



DISTRICT BOARD MEETING AGENDA

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 regular meeting at the date and time specified below at the Sahuarita Town Hall Council Chambers, 375 West Sahuarita Center Way, Sahuarita, Arizona. Members of the Quail Creek Community District Board will attend either in person or by telephone conference call.

To better serve our community, the 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 working days prior to the meeting to arrange the accommodation.

November 14, 2016
REGULAR MEETING AGENDA
AT OR AFTER 6:30 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 on any issue which the District Board can lawfully act upon at a future meeting. Written comments regarding any item on the agenda or on 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 may not discuss the items, but individual members of the District may respond to criticism made by those who have addressed the District, 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 October 24, 2016 Regular Meeting Minutes.**
 - B. Approval of Amendment No. One (1) to Cooperative Purchasing Contract No. 170031 with EPS Group, Inc. for Quail Creek Community Facilities District Engineer Services, correcting an error amending the rates of the contract, effective November 15, 2016.**

- 5. 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.



DISTRICT BOARD AGENDA COMMUNICATION

MEETING DATE: November 14, 2016

DATE PREPARED: November 3, 2016

AGENDA ITEM: 4A

TO: Honorable Chairman and District Board

FROM: Lisa Cole, District Clerk

SUBJECT: Approval of the October 24, 2016 Quail Creek Community Facilities District Minutes.

FINANCIAL / BUDGET SUMMARY

1. Fund(s) Impacted:
2. Available Budget/Project Capacity (\$):

STAFF RECOMMENDATION

Staff recommends approval of the attached minutes.

SUGGESTED MOTION

I move to approve the minutes as submitted (or amended).

DISCUSSION

Draft minutes submitted for District Board approval.

ATTACHMENTS

1. October 24, 2016 Quail Creek Community Facilities District Minutes



DISTRICT BOARD MEETING MINUTES

QUAIL CREEK COMMUNITY FACILITIES DISTRICT MEETING MINUTES October 24, 2016

The District Board of the Quail Creek Community Facilities District met in the Town Hall Council Chambers, 375 West Sahuarita Center Way, Sahuarita, Arizona on Monday, October 24, 2016.

1. Call to Order

Chairperson Blumberg called the meeting to order at approximately 6:34 p.m.

2. Roll Call

PRESENT: District Board Members Kara Egbert, Melissa Hicks, Tom Murphy, Lynne Skelton, Gil Lusk, Vice Chairperson Bill Bracco and Chairperson Duane Blumberg

ABSENT:

ALSO

PRESENT: District Manager L. Kelly Udall, District Attorney Daniel J. Hochuli, District Treasurer A.C. Marriotti and District Clerk Lisa Cole

3. Call to the Public

There were no speakers.

4. Consent Agenda

A. Approval of the October 10, 2016 Regular Meeting Minutes.

MOTION was made by Board Member Egbert, seconded by Board Member Murphy, to approve the consent agenda. **MOTION CARRIED UNANIMOUSLY.**

5. Consideration and possible adoption of Resolution No. 31, authorizing the sale and issuance of General Obligation Refunding Bonds, Series 2016; prescribing certain terms and conditions of such Bonds; approving the form and authorizing the execution and delivery of necessary related documents and an Official Statement; delegating the determination of certain terms of such Bonds and matters related thereto to the District Manager and authorizing the subsequent levying of an ad valorem property tax with respect to such Bonds.

A.C. Marriotti, District Treasurer, introduced the item and recommended approval of the resolution.

Mark Reader, Managing Director for Stifel Nicolaus, presented an overview of the financial and municipal markets effecting lending rates; an update on Quail Creek development; a current debt profile of the 2006 district bonds; estimated debt service savings from refunding the 2006 district bonds; and a financing timetable. Mr. Reader stressed the significant savings the district, residents and developer would realize by refunding the 2006 district bonds and recommended approval of the resolution.

Mr. Reader responded to questions and comments from the Board.

MOTION was made by Board Member Murphy, seconded by Board Member Lusk, to adopt Resolution No. 31. **MOTION CARRIED UNANIMOUSLY.**

6. Adjournment

Chairperson Blumberg adjourned the meeting at approximately 6:51 p.m.

Chairperson Duane Blumberg

ATTEST:

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 24th day of October 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14th day of November, 2016.

Lisa Cole, MMC
District Clerk
LC:lc



DISTRICT BOARD AGENDA COMMUNICATION

MEETING DATE: November 14, 2016

DATE PREPARED: November 2, 2016

AGENDA ITEM: 4B

TO: Honorable Chairman and District Board

FROM: John Mitchell, P.E., Interim District Engineer

SUBJECT: **Approval of Amendment No. One (1) to Cooperative Purchasing Contract No. 170031 with EPS Group, Inc. for Quail Creek Community Facilities District Engineer Services, amending the rates of the contract, effective November 15, 2016.**

FINANCIAL / BUDGET SUMMARY

1. Fund(s) Impacted: Quail Creek CFD
2. Available Budget/Project Capacity (\$):

STAFF RECOMMENDATION

Staff recommends approval of Amendment No. One (1) to Contract No. 170031 with EPC Group, Inc., which amends the rates of Contract No. 170031.

