

Joint Community Facilities District
Goodyear City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395



Monday, June 12, 2023

5:00 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

CONSENT

1. APPROVAL OF MINUTES

Recommendation

Approve the draft minutes from December 12, 2022, and May 22, 2023 Regular Community Facilities District Meetings. (Darcie McCracken, City 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 FY2024 FINAL BUDGETS FOR COMMUNITY FACILITIES DISTRICTS**

Recommendation

Adopt final budget for the Districts for fiscal year beginning July 1, 2023 and ending June 30, 2024. (Ryan Bittle, District Finance Manager)

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.

ADJOURNMENT

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Commission and to the general public that the Commission 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 6/07/2023 at 5:00 p.m. by PP.

ITEM #: 1.
DATE: 06/12/2023
AI #:1557



APPROVAL OF MINUTES

SUBJECT

APPROVAL OF MINUTES

Recommendation

Approve the draft minutes from December 12, 2022, and May 22, 2023 Regular Community Facilities District Meetings. (Darcie McCracken, City Clerk)

Attachments

December 12, 2022 Draft Community Facilities District Regular Minutes
May 22, 2023 Draft Community Facilities District Regular Minutes

Community Facilities District

Goodyear City Hall - Council Chambers

1900 N. Civic Square

Goodyear, AZ 85395



Monday, December 12, 2022

5:50 p.m.

Meeting Minutes

COMMUNITY FACILITIES DISTRICTS - CITY OF GOODYEAR, ARIZONA

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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

Chairman Pizzillo called the Joint Community Facilities District meeting to order at 6:20 p.m.

ROLL CALL

Present: Chairman Joe Pizzillo; Board Member Sheri Lauritano; Board Member Wally Campbell; Board Member Bill Stipp; Board Member Laura Kaino; Boardmember Patrick Bray

Absent: Vice Chairman Brannon Hampton

Staff District Manager Julie Karins; District Clerk Darcie McCracken

Present:

MOTION BY Board Member Wally Campbell, **SECONDED BY** Boardmember Patrick Bray to EXCUSE Vice Chair Hampton. The motion carried as follows:

AYE: Chairman Joe Pizzillo, Board Member Sheri Lauritano, Board Member Wally Campbell, Board Member Bill Stipp, Board Member Laura Kaino, Boardmember Patrick Bray

Passed - Unanimously

CITIZEN COMMENTS

There were no citizen comments.

CONSENT

1. APPROVAL OF MINUTES

MOTION BY Board Member Laura Kaino, **SECONDED BY** Boardmember Patrick Bray to APPROVE Consent Agenda Item #1. The motion carried as follows:

AYE: Chairman Joe Pizzillo, Board Member Sheri Lauritano, Board Member Wally Campbell, Board Member Bill Stipp, Board Member Laura Kaino, Boardmember Patrick Bray

Passed - Unanimously

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. HEARING FOR THE FINAL ASSESSMENT FOR THE LUCERO #2 ASSESSMENT DISTRICT WITHIN THE ESTRELLA MOUNTAIN RANCH CFD

Chairman Pizzillo opened the Public Hearing at 6:22 p.m.

Deputy Finance Director Jared Askelson reviewed the information pertaining to the assessment for EMRCFD Lucero #2. He spoke about the infrastructure being complete and that it benefited the assessed residential lots.

There were no speakers.

Chairman Pizzillo closed the Public Hearing at 6:24 p.m.

BUSINESS

3. ADOPTING AND ORDERING COLLECTION OF THE SPECIAL ASSESSMENT FOR LUCERO #2

Deputy Finance Director Jared Askelson reviewed the assessment and the action before the Board.

MOTION BY Board Member Sheri Lauritano, **SECONDED BY** Board Member Wally Campbell to ADOPT RESOLUTION EMRCFD RES 2022-154, APPROVING THE ASSESSMENT AND THE PROCEEDINGS HERETOFORE HAD AND TAKEN FOR THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA) LUCERO ASSESSMENT DISTRICT NO. 2; DETERMINING THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS; AND ORDERING THE COLLECTION OF THE AMOUNT ASSESSED. The motion carried as follows:

AYE: Chairman Joe Pizzillo, Board Member Sheri Lauritano, Board Member Wally Campbell, Board Member Bill Stipp, Board Member Laura Kaino, Boardmember Patrick Bray

Passed - Unanimously

4. **ADOPT ISSUANCE OF BONDS FOR LUCERO #2**

Deputy Finance Director Jared Askelson reviewed the item speaking about the bonds and the timing of the issuance of the bonds.

