

Joint Community Facilities District

Goodyear Municipal Court and Council Chambers
14455 W. Van Buren St., Suite B101
Goodyear, AZ 85338

**Monday, June 6, 2022****5:50 p.m.****Meeting Agenda****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.

CALL TO ORDER**ROLL CALL****CITIZEN COMMENTS**

Non-Agenda items: This is the time for citizens who would like to address the District Board on any non-agenda item within the jurisdiction of the Goodyear Community Facilities District Board. Please complete a speaker card and give it to the Secretary. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and whether you are a Goodyear resident. The Board will listen to comments and may take any one of the following actions:

- Respond to criticism
- Request that staff investigate and report on the matter
- Request that the matter be scheduled for on a future agenda.

Agenda items: The Chairman will call for public comments as each agenda item is up for discussion. Please complete a speaker card for the Secretary, listing the agenda item on which you would like to speak. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by

clearly stating for the record your name and whether you are a Goodyear resident.

CONSENT

The Community Facilities District Board may vote upon all matters contained within the consent agenda by a unanimous single vote of all those present at the meeting entitled to vote. Any matter may be removed from the consent agenda and considered as a singular item upon the request of any member of the District Board or any member of the public in attendance at the meeting.

1. APPROVAL OF MINUTES

Recommendation

Approve the draft minutes from the Joint Community Facilities Districts Meeting held on May 23, 2022. (Darcie McCracken, District Clerk)

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

- A. Open the Public Hearing
- B. Staff Presentation
- C. Applicant Presentation (if applicable)
- D. Receive Public Comment
- E. Close the Public Hearing

2. PUBLIC HEARING FOR THE FY2023 FINAL BUDGETS FOR COMMUNITY FACILITIES DISTRICTS

Recommendation

Conduct a public hearing on the final budget for the Districts for the fiscal year beginning July 1, 2022 and ending June 30, 2023. (Jared Askelson, District Deputy Finance Director)

INFORMATION ITEMS

Comments, Commendations, Report on Current Events and Presentations by Chairman or Boardmembers. The Board may not propose, discuss, deliberate or take any legal action on the information presented pursuant to A.R.S. § 38-431.02.

ADJOURNMENT

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the District Board of the Community Facilities Districts and to the general public that the Board will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO

PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

For Non-English assistance please contact the City Clerk at (623) 882-7830.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (623) 882-7830.

POSTING VERIFICATION

This agenda was posted on June 1, 2022 at 4:25 p.m. by LJ.

ITEM #: 1.
DATE: 06/06/2022
AI #:950



APPROVAL OF MINUTES

SUBJECT

APPROVAL OF MINUTES

Recommendation

Approve the draft minutes from the Joint Community Facilities Districts Meeting held on May 23, 2022.
(Darcie McCracken, District Clerk)

Attachments

May 23, 2022 CFD Draft Minutes

Community Facilities District

Goodyear Municipal Court and Council Chambers

14455 W. Van Buren St., Suite B101

Goodyear, AZ 85338



Monday, May 23, 2022

5:30 p.m.

Meeting Minutes

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.

CALL TO ORDER

Mayor Pizzillo called the Joint Community Facilities District Meeting to order at 5:30 p.m.

ROLL CALL

Present: Chairman Joe Pizzillo; Vice Chairman Brannon Hampton; Board Member Sheri Lauritano; Board Member Wally Campbell; Board Member Bill Stipp; Board Member Laura Kaino

Staff District Manager Julie Karins; Deputy District Clerk Laura Jara
Present:

CITIZEN COMMENTS

There were no citizen comments.

CONSENT

MOTION BY Vice Chairman Brannon Hampton, **SECONDED BY** Board Member Sheri Lauritano to APPROVE Consent Agenda Items 1 through 11. The motion carried by the following vote:

AYE: Chairman Joe Pizzillo, Vice Chairman Brannon Hampton, Board Member Sheri Lauritano, Board Member Wally Campbell, Board Member Bill Stipp, Board Member Laura Kaino

Passed - Unanimously

1. **APPROVAL OF MINUTES**

Recommendation

Approve the draft minutes from the Joint Community Facilities District Meeting held on October 4, 2021. (Darcie McCracken, District Clerk)

2. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2023 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION CFGD#1 RES 2022-192 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Jared Askelson, District Deputy Finance Director)

3. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2023 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION PVCFD#3 RES 2022-068 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Jared Askelson, District Deputy Finance Director)

4. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2023 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION CFUD#1 RES 2022-119 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Jared Askelson, District Deputy Finance Director)

5. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2023 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION WFRCFD RES 2022-082 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Jared Askelson, District Deputy Finance Director)

6. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2023 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION WFRCFD#2 RES 2022-077 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Jared Askelson, District Deputy Finance Director)

7. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2023 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION CTTNFWRCFD RES 2022-074 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Jared Askelson, District Deputy Finance Director)

8. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2023 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION EMRCFD RES 2022-146 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Jared Askelson, District Deputy Finance Director)

9. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2023 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION KRCFD RES 2022-049 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Jared Askelson, District Deputy Finance Director)

10. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2023 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION CENTERRACFD RES 2022-076 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Jared Askelson, District Deputy Finance Director)

11. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2023 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION CORTINACFD RES 2022-069 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Jared Askelson, District Deputy Finance Director)

BUSINESS

12. FISCAL YEAR 2023 COMMUNITY FACILITIES DISTRICT BUDGET DISCUSSION

Deputy District Finance Director Jared Askelson presented the FY2023 budgets for the Community Facilities Districts (CFD). Mr. Askelson explained that the CFDs were special purpose districts that finance, acquire and construct infrastructure within a specific geographic area and added that there were ten CFD's within the City of Goodyear.

