

Joint Community Facilities District - Regular Meeting

Goodyear City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395



Monday, June 8, 2026

Meeting Agenda

Immediately following the Work Session that begins at 5:00 p.m.

Physical access to the meeting location will be available 30 minutes prior to the meeting.

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

PUBLIC COMMENTS

Non-Agenda items: This is the time for members of the public 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 a future agenda

Agenda items: The Chair 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 May 18, 2026 Joint Community Facilities District Regular Meeting. (Jasmine Pernicano, 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 FISCAL YEAR (FY) 2027 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, 2026 and ending June 30, 2027. (Ryan Bittle, District Finance Manager)

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 _____ at _____ p.m. by .

ITEM #: 1.
DATE: 06/08/2026
AI #:3350



APPROVAL OF MINUTES

SUBJECT

APPROVAL OF MINUTES

RECOMMENDATION

Approve the Draft Minutes from the May 18, 2026 Joint Community Facilities District Regular Meeting.
(Jasmine Pernicano, District Clerk)

Attachments

Draft Minutes 2026-05-18 CFD RM

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



Monday, May 18, 2026

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**
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- 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 meeting to order at 5:00 p.m.

ROLL CALL

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

Staff City Manager Bryan Langley; District Clerk Jasmine Pernicano

Present:

Attendees: Andrew McGuire, District Attorney

PUBLIC COMMENTS

There were no public comments.

CONSENT

MOTION BY Boardmember Laura Kaino, SECONDED BY Boardmember Benita Beckles to APPROVE Consent Agenda items 1 through 11. The motion carried as follows:

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

Passed - Unanimously

1. APPROVAL OF MINUTES

RECOMMENDATION

Approve the Draft Minutes from the April 27, 2026 Community Facilities District Regular Meeting. (Jasmine Pernicano, District Clerk)

2. ADOPT TENTATIVE BUDGET FOR FISCAL YEAR (FY) 2027

RECOMMENDATION

ADOPT RESOLUTION CFGD #1 RES 2026-204 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

3. ADOPT TENTATIVE BUDGET FOR FISCAL YEAR (FY) 2027

RECOMMENDATION

ADOPT RESOLUTION PVCFD #3 RES 2026-080 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

4. ADOPT TENTATIVE BUDGET FOR FISCAL YEAR (FY) 2027

RECOMMENDATION

ADOPT RESOLUTION CFUD #1 RES 2026-131 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

5. ADOPT TENTATIVE BUDGET FOR FISCAL YEAR (FY) 2027

RECOMMENDATION

ADOPT RESOLUTION WFRCFD RES 2026-094 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY. (Ryan Bittle, District Finance Manager)

6. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR (FY) 2027**

RECOMMENDATION

ADOPT RESOLUTION WFRCFD#2 RES 2026-089 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY.

(Ryan Bittle, District Finance Manager)

7. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR (FY) 2027**

RECOMMENDATION

ADOPT RESOLUTION CTTNFWRCFD RES 2026-086 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY.

(Ryan Bittle, District Finance Manager)

8. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR (FY) 2027**

RECOMMENDATION

ADOPT RESOLUTION EMRCFD RES 2026-175 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY.

(Ryan Bittle, District Finance Manager)

9. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR (FY) 2027**

RECOMMENDATION

ADOPT RESOLUTION KRCFD RES 2026-061 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY.

(Ryan Bittle, District Finance Manager)

10. **ADOPT TENTATIVE BUDGET FOR FISCAL (FY) YEAR 2027**

RECOMMENDATION

ADOPT RESOLUTION CENTERRACFD RES 2026-088 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, AND SETTING A HEARING DATE FOR THE FINAL BUDGET AND TAX LEVY.

(Ryan Bittle, District Finance Manager)

11. **ADOPT TENTATIVE BUDGET FOR FISCAL YEAR (FY) 2027**

RECOMMENDATION

ADOPT RESOLUTION CORTINACFD RES 2026-081 APPROVING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, 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, Chair Pizzillo adjourned the CFD Meeting at 5:02 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 May 18, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2026.

Jasmine Pernicano, District Clerk

ITEM #: 2.
DATE: 06/08/2026
AI #:3234



COMMUNITY FACILITIES DISTRICT REPORT

SUBJECT: PUBLIC HEARING FOR THE FISCAL YEAR (FY) 2027 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 FY2027.

RECOMMENDATION

Conduct a public hearing on the final budget for the Districts for the fiscal year beginning July 1, 2026 and ending June 30, 2027. (Ryan Bittle, District Finance Manager)

FISCAL IMPACT

The total FY2027 final budgets across all ten CFDs is \$35,841,900 and are balanced as presented. The budget includes expenditures in the amount of \$15,023,300 for debt service, and \$12,218,600 for general operations and maintenance. These expenditures will be supported by a combined property tax levy of \$10,647,800, other revenues of \$11,811,600, net use of fund balance of \$2,083,900, and budget authority for the remaining fund balance of \$15,466,400.

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' FY2027 budgets and property tax levies. The first action, adoption of the tentative budget, was taken by the District Board on May 18, 2026. The third action, the adoption of the property tax levies, will take place at the next District Board meeting on June 22, 2026, 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 FY2027 Final Budget expenditure amounts are unchanged from the Tentative Budget adopted on May 18, 2026.