MOTION BY Board Member Bill Stipp, **SECONDED BY** Board Member Sheri Lauritano to ADOPT RESOLUTION EMRCFD RES 2022-155, AUTHORIZING THE ISSUANCE OF ITS LUCERO ASSESSMENT DISTRICT NO. 2 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2023, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$4,429,000; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND REGISTRAR, TRANSFER AGENT AND PAYING AGENT CONTRACT, A PURCHASE CONTRACT RELATING TO THE BONDS, A CONTINUING DISCLOSURE UNDERTAKING, AND CERTAIN OTHER DOCUMENTS SECURING THE PAYMENT OF OR RELATING TO THE BONDS; RATIFYING AND APPROVING A PRELIMINARY OFFICIAL STATEMENT RELATING TO THE BONDS; APPROVING A FINAL OFFICIAL STATEMENT RELATING TO THE BONDS; AWARDING THE BONDS TO THE PURCHASER THEREOF; APPOINTING A REGISTRAR, TRANSFER AGENT AND PAYING AGENT FOR THE BONDS; AND TAKING OTHER ACTIONS SECURING THE PAYMENT OF AND RELATING TO THE BONDS. The motion carried as follows:

AYE: Chairman Joe Pizzillo, Board Member Sheri Lauritano, Board Member Wally Campbell, Board Member Bill Stipp, Board Member Laura Kaino, Boardmember Patrick Bray

Passed - Unanimously

INFORMATION ITEMS

There were no information items.

ADJOURNMENT

There being no further business to discuss, Chair Pizzillo adjourned the CFD Meeting at 6:28 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 December 12, 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

Community Facilities District

Goodyear City Hall - Council Chambers

1900 N. Civic Square

Goodyear, AZ 85395

**Monday, May 22, 2023****5:00 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

Chairman Pizzillo called the Joint Community Facilities District meeting to order at 5:00 p.m.

ROLL CALL

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

Staff District Manager Wynette Reed; District Clerk Darcie McCracken
Present:

CITIZEN COMMENTS

There were no citizen comments.

CONSENT

District Finance Manager Ryan Bittle presented the fiscal year 2024 Community Facilities District (CFD) budget highlights, which included no tax rate increases, Estrella Mountain Ranch infrastructure purchases and Bond issuance, and notice to the Board that all Wildflower Ranch outstanding debt service will be paid off in the current fiscal year.

Mr. Bittle provided the next steps in the process and stated the next CFD meeting is scheduled for June 5, 2023.

MOTION BY Board Member Sheri Lauritano, **SECONDED BY** Board Member Brannon Hampton **to ADOPT Consent Items 1 through 10. Motion carried as follows:**

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

Passed - Unanimously

1. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2024 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION CFGD #1 RES 2023-195 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

2. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2024 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION PVCFD #3 RES 2023-071 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

3. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2024 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION CFUD #1 RES 2023-122 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

4. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2024 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION WFRCFD RES 2023-085 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024, AND SETTING A HEARING DATE FOR THE FINAL

BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

5. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2024 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION WFRCFD#2 RES 2023-080 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

6. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2024 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION CTTNFWRCFD RES 2023-077 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

7. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2024 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION EMRCFD RES 2023-156 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

8. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2024 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION KRCFD RES 2023-052 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

9. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2024 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION CENTERRACFD RES 2023-079 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

10. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR 2024 AND SET A PUBLIC HEARING**

Recommendation

ADOPT RESOLUTION CORTINACFD RES 2023-072 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

INFORMATION ITEMS

There were no information items.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the CFD Meeting at 5:12 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 22, 2023.
I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2023.

SEAL:

Darcie McCracken, District Clerk

ITEM #: 2.
DATE: 06/12/2023
AI #:1467



COMMUNITY FACILITIES DISTRICT REPORT

**SUBJECT: PUBLIC HEARING FOR THE FY2024 FINAL BUDGETS FOR
COMMUNITY FACILITIES DISTRICTS**

STAFF PRESENTER(S): Ryan Bittle, District Finance Manager

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 2024.

