



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 Rancho 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 Rancho Sahuarita 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 (3) working days prior to the meeting to arrange the accommodation.

November 13, 2017
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 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**

Action recommended: approve the consent agenda recommendations.

- A. Approval of the June 26 and August 1, 2017 Rancho Sahuarita Community Facilities District Executive Session (Public Portion) and Regular Meeting Minutes.**
 - B. Approval of Amendment No. Two (2) to Cooperative Purchasing Contract No. 170030, with EPS Group, Inc., for the Rancho Sahuarita Community Facilities District Engineer Services, commencing October 11, 2017 and terminating October 10, 2018 in an amount not-to-exceed \$300,000.**
- 5. Discussion and possible action directing staff to prepare a study of the feasibility and benefits of issuance of the First Series of Bonds, in the approximate amount of up to \$7 million dollars, to acquire various segments of public infrastructure.**

Action recommended: approve the recommended action.

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.



District Board Agenda Communication

TO: Honorable Chairperson and District Board
FROM: Lisa Cole MMC, District Clerk
MEETING DATE: November 13, 2017
SUBJECT: Approval of the June 26 and August 1, 2017 Rancho Sahuarita Community Facilities District Executive Session (Public Portion) and Regular Meeting Minutes.

FINANCIAL / BUDGET SUMMARY

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. Rancho Sahuarita Community Facilities District Draft Meeting Minutes: 6/26/2017
2. Rancho Sahuarita Community Facilities District Executive Session (Public Portion) Minutes Draft: 6/26/2017
3. Rancho Sahuarita Community Facilities District Draft Meeting Minutes: 8/1/2017



District Board Meeting Minutes

RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT MEETING MINUTES JUNE 26, 2017

The District Board of the Rancho Sahuarita Community Facilities District met in the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, AZ on June 26, 2017.

1. Roll Call

The meeting was called to order at 6:39 PM by Chairperson Tom Murphy.

Attendee Name	Title	Status	Arrived
Tom Murphy	Chairperson	Present	
Melissa Hicks	Vice Chairperson	Present	
Duane Blumberg	Board Member	Present	
Bill Bracco	Board Member	Present	
Kara Egbert	Board Member	Present	
Gil Lusk	Board Member	Present	
Lynne Skelton	Board Member	Present	

Also in attendance were District Manager L. Kelly Udall, District Counsel Dan Hochuli, District Treasurer A.C. Marriotti, and District Clerk Lisa Cole.

2. Call to the Public

There were no speakers.

3. Consent Agenda

MOTION was made to approve the consent agenda recommendations.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Duane Blumberg, Board Member
SECONDER:	Kara Egbert, Board Member
AYES:	Murphy, Hicks, Blumberg, Bracco, Egbert, Lusk, Skelton

A. Approval of the November 14, 2016 Rancho Sahuarita Community Facilities District Meeting Minutes and the June 12, 2017 Rancho Sahuarita Community Facilities District Meeting Minutes.

4. Public hearing on feasibility report for certain public infrastructure to be constructed or acquired by the district.

District Counsel, Dan Hochuli, explained that as of June 16, the developer was no longer willing to consent to bond issuance and since both the board and the developer must consent to a bond issuance, no action could be taken on this item. Mr. Hochuli recommended holding the public hearing because it was advertised and published. Further, Mr. Hochuli outlined the infrastructure items that were included in the feasibility report and reported that the developer intended to build all or some the infrastructure included in the report and seek acquisition of the infrastructure by the District in the future.

Board Member Bracco expressed disappointment that the bond issuance would not move forward. He stated he would not have supported the formation of the District had he known bonds would not be issued prior to the beginning of development. He further specified his concern that future residents of the development may incur tax increases related to public infrastructure during their residency.

Board Member Skelton stated the purpose of a community facilities district was to provide enhanced infrastructure to benefit the affected tax payers. Board Member Skelton stated the formation of the District would not have been approved if she had known the developer was unwilling to work with the District to offer enhanced infrastructure. She concluded that she was disappointed with the process.

Vice Chairperson Hicks echoed the comments of Board Member Bracco voicing concerns regarding the potential for increased tax rates.

Board Member Egbert expressed disappointment at the disintegration of the collaborative process between the District and the developer.

Board Member Lusk concluded the developer and the District had nothing further to discuss until further discussion and dialogue was had to move the process forward. Board Member Lusk emphasized the need to inform future residents of potential tax increases within community facilities districts.

Mr. Hochuli and A.C. Marriotti, District Treasurer, responded to comments and questions.

Chairperson Murphy opened the public hearing and seeing no motion closed the public hearing.

No action was taken.