Mr. Askelson reviewed the results of the prepaid debt from the previous fiscal year, the requiem for each district and also reviewed the staff recommendations for FY2023 for Cortina, Cottonflower, and Wildflower CFDs.

Mr. Askelson also spoke about the infrastructure acquisition in Estrella Mountain Ranch and staff's recommendation to plan for infrastructure acquisition and to issue debt in FY2023.

Council inquired about what infrastructure acquisition entailed. Mr. Askelson replied that it meant the purchase of streets or any types of utilities built within the district.

INFORMATION ITEMS

There we no information items.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Joint Community Facilities District Meeting at 5:42 p.m.

Darcie McCracken, District Clerk

Joe Pizzillo, 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 23, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2022.

SEAL:

Darcie McCracken, District Clerk

ITEM #: 2.
DATE: 06/06/2022
AI #:837



COMMUNITY FACILITIES DISTRICT REPORT

SUBJECT: PUBLIC HEARING FOR THE FY2023 FINAL BUDGETS FOR COMMUNITY FACILITIES DISTRICTS

STAFF PRESENTER(S): Jared Askelson

SUMMARY

The District Board will hold a public hearing to receive a staff report and public comment on the final budgets for the ten Community Facilities Districts to be adopted for Fiscal Year 2023.

Recommendation

Conduct a public hearing on the final budget for the Districts for the fiscal year beginning July 1, 2022 and ending June 30, 2023. (Jared Askelson, District Deputy Finance Director)

FISCAL IMPACT

The total Fiscal Year 2023 final budgets across all ten CFDs is \$12,339,000 and are balanced as presented. The budget includes expenditures in the amount of \$10,191,400 for debt service and \$2,147,600 for general operations and maintenance. These expenditures will be supported by a combined property tax levy of \$8,886,200, other revenues of \$3,326,600, and net use of \$126,200 in fund balance.

This budget will establish spending priorities and the appropriations to allow the District to conduct its financial business.

BACKGROUND AND PREVIOUS ACTIONS

This public hearing is required prior to the adoption of the Final Budgets, the second of three actions taken by the District Board that set the Districts' FY2023 budgets and property tax levies. The first action, adoption of the tentative budget, was taken by the District Board on May 23, 2022. The third action, the adoption of the property tax levies, will take place at the next District Board meeting on June 27, 2022, in the Goodyear Justice Center, at 14455 W. Van Buren Street, Suite B101 (southeast corner of 145th Avenue and Van Buren Street), Goodyear, Arizona.

STAFF ANALYSIS

After the adoption of the Tentative Budgets, they were made available for review on the District's website, at City Hall, and City Library. The budget amount, property tax levy information, and the time and place of tonight's public hearing has been published twice in a local newspaper. The FY2023 Final Budget expenditure amounts are unchanged from the Tentative Budget adopted on May 23, 2022. District property tax levies will decrease for Cottonflower (\$19,500), and Wildflower #1 (\$3,900) from the amounts included in the tentative budgets.

Community Facilities Districts FY2023 Final Budget Public Hearing

**District Board Meeting
June 6, 2022**



FY2023 CFD Final Budget



PUBLIC HEARING

- ▶ Receive Public Comment
- ▶ Close Public Hearing
- ▶ Open Special Meeting
- ▶ Adopt Final Budgets

FY2023 CFD Final Budget



BUDGETED EXPENDITURES

District Name	FY2023 Expenditures		
	Tentative	Final	Variance
CENTERRA	\$334,500	\$334,500	-
CORTINA	222,100	222,100	-
COTTONFLOWER	249,000	249,000	-
ESTRELLA MTN RANCH	5,189,800	5,189,800	-
GOODYEAR GENERAL	1,196,900	1,196,900	-
GOODYEAR UTILITIES	4,210,200	4,210,200	-
KING RANCH	4,400	4,400	-
PALM VALLEY #3	678,000	678,000	-
WILDFLOWER RANCH	107,800	107,800	-
WILDFLOWER RANCH #2	146,300	146,300	-

FY2023 CFD Final Budget



PROPERTY TAX LEVIES

District	FY2023 Property Tax Levies		
	Tentative	Final	Variance
CENTERRA	\$325,900	\$325,900	-
CORTINA	203,800	203,800	-
COTTONFLOWER	242,700	223,200	(19,500)
ESTRELLA MTN RANCH	1,919,600	1,919,600	-
GOODYEAR GENERAL	1,139,800	1,139,800	-
GOODYEAR UTILITIES	4,169,000	4,169,000	-
KING RANCH	4,400	4,400	-
PALM VALLEY #3	671,200	671,200	-
WILDFLOWER RANCH	92,400	88,500	(3,900)
WILDFLOWER RANCH #2	140,800	140,800	-



FY2023 CFD Final Budget

PROPERTY TAX RATES

District	FY2023 Property Tax Rates		
	Tentative	Final	Variance
CENTERRA	\$1.7297	\$1.7297	-
CORTINA	\$1.5848	\$1.5848	-
COTTONFLOWER	\$2.1100	\$1.9407	(0.1693)
ESTRELLA MTN RANCH	\$1.3000	\$1.3000	-
GOODYEAR GENERAL	\$0.7600	\$0.7600	-
GOODYEAR UTILITIES	\$0.8500	\$0.8500	-
KING RANCH	\$0.3000	\$0.3000	-
PALM VALLEY #3	\$0.4250	\$0.4250	-
WILDFLOWER RANCH	\$1.5250	\$1.4600	(0.065)
WILDFLOWER RANCH #2	\$2.3041	\$2.3041	-

FY2023 CFD Adoption Schedule



~~May 23~~ ~~Tentative CFD Budget Adoption~~



June 6 Final CFD Budget Adoption

June 27 CFD Tax Levies Adoption