

**MINUTES OF THE MYSTIC COMMUNITY FACILITIES DISTRICT BOARD**  
CITY OF PEORIA, ARIZONA  
COUNCIL CHAMBER  
April 25, 2023

The Mystic at Lake Pleasant Community Facilities District Board met in open and public session at 8401 West Monroe Street prior to the Regular Meeting of the Peoria City Council.

**Members Present:** Board Chairperson Jason Beck; Vice Chairperson Denette Dunn; Board Members Jennifer Crawford, Jon Edwards, Michael Finn, Bill Patena and Brad Shafer.

**Board Youth Liaisons:** Avi Agarwal and Mikah Dyer

**Members Absent:** None.

**Other Municipal Officials Present:** Henry Darwin, District Manager; Rick Buss, Assistant District Manager; Chris Hallett, Acting Deputy District Manager; Emily Jurmu, District Counsel; Lori Dyckman, District Clerk; Thomas Adkins, Intergovernmental Affairs Director; Gary Bernard, Fire Chief; Kevin Burke, Finance and Budget Director; Chris Calcaterra, Parks and Recreation Director; Jay Davies; Public Works Director; Chris Jacques, Planning and Community Development Director; Scott Kurish, Office of Innovation Director; Adina Lund, Development and Engineering Director; Marcel Spaulding, Deputy Police Chief; Marylou Stephens, Arts, Culture and Library Services Director and Jill Boltz, Deputy City Clerk.

**Audience:** Approximately 50 members of the public were present.

**Note:** The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

**CONSENT AGENDA:** All items listed on the Consent Agenda are considered to be routine or have been previously reviewed and/or discussed by the District Board and will be enacted by one motion. There will be no separate discussion of these items. If the Presiding Officer receives a timely notice of a request for removal, an item may be removed from the Consent Agenda for consideration on the Regular Agenda.

Chairperson Beck asked if any Board Member wished to have an item removed from the Consent Agenda. Having no requests from the Board, motion was made by Board Member Finn, seconded by Board Member Edwards, to approve the Consent Agenda.

Upon vote, the motion carried unanimously 7 to 0.

**CONSENT:**

**Clerk's Note:** The agenda item numbers shown below reflect the items as they were numbered on the agenda.

2 C. **Minutes**

Approved the February 7, 2023 Mystic at Lake Pleasant Heights Community Facilities District Board Meeting minutes.

**MCFD REGULAR AGENDA**

**New Business:**

**Clerk's Note: Agenda Items 3R and 4R were presented together.**

3 R. **Public Hearing – Feasibility Report for Projects the Acquisition of which is to be Financed with Proceeds of Sale of General Obligation Bonds**

Kevin Burke, Board Finance and Budget Director presented on the Feasibility Report. Information included:

- Community Facilities District background and creation
- Major road and water/wastewater infrastructure
- Secondary property tax
- Debt Service on Bonds
- Timeline

Discussion ensued, regarding:

- Notification to homeowners
- Agreement and authorization already in place

Chairperson Beck opened the Public Hearing and asked if any Board Member or citizen wished to comment on the Feasibility Report.

No Board action required.

4 R. **Feasibility Report and Sale and Issuance of General Obligation Bonds, Series 2023 and Levy Ad Valorem Property Tax with Respect to such Bonds**

Motion was made by Board Member Shafer, seconded by Board Member Finn to adopt **RES. MCFD 2023-01** authorizing the sale and issuance of not to exceed \$4,500,000 aggregate principal amount of General Obligation Bonds, series 2023; approving the form and authorizing the execution and delivery of necessary agreements, instruments and documents relating to the bonds, delegating the determination of certain terms of the bonds and matters related thereto to the District Chief Financial Officer; authorizing the levying of an ad valorem property tax with respect to the bonds; adopting post-issuance tax compliance and continuing disclosure compliance procedures; and authorizing the taking of all other actions necessary to the consummation of the transactions

contemplated by the Resolution.

Upon vote, the motion carried unanimously 7 to 0.

**Call To The Public (Non-Agenda Items)**

None.

**ADJOURNMENT:**

Being no further business to come before the District Board, the meeting was adjourned into the Vistancia North Community Facilities District agenda.

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Jason Beck, Board Chairperson

**CERTIFICATION AND ATTESTATION**

I hereby certify that the foregoing minutes are a true and correct summary of the proceedings of the Mystic Community Facilities District Meeting held on the 25th day of April, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 2nd day of May, 2023.

(Seal)

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Lori Dyckman, District Clerk