5. Consideration and possible adoption of Resolution No. 2017-0009 approving a feasibility report and the public infrastructure described therein; authorizing the sale and issuance of not to exceed \$7,800,000 aggregate principal amount of general obligation bonds, series 2017; approving the form and authorizing the execution and delivery of a first amendment to district development, financing participation and intergovernmental agreement, a series 2017 standby contribution agreement, a series 2017 depository agreement, a series 2017 indenture of trust and security agreement, and certain other documents; awarding the bonds to the purchaser thereof; delegating the determination of certain terms of the bonds and matters related thereto to the

district manager and authorizing the subsequent levying of an ad valorem property tax with respect to the bonds.

Dan Hochuli, District Council, confirmed the developer withdrew the application for a proposed bond issuance in the amount of \$7,669,060 and concluded there was no action to take.

No action was taken.

- 6. Public Hearing and possible adoption of Resolution No. 2017-0008, approving a final budget for Fiscal Year 2018 in the amount of \$7,699,060, pursuant to Section 48-716, Arizona Revised Statutes, as amended; ordering that an ad valorem tax be fixed, levied and assessed on the assessed value of all the real and personal property within the boundaries of the District in amounts specified in the filed statements and estimates; providing for certified copies of this resolution and order to be delivered to the Pima County Board of Supervisors and the Arizona Department of Revenue; and providing that this resolution shall be effective after its passage and approval according to law.**

A.C. Marriotti, District Treasurer, reviewed the tentative budget for fiscal year 2018 for final adoption by the District Board.

Chairperson Murphy opened the public hearing and seeing no motion, closed the public hearing.

MOTION was made to adopt Resolution No. 2017-0008.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Melissa Hicks, Vice Chairperson
SECONDER:	Bill Bracco, Board Member
AYES:	Murphy, Hicks, Blumberg, Bracco, Egbert, Lusk, Skelton

7. Adjournment

Chairperson Murphy adjourned the meeting at 7:14 PM.

Chairperson Tom Murphy

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 Rancho Sahuarita Community Facilities District held on the 26th

day of June 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 13th day of November, 2017.

Lisa Cole, MMC
District Clerk

Draft

Attachment: Rancho Sahuarita Community Facilities District Draft Meeting Minutes: 6/26/2017 (Approval of Minutes)



District Board Meeting Minutes

RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT EXECUTIVE SESSION (PUBLIC PORTION) MEETING MINUTES JUNE 26, 2017

The District Board of the Rancho Sahuarita Community Facilities District met in the Executive Conference Room, 375 W Sahuarita Center Way, Sahuarita, Arizona on June 26, 2017.

1. Call to Order

The meeting was called to order at 5:35 p.m. by Chairperson Tom Murphy.

2. Roll Call

Attendee Name	Title	Status	Arrived
Tom Murphy	Chairperson	Present	
Melissa Hicks	Vice Chairperson	Present	
Duane Blumberg	Board Member	Present	
Bill Bracco	Board Member	Present	
Kara Egbert	Board Member	Present	
Gil Lusk	Board Member	Absent	
Lynne Skelton	Board Member	Present	

Also in attendance were District Manager L. Kelly Udall, District Counsel Dan Hochuli, District Treasurer A.C. Marriotti and District Clerk Lisa Cole.

MOTION was made to convene in executive session.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Bracco, Board Member
SECONDER:	Duane Blumberg, Board Member
AYES:	Murphy, Hicks, Blumberg, Bracco, Egbert, Skelton
ABSENT:	Gil Lusk, Board Member

EXECUTIVE SESSION

- Executive Session pursuant to A.R.S. § 38-431.03 (A) (3) and (4) for discussion and consultation for legal advice with the District Counsel, and for discussion and consultation with the District Counsel in order to consider the District's position and instruct the counsel regarding the District's position regarding a contract that is the subject of negotiations, specifically the First Amendment to

District Development, Financing Participation and Intergovernmental Agreement (Rancho Sahuarita Community Facilities District).

The District Board met in executive session at approximately 5:37 p.m. for discussion and consultation for legal advice with the District Counsel, and for discussion and consultation with the District Counsel in order to consider the Board's position and instruct the attorney regarding the Board's position regarding a contract that is the subject of negotiations, specifically the First Amendment to District Development, Financing Participation and Intergovernmental Agreement (Rancho Sahuarita Community Facilities District).

4. Adjournment

Chairperson Tom Murphy adjourned the meeting at approximately 6:26 p.m.

Chairperson Tom Murphy

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 Rancho Sahuarita Community Facilities District held on the 26th day of June 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 13th day of November, 2017.

Lisa Cole, MMC
District Clerk



District Board Meeting Minutes

RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT MEETING MINUTES AUGUST 1, 2017

The District Board of the Rancho Sahuarita Community Facilities District met in the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, Arizona on August 1, 2017.

