



## 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

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Monday, September 12, 2016

5:00 PM

Goodyear Justice Center

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#### 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 meeting to order at 5:01 p.m. She announced that Boardmember Lauritano would be late to the meeting.

#### 2. ROLL CALL

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

**MOTION BY Boardmember Stipp, SECONDED BY Boardmember Osborne, to EXCUSE Boardmember Lauritano from the meeting. The motion carried by the following vote:**

**Ayes** 6 - Chairman Lord, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

Staff Present: District Manager Brian Dalke, District Attorney Scott Ruby, and Deputy District Clerk Sue Brungardt

**3. COMMUNICATIONS**

None.

**4. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR**

None.

**5. CONSENT****5.1 [MINUTES](#)      APPROVAL OF MINUTES  
[65-2016](#)      **RECOMMENDATION:****

Approve draft minutes from a Joint Community Facilities District Meeting held on June 27, 2016.

**MOTION BY Boardmember Osborne, SECONDED BY Boardmember Hohman, to APPROVE Consent Agenda Item 5.1 The motion carried by the following vote:**

**Ayes**      6 - Chairman Lord, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

**Absent**      1 - Vice Chairman Lauritano

**6. BUSINESS****6.1 [PVCFD#3](#)      PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3  
[16-516](#)      ISSUANCE AND SALE OF DISTRICT GENERAL OBLIGATION  
                 REFUNDING BONDS, SERIES 2016**

Finance Director Doug Sandstrom presented. The Resolution authorizes the issuance and sale of not to exceed \$7,500,000 principal amount of District General Obligation Refunding Bonds, Series 2016, for Palm Valley Community Facilities District No. 3, for the purpose of decreasing the District's debt service under its outstanding general obligation debt; and also approves, in substantially the forms presented, various documents relating to the issuance and administration of the refunding bonds after issuance.

Overview:

- > Refunding \$6,475,000 of outstanding General Obligation (GO) Debt
  - General Obligation Bonds, Series 2006 and Series 2007
  - Estimated total savings of approximately \$670,000
  - Will reduce annual debt payment by approximately \$55,500
- > Debt paid for through District property tax rate
  - Current debt service tax rate is \$0.9308
  - Estimated tax rate impact of refunding is \$0.0886
- > Debt retirement date remains 2032

Board Questions:

- Is this action expanding the time or keeping it in the same time period? Sandstrom indicated it is the same time periods and that the bonds will expire in 2032.

**MOTION BY Boardmember Campbell, SECONDED BY Boardmember Pizzillo, to ADOPT RESOLUTION PVCFD#3 RES 16-049 AUTHORIZING THE ISSUANCE AND SALE OF ITS DISTRICT GENERAL OBLIGATION REFUNDING BONDS, SERIES 2016, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$7,500,000; DELEGATING THE AUTHORITY TO APPROVE CERTAIN MATTERS WITH RESPECT TO THE BONDS AND THE BONDS BEING REFUNDED; PROVIDING FOR THE ANNUAL LEVY OF A TAX FOR THE PAYMENT OF THE BONDS; AUTHORIZING THE APPOINTMENT OF A REGISTRAR, TRANSFER AGENT AND PAYING AGENT, A DEPOSITORY TRUSTEE AND A DISSEMINATION AGENT; APPROVING THE FORM OF THE BONDS AND CERTAIN DOCUMENTS AND AUTHORIZING COMPLETION, EXECUTION AND DELIVERY THEREOF; DELEGATING THE AUTHORITY TO APPROVE AND DEEM FINAL A FORM OF OFFICIAL STATEMENT; APPROVING THE SALE OF THE BONDS TO THE PURCHASER THEREOF; AND RATIFYING ALL ACTIONS TAKEN OR TO BE TAKEN TO FURTHER THE RESOLUTION. The motion carried by the following vote:**

**Ayes**      6 - Chairman Lord, Boardmember Osborne, Boardmember Pizzillo, Boardmember Campbell, Boardmember Stipp, and Boardmember Hohman

**Absent**     1 - Vice Chairman Lauritano

**6.2      [CENTERRACE](#)      **CENTERRA COMMUNITY FACILITIES DISTRICT FEASIBILITY**  
[D 16-517](#)                      **REPORT AND ISSUANCE AND SALE OF DISTRICT GENERAL**  
**OBLIGATION PROJECT BONDS, SERIES 2016 (BANK QUALIFIED)**  
**AND DISTRICT GENERAL OBLIGATION REFUNDING BONDS,**  
**SERIES 2016 (BANK QUALIFIED)****

Boardmember Lauritano joined the meeting at 5:09 pm

Chairman Lord opened the Public Hearing at 5:09 p.m.

