



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 21, 2018

4:45 PM

Goodyear Justice Center

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 Joint Community Facilities District Meeting to order at 4:45 p.m.

2. ROLL CALL

Present 6 - Chairman Lord, Vice Chairman Campbell, Boardmember Osborne, Boardmember Pizzillo, Boardmember Stipp, and Boardmember Hampton

Excused 1 - Boardmember Lauritano

Staff Present: District Manager Julie Arendall, District Treasurer Doug Sandstrom and Deputy District Clerk Sue Brungardt

MOTION BY Boardmember Pizzillo, SECONDED BY Vice Chairman Campbell, to EXCUSE Boardmember Lauritano from the Joint Community Facilities District Meeting. The motion carried by the following vote:

Ayes 6 - Chairman Lord, Vice Chairman Campbell, Boardmember Osborne, Boardmember Pizzillo, Boardmember Stipp, and Boardmember Hampton

Excused 1 - Boardmember Lauritano

3. COMMUNICATIONS

None.

4. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

5. CONSENT

MOTION BY Boardmember Stipp, SECONDED BY Boardmember Hampton, to APPROVE Consent Agenda Items 5.1 and 5.2. The motion carried by the following vote:

Ayes 6 - Chairman Lord, Vice Chairman Campbell, Boardmember Osborne, Boardmember Pizzillo, Boardmember Stipp, and Boardmember Hampton

Excused 1 - Boardmember Lauritano

5.1 [MINUTES](#)
[2018-26](#)**APPROVAL OF MINUTES**

Approve draft minutes of the Community Facilities District Special Joint Meeting held on February 26, 2018.

5.2 [EMRCFD](#)
[2018-560](#)**MODIFICATIONS TO ASSESSMENT NUMBER 40 WITHIN THE MONTECITO ASSESSMENT DISTRICT****PROPOSED ACTION:**

ADOPT RESOLUTION EMRCFD RES 2018-116 APPROVING THE MODIFICATION OF ASSESSMENTS IN ASSESSMENT NUMBER 40 WITHIN MONTECITO ASSESSMENT DISTRICT.

6. BUSINESS

Finance Manager Jared Askelson presented. Mr. Askelson gave an overview of how Community Facility Districts (CFDs) finance, acquire and construct infrastructure through use of property tax levies and outlined where the ten individual CFDs are located within the city of Goodyear.

Mr. Askelson reviewed the Fiscal Year (FY) 2019 budgets for the ten CFDs. The assessed valuations increased on average by 5% as limited by state law; however due to construction, three districts had a higher valuation percentage. The combined levy amounts vary between districts due to legislative changes and debt service fund balance transfers. The combined property tax rate shows reductions in a few districts due to the increased valuations and legislative changes.

The tentative budgets were reduced between 20-45% for FY19. Mr. Askelson explained the reason for the reduction of the budget, as in past years, property taxes were generated for three debt service payments per year. After consulting with auditors, changes were made for FY19 to budget for two debt service payments. This is due to changes brought by A.R.S 35-458, which limits fund balances to 10% of annual debt service. These revisions affect seven CFD budgets for FY19.

Board Discussion:

>Asked how long the bonds are for and when the bonds will be paid. The repayment would bring down the property tax on the bond portion. Does not need an answer now but would like to revisit in the future. Mr. Askelson responded that the CFD bonds are usually 20 years and that information regarding the repayment of the bonds can be brought back before the Board with the final budgets.

MOTION BY Vice Chairman Campbell, SECONDED BY Boardmember Stipp, to ADOPT the ten resolutions as read by the Deputy District Clerk approving the tentative budgets of the ten Community Facilities Districts for the fiscal year beginning July 1, 2018 and ending June 30, 2019, and setting a hearing date for the budgets. The motion carried by the following vote:

Ayes 6 - Chairman Lord, Vice Chairman Campbell, Boardmember Osborne, Boardmember Pizzillo, Boardmember Stipp, and Boardmember Hampton

