RES 16-056 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017, SETTING A HEARING DATE FOR THE BUDGET.

The motion carried by the following vote:

Ayes 7 - Chairman Lord, Vice Chairman Lauritano, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

6.6 [CTTNFLWRCE](#) **RESOLUTION TO ADOPT THE FISCAL YEAR 2016-2017
[D 16-490](#) **TENTATIVE BUDGET AND SET A PUBLIC HEARING FOR THE**
COTTONFLOWER COMMUNITY FACILITIES DISTRICT**

MOTION BY Boardmember Osborne, SECONDED BY Boardmember Stipp, to ADOPT RESOLUTION CTTNFLWRCE RES 16-054 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017, SETTING A HEARING DATE FOR THE BUDGET.

The motion carried by the following vote:

Ayes 7 - Chairman Lord, Vice Chairman Lauritano, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

6.7 [EMRCFD](#) **RESOLUTION TO ADOPT THE FISCAL YEAR 2016-2017
[16-491](#) **TENTATIVE BUDGET AND SET A PUBLIC HEARING FOR THE**
ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES
DISTRICT**

MOTION BY Boardmember Osborne, SECONDED BY Boardmember Stipp, to ADOPT RESOLUTION EMRCFD RES 16-102 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017, SETTING A HEARING DATE FOR THE BUDGET. The motion carried by the following vote:

Ayes 7 - Chairman Lord, Vice Chairman Lauritano, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

**6.8 [KRCFD 16-492](#) RESOLUTION TO ADOPT THE FISCAL YEAR 2016-2017
TENTATIVE BUDGET AND SET A PUBLIC HEARING FOR THE
KING RANCH COMMUNITY FACILITIES DISTRICT**

MOTION BY Boardmember Osborne, SECONDED BY Boardmember Stipp, to ADOPT RESOLUTION KRCFD RES 16-030 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017, SETTING A HEARING DATE FOR THE BUDGET. The motion carried by the following vote:

Ayes 7 - Chairman Lord, Vice Chairman Lauritano, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

**6.9 [CENTERRACE](#) RESOLUTION TO ADOPT THE FISCAL YEAR 2016-2017
[D 16-486](#) TENTATIVE BUDGET AND SET A PUBLIC HEARING FOR THE
CENTERRA COMMUNITY FACILITIES DISTRICT**

MOTION BY Boardmember Osborne, SECONDED BY Boardmember Stipp, to ADOPT RESOLUTION CENTERRACFD RES 16-054 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017, SETTING A HEARING DATE FOR THE BUDGET. The motion carried by the following vote:

Ayes 7 - Chairman Lord, Vice Chairman Lauritano, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

**6.10 [CORTINA](#) RESOLUTION TO ADOPT THE FISCAL YEAR 2016-2017
[16-489](#) TENTATIVE BUDGET AND SET A PUBLIC HEARING FOR THE
CORTINA COMMUNITY FACILITIES DISTRICT**

MOTION BY Boardmember Osborne, SECONDED BY Boardmember Stipp, to ADOPT RESOLUTION CORTINACFD RES 16-049 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017, SETTING A HEARING DATE FOR THE BUDGET. The motion carried by the following vote:

Ayes 7 - Chairman Lord, Vice Chairman Lauritano, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

7. INFORMATION ITEMS

None.

8. ADJOURNMENT

There being no further business to discuss, Chairman Lord adjourned the CFD Special Joint Meeting at 5:44 p.m.

Maureen Scott, District Clerk

Georgia Lord, District Chairman

Date: _____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the SPECIAL JOINT COMMUNITY FACILITIES DISTRICT MEETING of the City of Goodyear, Arizona, held on May 23, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 201__.

Maureen Scott, District Clerk