Recommendation

Adopt final budget for the Districts for fiscal year beginning July 1, 2023 and ending June 30, 2024.
(Ryan Bittle, District Finance Manager)

FISCAL IMPACT

The total Fiscal Year 2024 final budgets across all ten CFDs is \$35,443,800 and are balanced as presented. The budget includes expenditures in the amount of \$11,653,100 for debt service, \$8,290,700 for general operations and maintenance, and \$15,500,000 for a potential issuance of new general obligation bonds. These expenditures will be supported by a combined property tax levy of \$9,336,600, other revenues of \$3,520,400, interfund transfers of \$9,100, general obligation bonds of \$15,500,000 net use of fund balance of \$496,600, and budget authority for the remaining fund balance of \$6,581,100.

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' FY2024 budgets and property tax levies. The first action, adoption of the tentative budget, was taken by the District Board on May 22, 2023. The third action, the adoption of the property tax levies, will take place at the next District Board meeting on June 26, 2023, at 5:00 p.m. in the Goodyear City Hall Council Chambers, 1900 N. Civic Square, Goodyear, Arizona 85395.

STAFF ANALYSIS

After the adoption of the Tentative Budgets, they were made available for review on the District's website, at City Hall, and the 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, with at least one publication occurring not less than 10 days prior to the public hearing. The FY2024 Final Budget expenditure amounts are unchanged from the Tentative Budget adopted on May 22, 2023.

Attachments

Presentation

Community Facilities Districts FY2024 Final Budget Public Hearing

**District Board Meeting
June 12, 2023**





FY2024 CFD Final Budget

PUBLIC HEARING

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



FY2024 CFD Final Budget

BUDGETED EXPENDITURES

District	FY2024 Expenditures		
	Tentative	Final	Variance
CENTERRA	\$472,500	\$472,500	-
CORTINA	317,400	317,400	-
COTTONFLOWER	326,400	326,400	-
ESTRELLA MTN RANCH	23,243,800	23,243,800	-
GOODYEAR GENERAL	1,945,100	1,945,100	-
GOODYEAR UTILITIES	7,806,600	7,806,600	-
KING RANCH	14,300	14,300	-
PALM VALLEY #3	1,042,500	1,042,500	-
WILDFLOWER RANCH	66,500	66,500	-
WILDFLOWER RANCH #2	208,700	208,700	-



FY2024 CFD Final Budget

PROPERTY TAX LEVIES

District	FY2024 Property Tax Levies		
	Tentative	Final	Variance
CENTERRA	\$338,000	\$338,000	-
CORTINA	214,400	214,400	-
COTTONFLOWER	234,600	234,600	-
ESTRELLA MTN RANCH	2,161,200	2,161,200	-
GOODYEAR GENERAL	1,178,200	1,178,200	-
GOODYEAR UTILITIES	4,360,800	4,360,800	-
KING RANCH	4,600	4,600	-
PALM VALLEY #3	680,900	680,900	-
WILDFLOWER RANCH	19,100	19,100	-
WILDFLOWER RANCH #2	144,800	144,800	-



FY2024 CFD Final Budget

PROPERTY TAX RATES

District	FY2024 Property Tax Rates		
	Tentative	Final	Variance
CENTERRA	\$1.7035	\$1.7035	-
CORTINA	\$1.5846	\$1.5846	-
COTTONFLOWER	\$1.9397	\$1.9397	-
ESTRELLA MTN RANCH	\$1.3000	\$1.3000	-
GOODYEAR GENERAL	\$0.7568	\$0.7568	-
GOODYEAR UTILITIES	\$0.8085	\$0.8085	-
KING RANCH	\$0.3000	\$0.3000	-
PALM VALLEY #3	\$0.3586	\$0.3586	-
WILDFLOWER RANCH	\$0.3000	\$0.3000	-
WILDFLOWER RANCH #2	\$2.2400	\$2.2400	-

FY2024 CFD Adoption Schedule



~~May 22~~ ~~Tentative CFD Budget Adoptions~~



June 12 Final CFD Budget Adoptions

June 26 CFD Property Tax Levy Adoptions