1. Call to Order

The meeting was called to order at 3:06 p.m. by Chairperson Tom Murphy.

2. Roll Call

Attendee Name	Title	Status	Arrived
Tom Murphy	Chairperson	Present	
Melissa Hicks	Vice Chairperson	Present	
Duane Blumberg	Board Member	Present	
Bill Bracco	Board Member	Present	
Kara Egbert	Board Member	Absent	
Gil Lusk	Board Member	Absent	
Lynne Skelton	Board Member	Absent	

Also in attendance were District Counsel Dan Hochuli, District Treasurer and Acting District Manager A.C. Marriotti and District Clerk Lisa Cole.

3. Possible action to replace Exhibit B to Resolution No. 2017-0008, amending the tax levy for the District from \$4.9900 to \$0.3000.

Dan Hochuli, District Counsel, explained the District Board voted to adopt Resolution No. 2017-0008, adopting the Fiscal Year 2018 Budget on June 26, 2017. However, Exhibit B to the Resolution as presented in the meeting packet set the tax rate at \$4.99 per \$100.00 assessed value, instead of the amended tax rate at \$0.30 for operation and maintenance only. The change to the exhibit was needed due to the developer withdrawing its consent to the bond issuance immediately before meeting packet distribution. The Finance Department submitted a revised Exhibit B to the Resolution to reflect the change, but the original Exhibit B was submitted to the Clerk's office, reflecting the erroneous higher tax rate and was presented to the board in the packet.

Mr. Hochuli requested approval of the Exhibit B amendment to Resolution No. 2017-0008, reflecting the tax for operation and maintenance only.

District Treasurer and Acting District Manager A.C. Marriotti informed the District Board that when the budget was presented at the June 26, 2017 meeting, the \$0.30 for operation and maintenance tax was reflected in the presentation.

MOTION was made to approve the amendment of Exhibit B to Resolution No. 2017-0008 reflecting only tax for operation and maintenance.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Bracco, Board Member
SECONDER:	Duane Blumberg, Board Member
AYES:	Murphy, Hicks, Bracco, Blumberg
ABSENT:	Egbert, Lusk, Skelton

4. Adjournment

Chairperson Tom Murphy adjourned the meeting at 3:11 p.m.

Chairperson Tom Murphy

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 Rancho Sahuarita Community Facilities District held on the 1st day of August 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 13th day of November, 2017.

Lisa Cole, MMC
District Clerk

Attachment: Rancho Sahuarita Community Facilities District Draft Meeting Minutes: 8/1/2017 (Approval of Minutes)



District Board Agenda Communication

TO: Honorable Chairperson and District Board

FROM: M. J. Dillard, District Engineer

MEETING DATE: November 13, 2017

SUBJECT: **Approval of Amendment No. Two (2) to Cooperative Purchasing Contract No. 170030, with EPS Group, Inc., for the Rancho Sahuarita Community Facilities District Engineer Services, commencing October 11, 2017 and terminating October 10, 2018 in an amount not-to-exceed \$300,000.**

FINANCIAL / BUDGET SUMMARY

Quail Creek CFD

STAFF RECOMMENDATION

Staff recommends approval of Amendment No. Two (2) to Contract No. 170030.

SUGGESTED MOTION

I move to approve Amendment No. Two (2) to Contract No. 170030.

DISCUSSION

In accordance with A.R.S. § 48-913, a qualified engineer shall be appointed or employed as District Engineer and his compensation fixed by the Board of Directors. Claims of the District Engineer for compensation or expenses, approved by the Board of Directors shall be reimbursed out of the funds of the District.

In general terms, the role of the District Engineer is to ensure projects are bid, managed, inspected, built, and closed out in a manner that facilitates reimbursement, and that the RSCFD is reimbursing the Developer only those costs associated with the infrastructure that are legitimate and eligible for reimbursement. In cases where the RSCFD elects to construct the infrastructure, the District Engineer would aid Town staff in the delivery of eligible projects.

The Cooperative Purchasing Agreement with the City of Litchfield Park allows utilization of their Agreement with EPS Group, Inc. Services for the contract term, October 11, 2017 through October 10, 2018; not-to-exceed \$300,000. The contract allows for an option to renew on an annual basis and in accordance with Resolution 2004-0001, a change in the District Engineer requires thirty (30) days

Rancho Sahuarita Community Facilities District Agenda Communication

written notice to the Municipality, the District, and the LLLP or the LLLC. There is no guarantee that work will be awarded.

ATTACHMENTS

1. Amendment No. Two (2) to Contract No. 170030



CONTRACT AMENDMENT

Rancho Sahuarita Community Facilities District
Procurement Department
375 W. Sahuarita Center Way
Sahuarita, AZ 85629
(520) 822-8824
Issue Date: October 30, 2017

Contract No.: 170030
Contractor: EPS Group, Inc.

