

Joint Community Facilities District

Goodyear City Hall - Canyon Trails Room 1 & 2

1900 N. Civic Square

Goodyear, AZ 85395



Monday, October 6, 2025

Meeting Minutes

Immediately following the Work Session that follows the Special Meeting that begins at 4:00 p.m.

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

Chair Pizzillo called the Joint Community Facilities District Regular Meeting to order at 5:43 p.m.

ROLL CALL

Present: Chair Joe Pizzillo; Vice Chair Wally Campbell; Boardmember Brannon Hampton; Boardmember Laura Kaino; Boardwoman Vicki Gillis; Boardmember Benita Beckles; Boardmember Trey Terry

Staff Present: District Manager Wynette Reed; District Clerk Jasmine Pernicano

Attendees: Andrew McGuire, District Attorney

[Boardwoman Gillis participated by telephone.]

PUBLIC COMMENTS

There were no public comments.

CONSENT

MOTION BY Vice Chair Wally Campbell, SECONDED BY Boardmember Laura Kaino to APPROVE Consent Agenda Item 1. The motion carried as follows:

AYE: Chair Joe Pizzillo, Vice Chair Wally Campbell, Boardmember Brannon Hampton, Boardmember Laura Kaino, Boardwoman Vicki Gillis, Boardmember Benita Beckles, Boardmember Trey Terry

Passed - Unanimously

1. **APPROVAL OF MINUTES**

Recommendation

Approve the June 23, 2025 Joint Community Facilities District Regular Meeting. (Jasmine Pernicano, District Clerk)

PUBLIC HEARINGS

2. **PUBLIC HEARING FOR THE FEASIBILITY REPORT FOR THE MONTECITO #4 SPECIAL ASSESSMENT DISTRICT WITHIN THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT**

Chair Pizzillo opened the public hearing at 5:45 p.m.

Mr. Jared Askelson, Finance Director, presented on the proposed formation of a Special Assessment District at Montecito #4, requested by the landowner. He explained the purpose of a Special Assessment District and outlined its differences from a Community Facilities District.

Mr. Askelson noted this would be the ninth district within Estrella Mountain Ranch and that the feasibility report covers 172 acres with 508 single-family lots. Eligible infrastructure for reimbursement includes portions of Calistoga Drive Phases 3 and 4 and West Mountain Vista Drive Phase 2.

He summarized the financing plan, noting that debt issuance would occur at a later date, and outlined the actions scheduled for the meeting, including a public hearing and three resolutions. In response to Mayor Pizzillo, Mr. Askelson confirmed there will be one single-family home per lot and that the assessment applies for the life of the bond.

Mr. Askelson confirmed that there will be one single-family home on each lot, and the assessment amount is for the life of the bond.

There being no speakers, Chair Pizzillo closed the public hearing at 5:50 p.m.

No action was taken.

BUSINESS

3. **RESOLUTION APPROVING MONTECITO #4 ASSESSMENT DISTRICT FEASIBILITY REPORT**

MOTION BY Boardmember Laura Kaino, SECONDED BY Boardmember Brannon Hampton to ADOPT RESOLUTION EMRCFD RES 2025-168 APPROVING THE FEASIBILITY REPORT RELATING TO THE ACQUISITION AND FINANCING OF CERTAIN IMPROVEMENTS BENEFITTING THE DISTRICT; DECLARING ITS INTENTION TO ACQUIRE CERTAIN IMPROVEMENTS DESCRIBED IN THE FEASIBILITY REPORT; FORMING MONTECITO ASSESSMENT DISTRICT NO. 4; DETERMINING THAT SPECIAL ASSESSMENT REVENUE BONDS WILL BE ISSUED TO FINANCE THE COSTS AND EXPENSES THEREOF AND DECLARING THE IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE COSTS OF SAID IMPROVEMENTS WILL BE ASSESSED UPON THE ASSESSMENT DISTRICT; PROVIDING THAT THE PROPOSED IMPROVEMENTS WILL BE PERFORMED AND DISTRICT SPECIAL ASSESSMENT REVENUE BONDS ISSUED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 6, ARIZONA REVISED STATUTES, AND ALL AMENDMENTS THERETO; AND RATIFYING ALL PRIOR ACTS INCLUDING THE EXECUTION AND DELIVERY OF A WAIVER AND DEVELOPMENT AGREEMENT. The motion carried as follows:

AYE: Chair Joe Pizzillo, Vice Chair Wally Campbell, Boardmember Brannon Hampton, Boardmember Laura Kaino, Boardwoman Vicki Gillis, Boardmember Benita Beckles, Boardmember Trey Terry

Passed - Unanimously

4. **RESOLUTION ADOPTING MONTECITO #4 ASSESSMENT DISTRICT ORDERING THE PUBLIC INFRASTRUCTURE**

MOTION BY Vice Chair Wally Campbell, SECONDED BY Boardmember Benita Beckles to ADOPT EMRCFD RES 2025-169 ORDERING THE PUBLIC INFRASTRUCTURE PROJECT PERFORMED AS DESCRIBED IN EMRCFD RES 2025-168. The motion carried as follows:

AYE: Chair Joe Pizzillo, Vice Chair Wally Campbell, Boardmember Brannon Hampton, Boardmember Laura Kaino, Boardwoman Vicki Gillis, Boardmember Benita Beckles, Boardmember Trey Terry

Passed - Unanimously

5. **RESOLUTION APPROVING MONTECITO #4 ASSESSMENT DISTRICT APPROVING THE LEVYING OF ASSESSMENT**

MOTION BY Vice Chair Wally Campbell, SECONDED BY Boardmember Trey Terry to ADOPT RESOLUTION EMRCFD RES 2025-170, APPROVING THE LEVYING OF AN ASSESSMENT AND FORM OF ASSESSMENT DIAGRAM FOR THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR, ARIZONA). The motion carried as follows:

AYE: Chair Joe Pizzillo, Vice Chair Wally Campbell, Boardmember Brannon Hampton, Boardmember Laura Kaino, Boardwoman Vicki Gillis, Boardmember Benita Beckles, Boardmember Trey Terry

Passed - Unanimously

ADJOURNMENT

There being no further business to discuss, Chair Pizzillo adjourned the CFD Meeting at 5:55 p.m.

Jasmine Pernicano, District Clerk

Joe Pizzillo, District Chair

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 October 6, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2025.

Jasmine Pernicano, District Clerk