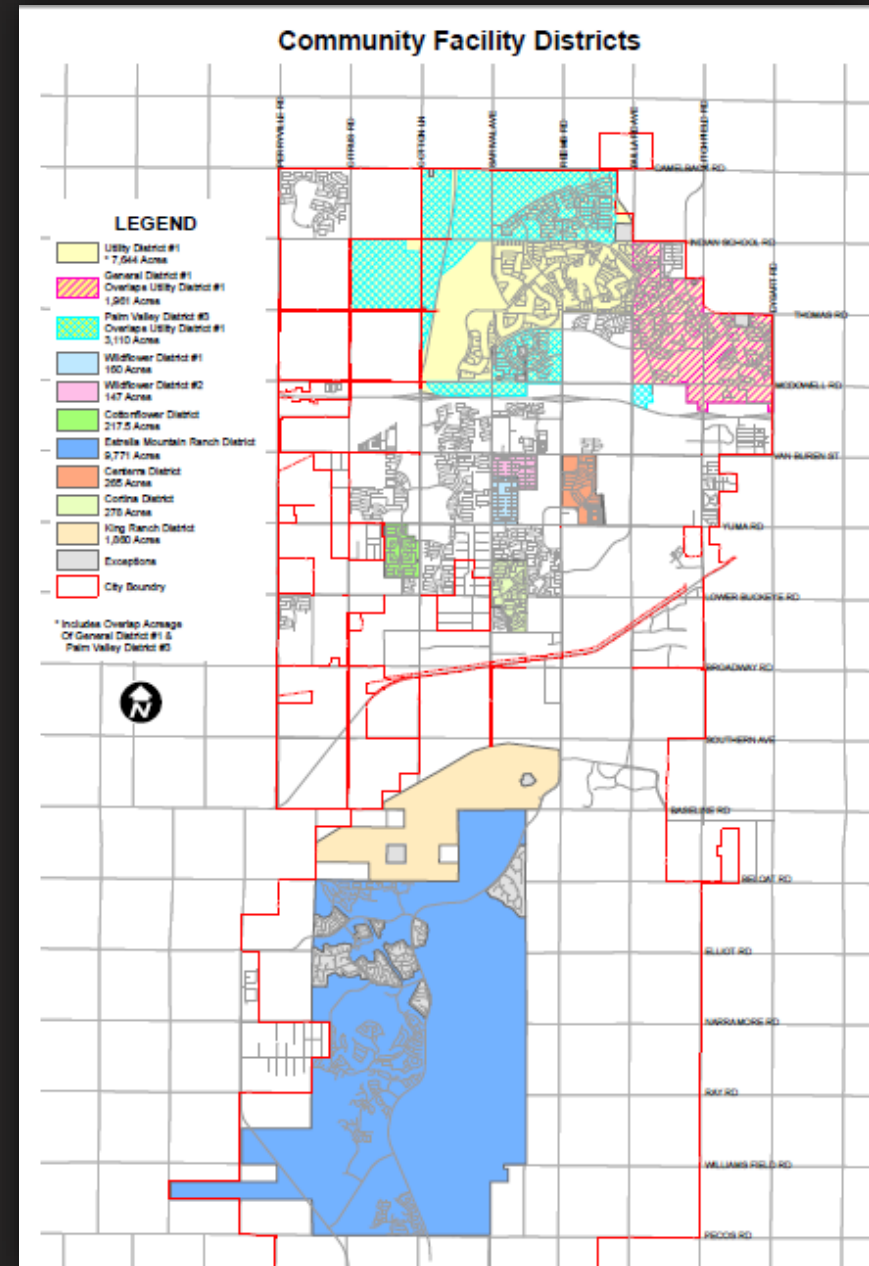


Community Facilities Districts FY2027 Final Budget



FY2027 CFD Final Budget

- Special Purpose Districts
- Separate Political Subdivision
- 10 CFDs
- District Board



FY2027 CFD Final Budget

District Name	Budget Amount		
	FY2026	FY2027	% Change
CENTERRA	\$ 663,500	\$ 689,800	4%
CORTINA	425,500	439,100	3%
COTTONFLOWER	409,100	424,000	4%
ESTRELLA MTN RANCH	32,056,500	20,216,100	-37%
GOODYEAR GENERAL	2,295,600	2,342,300	2%
GOODYEAR UTILITIES	9,667,900	9,867,600	2%
KING RANCH	22,200	23,700	7%
PALM VALLEY	1,559,000	1,622,800	4%
WILDFLOWER RANCH	124,400	108,600	-13%
WILDFLOWER RANCH #2	161,200	107,900	-33%
TOTALS	47,384,900	35,841,900	-57%

FY2027 Combined Property Tax Rate

District Name	Combined Rates		
	FY2026	FY2027	% Change
CENTERRA	\$ 1.5348	\$ 1.5348	0%
CORTINA	1.4478	1.4478	0%
COTTONFLOWER	1.9454	1.9200	-1%
ESTRELLA MTN RANCH	1.3000	1.3000	0%
GOODYEAR GENERAL	0.7242	0.7242	0%
GOODYEAR UTILITIES	0.7642	0.7642	0%
KING RANCH	0.3000	0.3000	0%
PALM VALLEY	0.3241	0.3241	0%
WILDFLOWER RANCH	0.3000	0.3000	0%
WILDFLOWER RANCH #2	0.8714	0.3000	-66%



FY2027 CFD Final Budget

Public Hearing

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





Community Facilities Districts FY2027 Final Budget

~~May 18 – Tentative CFD Budget Adoption~~

June 8 – Final CFD Budget Adoption

June 22 – CFD Tax Levies Adoption