Contract Amendment No. Two (2)
Procurement Officer: Cherie Odeski, CPPO, CPPB
Page 1 of 1

THIS CONTRACT IS AMENDED AS FOLLOWS:

EPS GROUP, INC.

CONTRACT NO. 170030

RANCHO SAHUARITA COMMUNITY
FACILITIES DISTRICT ENGINEER SERVICES

Pursuant to Contract No. 170030 Rancho Sahuarita Community Facilities District Engineer Services, Section 2, Term the parties hereby agree to extend this contract for the period of October 11, 2017 through October 10, 2018. The one year extension will be for an amount not to exceed \$300,000.00.

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, 2017, AT
SAHUARITA, ARIZONA

Signature

District Chairman Tom Murphy

WOODROW C. SCOUTTEN, PRINCIPAL
ENGINEER

Print Name and Title

ATTEST:

EPS GROUP, INC.

Company Name

Lisa Cole, MMC, District Clerk

125 S. AVONDALE BLVD, #115

Company Address

AVONDALE AZ 85323

City

State

Zip

APPROVED AS TO FORM:

WOODY.SCOUTTEN@EPSGROUPINC.COM

E-Mail Address

Daniel J. Hochuli, District Attorney

Attachment: Amendment No. Two (2) to Contract No. 170030 (Contract 170030 District Engineer)



District Board Agenda Communication

TO: Honorable Chairperson and District Board

FROM: L. Kelly Udall, District Manager

MEETING DATE: November 13, 2017

SUBJECT: Discussion and possible action directing staff to prepare a study of the feasibility and benefits of issuance of the First Series of Bonds, in the approximate amount of up to \$7 million dollars, to acquire various segments of public infrastructure.

FINANCIAL / BUDGET SUMMARY

Bond Proceeds up to \$7 million.

STAFF RECOMMENDATION

Board's Pleasure.

SUGGESTED MOTION

I move to direct the District Manager to prepare a feasibility study for the issuance of debt to acquire the following infrastructure:

Avenida Mitla Phase 1 & 2 Improvements

Placita Fara Improvements

Rancho Sahuarita Crosswalk Improvements

Rancho Sahuarita Blvd. Region 6 Phase 1 & 2 Improvements

DISCUSSION

A.R.S. § 48-715 provides that before constructing or acquiring any infrastructure, the CFD Board shall “cause a study of the feasibility and benefits of the project ...” The Developer has provided the District with a proposal, outlined below, and staff has brought this matter to the Board in order to determine whether the Board would like staff to prepare a feasibility report, and if so, what projects should the report include.

The Developer’s submittal proposes that the district issue the first series of bonds not to exceed the principal amount of \$7 million, prior to March of 2018. The Developer asks that the bond proceeds be used to acquire the following public infrastructure upon completion:

Rancho Sahuarita Community Facilities District Agenda Communication

- Avenida Mitla Phase 1 & 2 Improvements
- Placita Fara Improvements
- Rancho Sahuarita Crosswalk Improvements
- Rancho Sahuarita Blvd. Region 6 Phase 1 & 2 Improvements
- Optional Public Town Park

Summary details about these public improvements are attached. The District Board may discuss and consider each of these proposed improvements, as well as other public infrastructure improvements within the district, and direct staff to prepare a feasibility report, and should specify what infrastructure to include in the report.

If staff is directed to proceed with a feasibility report, we will retain the services of our consultants, our financial advisor and bond attorney, and prepare the report. The report will include a description of the public infrastructure to be constructed or acquired and all other information useful to understand the project, a map showing, in general, the location of the project, an estimate of the cost to construct, acquire, operate and maintain the project, an estimated schedule for completion of the project, a map or description of the area to be benefited by the project and a plan for financing the project.

Upon completion of the feasibility report, the District must hold a public hearing to allow comment upon it, and then must act upon it, within certain timelines. If approved, the District Board will be presented with a bond resolution authorizing the sale of the bonds and acquisition of the infrastructure.

ATTACHMENTS

1. Proposal for the Issuance of the District's First Series of Bonds

PROPOSAL
For the Issuance of
Not to Exceed \$7,000,000 Principal Amount
OF
RANCHO SAHUARITA
COMMUNITY FACILITIES DISTRICT
(SAHUARITA, ARIZONA)
GENERAL OBLIGATION BONDS,
SERIES 2017

Submitted
October 5, 2017

DESCRIPTION OF PUBLIC INFRASTRUCTURE PROPOSED TO BE ACQUIRED BY THE DISTRICT

1: Avenida Mitla Ph. 1 Road Improvements

~1,100 linear feet west and north of Rancho Sahuarita Blvd. at Avenida Mitla Rd. including: improvement costs for the grading/retaining walls, subgrade material, two-lane roadway section surface pavement, curbs, sidewalks including handicap ramps on both sides of roadway, drainage facilities, landscaping, public sewer improvements, curb cuts to access adjacent parcels, required regulatory signage, and striping. Shall also include costs concerning the engineering design, survey, construction observation, material testing, applicable State and municipal fees associated with the project.