Excused 1 - Boardmember Lauritano

- 6.1 [CFGD#1
2018-561](#) **APPROVING THE TENTATIVE BUDGET FOR THE COMMUNITY FACILITIES GENERAL DISTRICT NO. 1 FOR FY 2018-2019 AND SETTING A PUBLIC HEARING**
PROPOSED ACTION:
ADOPT RESOLUTION CFGD#1 RES 2018-178 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019, SETTING A HEARING DATE FOR THE BUDGET.
- 6.2 [PVCFD#3
2018-562](#) **APPROVING THE TENTATIVE BUDGET FOR THE PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3 FOR FY 2018-2019 AND SETTING A PUBLIC HEARING**
PROPOSED ACTION:
ADOPT RESOLUTION PVCFD#3 RES 2018-054 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019, SETTING A HEARING DATE FOR THE BUDGET.
- 6.3 [CFUD#1
2018-563](#) **APPROVING THE TENTATIVE BUDGET FOR THE COMMUNITY FACILITIES UTILITIES DISTRICT NO. 1 FOR FY 2018-2019 AND SETTING A PUBLIC HEARING**
PROPOSED ACTION:
ADOPT RESOLUTION CFUD#1 RES 2018-105 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019, SETTING A HEARING DATE FOR THE BUDGET.
- 6.4 [WFRCFD
2018-564](#) **APPROVING THE TENTATIVE BUDGET FOR THE WILDFLOWER RANCH CFD FOR FY 2018-2019 AND SETTING A PUBLIC HEARING**
PROPOSED ACTION:
ADOPT RESOLUTION WFRCFD RES 2018-068 APPROVING THE TENTATIVE BUDGET OF

THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019, SETTING A HEARING DATE FOR THE BUDGET.

- 6.5 [WFRCFD#2](#) **APPROVING THE TENTATIVE BUDGET FOR THE WFRCFD#2 CFD**
 [2018-565](#) **FISCAL YEAR 2018-2019 AND SETTING A PUBLIC HEARING**
 PROPOSED ACTION:
 ADOPT RESOLUTION WFRCFD#2 RES 2018-063 APPROVING THE TENTATIVE BUDGET
 OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE
 30, 2019, SETTING A HEARING DATE FOR THE BUDGET.
- 6.6 [CTTNFLWRCF](#) **APPROVING THE TENTATIVE BUDGET FOR THE**
 [D 2018-566](#) **COTTONFLOWER CFD FOR FY 2018-2019 AND SETTING A PUBLIC**
 HEARING
 PROPOSED ACTION:
 ADOPT RESOLUTION CTTNFLWRCFD RES 2018-061 APPROVING THE TENTATIVE
 BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND
 ENDING JUNE 30, 2019, SETTING A HEARING DATE FOR THE BUDGET.
- 6.7 [EMRCFD](#) **APPROVING THE TENTATIVE BUDGET FOR THE ESTRELLA**
 [2018-567](#) **MOUNTAIN RANCH CFD FOR FY 2018-2019 AND SETTING A**
 PUBLIC HEARING
 PROPOSED ACTION:
 ADOPT RESOLUTION EMRCFD RES 2018-118 APPROVING THE TENTATIVE BUDGET OF
 THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30,
 2019, SETTING A HEARING DATE FOR THE BUDGET.
- 6.8 [KRCFD](#) **APPROVING THE TENTATIVE BUDGET FOR THE KING RANCH**
 [2018-568](#) **CFD FOR FY 2018-2019 AND SETTING A PUBLIC HEARING**
 PROPOSED ACTION:
 ADOPT RESOLUTION KRCFD RES 2018-036 APPROVING THE TENTATIVE BUDGET OF
 THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30,
 2019, SETTING A HEARING DATE FOR THE BUDGET.
- 6.9 [CENTERRACF](#) **APPROVING THE TENTATIVE BUDGET FOR THE CENTERRA CFD**
 [D 2018-569](#) **FOR FY 2018-2019 AND SETTING A PUBLIC HEARING**
 PROPOSED ACTION:
 ADOPT RESOLUTION CENTERRACFD RES 2018-062 APPROVING THE TENTATIVE
 BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND
 ENDING JUNE 30, 2019, SETTING A HEARING DATE FOR THE BUDGET.
- 6.10 [CORTINACFD](#) **APPROVING THE TENTATIVE BUDGET FOR THE CORTINA CFD**
 [2018-570](#) **FOR FY 2018-2019 AND SETTING A PUBLIC HEARING**
 PROPOSED ACTION:
 ADOPT RESOLUTION CORTINACFD RES 2018-056 APPROVING THE TENTATIVE
 BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND
 ENDING JUNE 30, 2019, SETTING A HEARING DATE FOR THE BUDGET.

7. INFORMATION ITEMS

None.

8. ADJOURNMENT

There being no further business to discuss, Chairman Lord adjourned the CFD Meeting at 4:56 p.m.

Darcie McCracken, 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 JOINT COMMUNITY FACILITIES DISTRICT MEETING of the city of Goodyear, Arizona, held on May 21, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 201__.

Darcie McCracken, District Clerk