Finance Director Doug Sandstrom presented. The action tonight is to approve the issuance of new General Obligation (GO) Bonds for the Centerra Community Facilities District (CFD), as well as refunding of existing of bonds. The reason for the public hearing is because of the *new* bonds associated with this issuance.

Overview:

- > Issuing \$3,110,000 of refunding GO Debt
  - Refunds \$2,850,000 of outstanding GO Debt
  - Series 2005, 2006 and Series 2008
  - Estimated total savings of approximately \$475,000
- > Issuing \$350,000 of new GO Debt
  - Reimbursement to developer for capital infrastructure
  - With the new money, anticipated tax rate does not drop
- > Debt retirement accelerated from 2032 to 2031

Sandstrom indicated the District is authorized to issue up to \$20,000,000 in general obligation bonds for Public Infrastructure. Centerra is built out; however, there is a commercial corner yet to be developed on one of the corners. The developer has dedicated \$4,528,248 of infrastructure to the District that is eligible for reimbursement. To date, the District has issued \$3,985,000 of District GO Bonds. The District has \$2,850,000 of currently outstanding bonds to be refunded in their entirety.

Also included in the packet was the Feasibility Report. Sandstrom indicated that a Feasibility Report was required because of the issuance of new bonds. The report defines eligibility and benefits of the Public Infrastructure, justifies the cost, and projects that the bonds have an aggregate cost of \$500,000 maximum. The refunding has savings of approximately \$478,288. Bonds are secured by property taxes levied on all taxable property within the District. The estimated closing date is October 18, 2016.

There being no public comment, Chairman Lord closed the public hearing at 5:14 p.m.

Board Questions:

- **There are a couple of CFD's that will bypass their property tax rate. Hoping the refinancing will put us in a better position.** Sandstrom indicated Centerra is one of the CFD's that is just under the rate, and with the refunding, the debt service will gradually go back to \$2.44 or below.

- **In the feasibility report, there are improvements to Goodyear Boulevard. Are there future road improvements that can take place with part of these bond dollars?** Sandstrom said these funds are for reimbursement for what is already in place and that future expansions might be eligible for CFD funding. He will have to look at the benefit to the district.

**MOTION BY Boardmember Stipp, SECONDED BY Boardmember Hohman, to ADOPT CENTERRACFD RES 16-057 APPROVING THE FEASIBILITY REPORT RELATING TO THE ACQUISITION, CONSTRUCTION AND FINANCING OF CERTAIN IMPROVEMENTS BENEFITING THE DISTRICT; DECLARING ITS INTENTION TO ACQUIRE AND/OR CONSTRUCT CERTAIN IMPROVEMENTS AS DESCRIBED IN THE FEASIBILITY REPORT RELATING TO SUCH IMPROVEMENTS; DETERMINING THAT NOT TO EXCEED \$500,000 DISTRICT GENERAL OBLIGATION PROJECT BONDS, SERIES 2016 (BANK QUALIFIED) WILL BE ISSUED TO FINANCE THE COSTS AND EXPENSES THEREOF UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 6, ARIZONA REVISED STATUTES, AND ALL AMENDMENTS THERETO. 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

**MOTION BY Boardmember Osborne, SECONDED BY Boardmember Pizzillo, to ADOPT CENTERRACFD RES 16-058 AUTHORIZING THE ISSUANCE AND SALE OF ITS DISTRICT GENERAL OBLIGATION PROJECT BONDS, SERIES 2016, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$500,000 AND ITS DISTRICT GENERAL OBLIGATION REFUNDING BONDS, SERIES 2016, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$3,500,000; DELEGATING THE AUTHORITY TO APPROVE CERTAIN MATTERS WITH RESPECT TO THE BONDS AND THE BONDS BEING REFUNDED; PROVIDING FOR THE ANNUAL LEVY OF A TAX FOR THE PAYMENT OF THE BONDS; AUTHORIZING THE APPOINTMENT OF A PLACEMENT AGENT AND A DEPOSITORY TRUSTEE; APPROVING THE FORM OF THE BONDS AND CERTAIN DOCUMENTS AND AUTHORIZING COMPLETION, EXECUTION AND DELIVERY THEREOF; APPROVING THE SALE OF THE BONDS TO THE PURCHASER THEREOF; AND RATIFYING ALL ACTIONS TAKEN OR TO BE TAKEN TO FURTHER THIS RESOLUTION. 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 Community Facilities District meeting at 5:18 p.m.

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Maureen Scott, District Clerk

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Georgia Lord, Chairman

Date: \_\_\_\_\_