2: Placita Fara Road Improvements

~180 linear feet west of La Villita Rd., approximately one-quarter mile north of Sahuarita Rd. and west of La Villita Rd. including: improvement costs for the grading, subgrade material, two-lane roadway section surface pavement, northbound left-turn lane into the Entrada la Villita subdivision, curbs, sidewalks including handicap ramps on both sides of roadway, drainage facilities, one concrete arch structure including decorative masonry columns and steel railing, landscape improvements, public sewer improvements, required regulatory signage, and striping. Shall also include costs concerning the engineering design, survey, construction observation, material testing, applicable State and municipal fees, associated with the project.

3: Calle Las Tunas/Rancho Sahuarita Blvd. Crosswalk

To facilitate pedestrian crossing on Rancho Sahuarita Blvd. at Calle Las Tunas/Avenida Mitla including: regulatory signage, dusk to dawn lighting improvements, crosswalk striping, handicap ramp improvements, and median improvements. Shall also include costs concerning the engineering design, survey, construction observation, material testing, applicable State and municipal fees, associated with the project.

4: Region 6 Rancho Sahuarita Blvd. Road Improvements (Phase 7A)

~1,800 lineal feet south of Sahuarita Road Including: improvement costs for the grading, subgrade material, four-lane roadway section surface pavement, curbs, 8' sidewalks including handicap ramps on both sides of roadway, drainage facilities, three (3) concrete arch structures including decorative masonry columns and steel railing, median and curb to sidewalk landscaping, public sewer improvements, conduit for future fully signalized traffic light intersection at the future Sahuarita Center Way intersection, curb cuts to access both future commercial and residential projects, required regulatory signage, and striping. Shall also include costs concerning the engineering design, survey, construction observation, material testing, and applicable State and municipal fees associated with the project.

5: Region 6 Rancho Sahuarita Blvd. Road Improvements (Phase 7B)

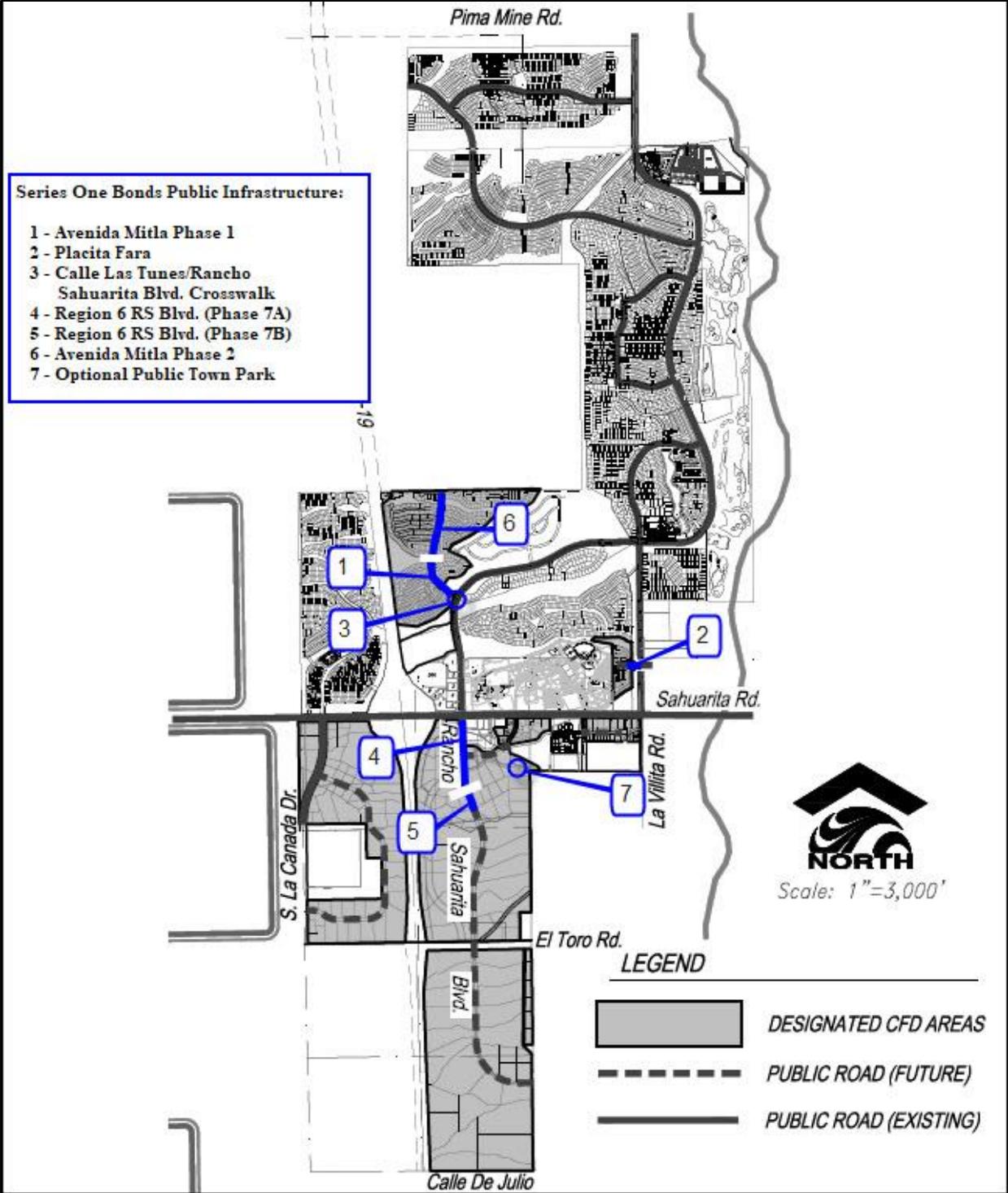
~700 lineal feet south of Phase 7A Rancho Sahuarita Blvd. Road Improvements including: improvement costs for the grading, subgrade material, surface pavement, curbs, 8' sidewalks including handicap ramps on both sides of roadway, drainage facilities, one (1) concrete arch structure including decorative masonry columns and steel railing, median and curb to sidewalk landscaping, steel sleeve for future public sewer improvements, curb cuts to access adjacent parcels, required regulatory signage, and striping. Shall also include costs concerning the engineering design, survey, construction observation, material testing, and applicable State and municipal fees associated with the project.