SUGGESTED MOTION

I move to approve Amendment No. One (1) to Contract No. 170031.

DISCUSSION

Contract No. 170031 with EPS Group, Inc. for the Quail Creek Community Facilities District Engineer Services was approved by Mayor and Council on October 10, 2016. Amendment No. One (1) amends the rates for Contract No. 170031. Effective November 15, 2016, Exhibit "C" of the Agreement shall be replaced by Exhibit "C" attached to Amendment No. One (1).

ATTACHMENTS

1. Amendment No. One (1) to Contract No. 170031.

CONTRACT AMENDMENT

Quail Creek Community Facilities District
Procurement Department
375 W. Sahuarita Center Way
Sahuarita, AZ 85629
(520) 822-8824
Issue Date: November 2, 2016

Contract No.: 170031
Contractor: EPS Group, Inc.

Contract Amendment No. One (1)
Procurement Officer: Cherie Odeski, CPPO, CPPB
Page 1 of 1

THIS CONTRACT IS AMENDED AS FOLLOWS:

EPS GROUP, INC.

CONTRACT NO. 170031

QUAIL CREEK COMMUNITY FACILITIES DISTRICT ENGINEER SERVICES

The Quail Creek Community Facilities District and EPS Group, Inc. wish to amend Contract No. 170031 as follows:

1. Effective November 15, 2016, Exhibit "C" of the Agreement shall be replaced by Exhibit "C" attached to this Amendment.

ALL OTHER PROVISIONS OF THE CONTRACT SHALL REMAIN IN THEIR ENTIRETY.

**CONTRACTOR HEREBY ACKNOWLEDGES
RECEIPT OF THE ABOVE-REFERENCED
CONTRACT AND UNDERSTANDING OF
THE ABOVE AMENDMENT**

**AMENDMENT IS HEREBY EXECUTED THIS
_____ DAY OF NOVEMBER, 2016, AT
SAHUARITA, ARIZONA**

Signature

District Chairman Duane Blumberg

Print Name and Title

ATTEST:

Company Name

Lisa Cole, MMC, District Clerk

Company Address

APPROVED AS TO FORM:

City State Zip

E-Mail Address

Daniel J. Hochuli, District Attorney

EXHIBIT C

COMPENSATION SCHEDULE FOR SERVICES

FEE SCHEDULE

(Effective through June 30, 2014)

ENGINEER shall invoice the CITY on a monthly basis for the actual hours spent by ENGINEER and/o his employees on various assignments as directed by the CITY. The hourly rates thus charged will be in accordance with the following schedule to include ENGINEER'S overhead, payroll costs, fringe benefits, profit and ordinary expenses such as copying, telephone, drafting materials, and other routine costs. Sub-consultant hourly rates may vary from those listed below and will be reviewed with the CITY Manager prior to engagement when possible. ENGINEER will invoice separately to CITY with prior authorization such extraordinary expenses as large printing costs, aerial photography, soils investigations, or other special consultant services required to complete the work. The invoices shall adequately describe the work accomplished and the costs of each item of work. The schedule of hourly rates shall be updated, if necessary, on an annual basis at the beginning of each fiscal year.

SCHEDULE OF COMPENSATION

General CITY Engineering, Planning and Development Coordination Services:

Principal Engineer.....	\$125.00
Project Engineer	\$115.00
Project Planner	\$110.00
Plan Reviewer.....	\$100.00
Associate Engineer.....	\$100.00
Senior Planner	\$100.00
Special Districts Manager	\$100.00
Construction Manager	\$100.00
Construction Inspector.....	\$95.00
Planner.....	\$95.00
CAD Drafter	\$90.00
Drafter	\$85.00
Technician	\$80.00
Clerical.....	\$65.00

Engineering Plan Review:

Plan Review (including pre- and final plats and improvement plans)	
For first review (per sheet).....	\$275.00
For second review	(included in fee for first review)
Subsequent reviews	Hourly
Report Review (Drainage, Water, Sewer, Traffic)	
For first review	\$900.00
For second review	(included in fee for first review)
Subsequent reviews	Hourly
Expedited Review	
For ten business day turnaround	2 times above rates

Building Safety Plan Review:

Plan Review	
For first review (per sheet).....	75% of plan check fee
For second review	(included in fee for first review)
Subsequent reviews	Hourly
Expedited Review	
For ten business day turnaround	2 times above rates