



## District Board Meeting Agenda

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Pursuant to A.R.S. § 38-431.02 notice is hereby given to the public that the District Board of the Quail Creek Community Facilities District will hold a meeting at the date and time specified below at the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, AZ. Members of the Quail Creek Community District Board will attend either in person or by telephone conference call.

To better serve our community, the Sahuarita Council Chambers is wheelchair accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the District Clerk's Office at 520-822-8801. Requests should be made no later than three (3) working days prior to the meeting to arrange the accommodation.

**Persons attending the meeting shall observe rules of propriety, decorum, and good conduct. Unauthorized comments from the audience, signs, and disruptive behavior will not be allowed in the Sahuarita Council Chambers. Violations may result in being banned from this and future meetings. Please turn off or silence all electronic devices during the meeting.**

**May 28, 2024  
REGULAR MEETING AGENDA  
AT OR AFTER 6:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Call to the Public**

*At this time, any member of the public is invited to address the District Board on any issue which is on tonight's Agenda or any issue which the District Board can lawfully act upon at a future meeting. Written comments regarding any item on the agenda or any issue which the District Board can lawfully act upon may be submitted prior to the beginning of the meeting for distribution to the District Board. Pursuant to the Arizona Open Meeting Laws, the District Board may not discuss the items, but individual members of the District Board may respond to criticism made by those who have addressed the District Board, may ask staff to review the matter, or may ask that the matter be placed on a future agenda.*

- 4. Consent Agenda**

- A. Approval of the June 26, 2023 Quail Creek Community Facilities District Meeting Minutes.**

- 5. Discussion and possible adoption of Resolution No. 47 of the District Board of the Quail Creek Community Facilities District, a Community Facilities District of Arizona, approving a tentative budget for Fiscal Year 2025 in the amount of \$1,104,650.00, pursuant to Section 48-716, Arizona Revised Statutes, as amended; setting a public hearing date on said tentative budget; filing statements and estimates of the operation and maintenance expenses of the Quail Creek Community Facilities District, the costs of capital improvements to be financed by the approved ad valorem tax levy, and the amount of all other expenditures for public infrastructure and**

enhanced municipal services proposed to be paid from the tax levy and of the amount to be raised to pay general obligation bonds of the Quail Creek Community Facilities District, all of which shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the real and personal property in the Quail Creek Community Facilities District; providing for notice of filing the statements and estimates and notice of a public hearing on the portions of the statements and estimates not relating to debt service on general obligation bonds; and providing that this resolution shall be effective after its passage and approval according to law.

**6. Adjournment**

*Action may be taken by the District Board on any item listed on this agenda. The District Board may vote to go into executive session pursuant to A.R.S. § 38-431.03 (A) (3) for discussion or consultation for legal advice with the District Counsel concerning any matter listed on this agenda.*

*Notice to parents: Meetings of the District Board are audio and video recorded. If you permit your child to participate in the meeting, a recording will be made. You may exercise your right not to consent by not permitting your child to participate. You and your child may also leave the meeting at any time.*



## District Board Meeting Minutes

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**QUAIL CREEK COMMUNITY FACILITIES DISTRICT  
MEETING MINUTES  
May 28, 2024**

The District Board of the Quail Creek Community Facilities District met in the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, AZ on Tuesday, May 28, 2024.

**1. Call to Order**

The meeting was called to order at 6:15 PM by Chairperson Tom Murphy.

**2. Roll Call**

Attendee Name	Title	Status	Arrived
Tom Murphy	Chairperson	Present	
Kara Egbert	Vice Chairperson	Absent	
Bill Bracco	Board Member	Present	
Simon Davis	Board Member	Present	
Steven Gillespie	Board Member	Present	
Deborah Morales	Board Member	Present	
Diane Priolo	Board Member	Present	

Also in attendance were District Manager Shane Dille, District Council Jon Paladini, and District Clerk Lisa Cole.

**3. Call to the Public**

There were no speakers.

#### 4. Consent Agenda

**MOTION** was made to approve the consent agenda recommendations.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Bracco, Board Member
<b>SECONDER:</b>	Simon Davis, Board Member
<b>AYES:</b>	Murphy, Bracco, Davis, Gillespie, Morales, Priolo
<b>ABSENT:</b>	Kara Egbert

##### A. Approval of the June 26, 2023 Quail Creek Community Facilities District Meeting Minutes.

5. Discussion and possible adoption of Resolution No. 47 of the District Board of the Quail Creek Community Facilities District, a Community Facilities District of Arizona, approving a tentative budget for Fiscal Year 2025 in the amount of \$1,104,650.00, pursuant to Section 48-716, Arizona Revised Statutes, as amended; setting a public hearing date on said tentative budget; filing statements and estimates of the operation and maintenance expenses of the Quail Creek Community Facilities District, the costs of capital improvements to be financed by the approved ad valorem tax levy, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy and of the amount to be raised to pay general obligation bonds of the Quail Creek Community Facilities District, all of which shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the real and personal property in the Quail Creek Community Facilities District; providing for notice of filing the statements and estimates and notice of a public hearing on the portions of the statements and estimates not relating to debt service on general obligation bonds; and providing that this resolution shall be effective after its passage and approval according to law.

District Treasurer A.C. Marriotti provided a brief summary of the district revenues and sources, expenditures, and uses for funding sources for the Fiscal Year 2025 Tentative Budget in the amount of \$1,104,650.00. Additionally, Mr. Marriotti announced that a public hearing and final budget adoption were scheduled for the District Board meeting on June 24, 2024.

Mr. Marriotti responded to questions from the Board.

**MOTION** was made to adopt Resolution No. 47.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Bracco, Board Member
<b>SECONDER:</b>	Simon Davis, Board Member
<b>AYES:</b>	Murphy, Bracco, Davis, Gillespie, Morales, Priolo
<b>ABSENT:</b>	Kara Egbert

#### 6. Adjournment

Chairperson Murphy adjourned the meeting at 6:25 PM.

*Tom Murphy*

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Chairperson Tom Murphy

ATTEST:

*Lisa Cole*

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Lisa Cole, MMC  
District Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Meeting of the District Board of the Quail Creek Community Facilities District held on the 28th day of May 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24<sup>th</sup> day of June 2024.

*Lisa Cole*

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Lisa Cole, MMC  
District Clerk