6: Avenida Mitla Ph. 2 Road Improvements

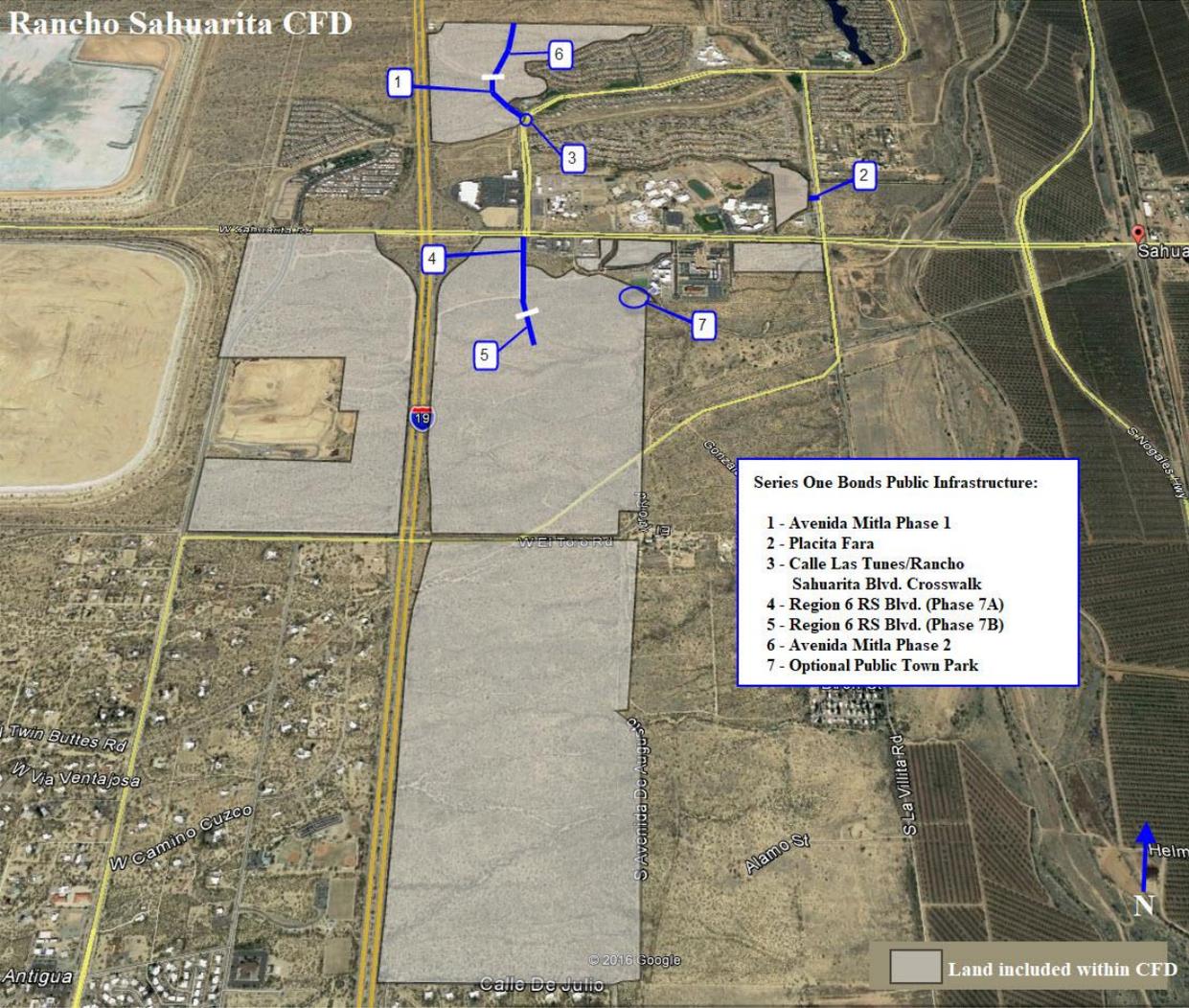
~1,800 linear feet north of Rancho Sahuarita Blvd. extending Avenida Mitla Rd. including: improvement costs for the grading, subgrade material, two-lane roadway section surface pavement, curbs, sidewalks including handicap ramps on both sides of roadway, drainage facilities, the extension of one concrete arch structure including decorative masonry columns and steel railing, landscaping, sleeving for future public sewer improvements, curb cuts to access adjacent parcels, required regulatory signage, and striping. Shall also include costs concerning the engineering design, survey, construction observation, material testing, and applicable State and municipal fees, associated with the project.

7: Optional Public Town Park

In addition to utilizing a portion of the Sahuarita Unified School District dedicated property, the optional park shall include the dedication of up to 2 acres, one shaded tot-lot with play equipment, a performing arts pavilion that will include a splash pad, terraced lawn (either grass or artificial turf), stage, restroom facility, and parking, one concrete arch structure including decorative masonry columns and steel railing, pedestrian footbridge and trails, drainage improvements, landscaping and hardscaping. It shall also include costs concerning the engineering and landscape design, survey, construction observation, material testing, and applicable State and municipal fees, associated with the project.



Attachment: Proposal for the Issuance of the District's First Series of Bonds (Feasibility Study)



**ESTIMATE OF COST AND
SCHEDULE FOR ACQUISITION
OF PUBLIC INFRASTRUCTURE**

Listed below are estimated costs of site acquisition, design and construction and the anticipated dates for completion of the construction of the Public Infrastructure. The Developer will pay additional costs necessary to complete construction of the Public Infrastructure.

Upon acquisition by the District, the District will dedicate or otherwise transfer all portions of the Public Infrastructure to the Town for on-going operations and maintenance as outlined in the CFD Development Agreement. The District has levied an operations and maintenance tax of \$0.30 per \$100 of limited assessed valuation to fund the costs of the expenses thereof as outlined in the CFD Development Agreement.

Description	Estimated Cost ^(a)	Estimated Completion Date ^(a)
1: Avenida Ph. 1 Road Improvements	\$805,000	December 2017
2: Placita Fara Road Improvements	515,000	December 2017
3: Calle Las Tunas/Rancho Sahuarita Blvd. Crosswalk	90,000	December 2017
4: Region 6 Rancho Sahuarita Blvd. Road Improvements (Phase 7A)	1,850,000	September 2018
5: Region 6 Rancho Sahuarita Blvd. Road Improvement (Phase 7B)	1,000,000	September 2018
6: Avenida Mitla Ph. 2 Road Improvements	1,175,000	September 2018
Total:	\$5,435,000	
7: Optional Public Town Park	1,000,000	September 2018
Total including Optional Town Park:	\$6,435,000	

^(a) Costs for the Public Infrastructure and Completion Dates are estimated and once under contract are subject to change due to change orders and unforeseen events.



CFD Project Proposal

2018 Series Bonds not to exceed \$7,000,000



Intent to Form CFD - A.R.S. § 48-702

- Proposal to issue up to \$7 million municipal bonds
 - Acquisition of infrastructure valued at approximately \$6.5 million
 - Includes an optional park estimated at \$1 million
 - Also cover the costs of issuance, estimated at approximately \$500,000
 - Proposed bond issue by March, 2018



1 & 6 Avenida Mitla Phase 1 & 2 Road Improvements

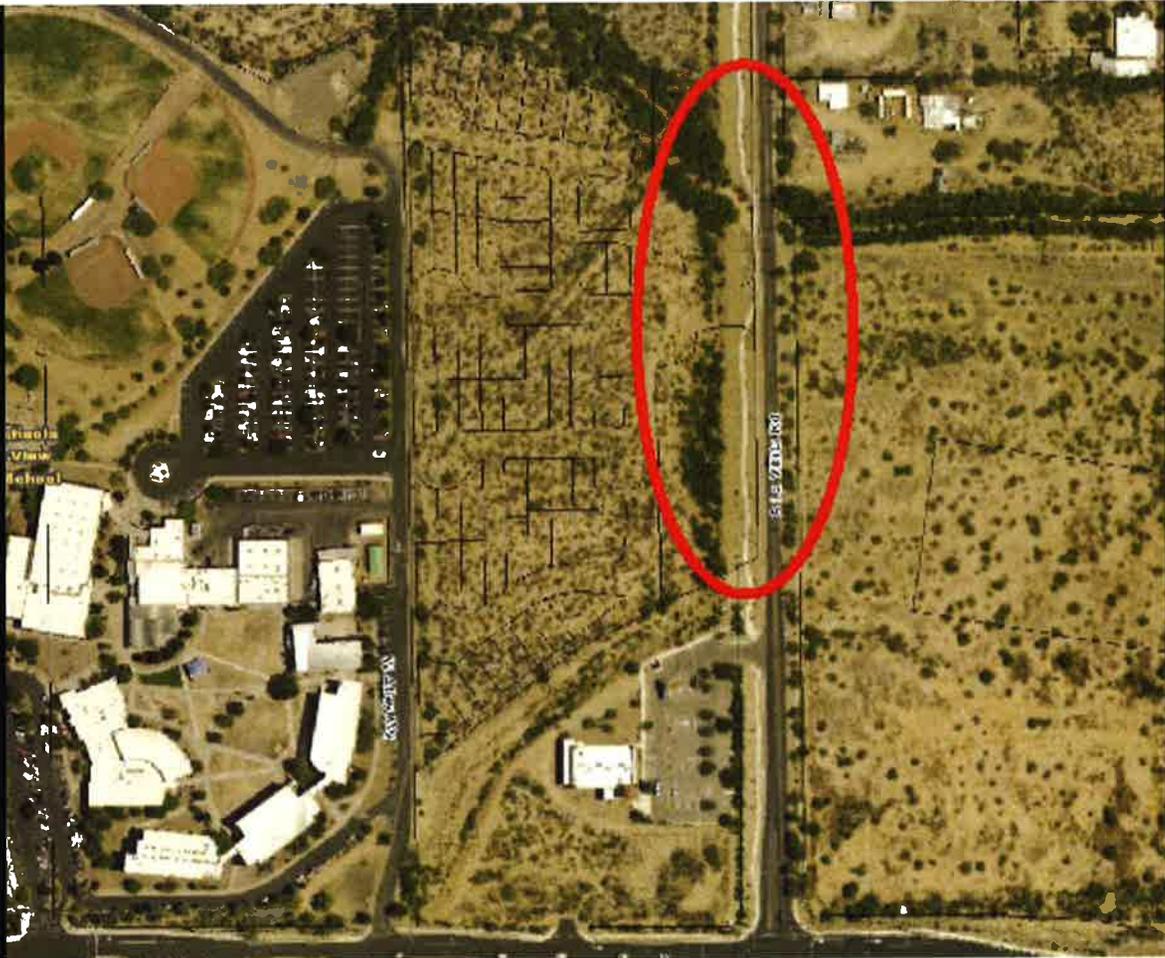
~2,900 linear feet west and north of Rancho Sahuarita Blvd. at Avenida Mitla Rd. including: improvement costs for the grading/retaining walls, subgrade material, two-lane roadway section surface pavement, curbs, sidewalks including handicap ramps on both sides of roadway, drainage facilities, landscaping, public sewer improvements, curb cuts to access adjacent parcels, required regulatory signage, and striping. Shall also include costs concerning the engineering design, survey, construction observation, material testing, applicable State and municipal fees associated with the project.



2: Placita Fara Road Improvements

~180 linear feet west of La Villita Rd., approximately one-quarter mile north of Sahuarita Rd. and west of La Villita Rd. including: improvement costs for the grading, subgrade material, two-lane roadway section surface pavement, northbound left-turn lane into the Entrada la Villita subdivision, curbs, sidewalks including handicap ramps on both sides of roadway, drainage facilities, one concrete arch structure including decorative masonry columns and steel railing, landscape improvements, public sewer improvements, required regulatory signage, and striping. Shall also include costs concerning the engineering design, survey, construction observation, material testing, applicable State and municipal fees, associated with the project.





TOWN OF
Sahuarita

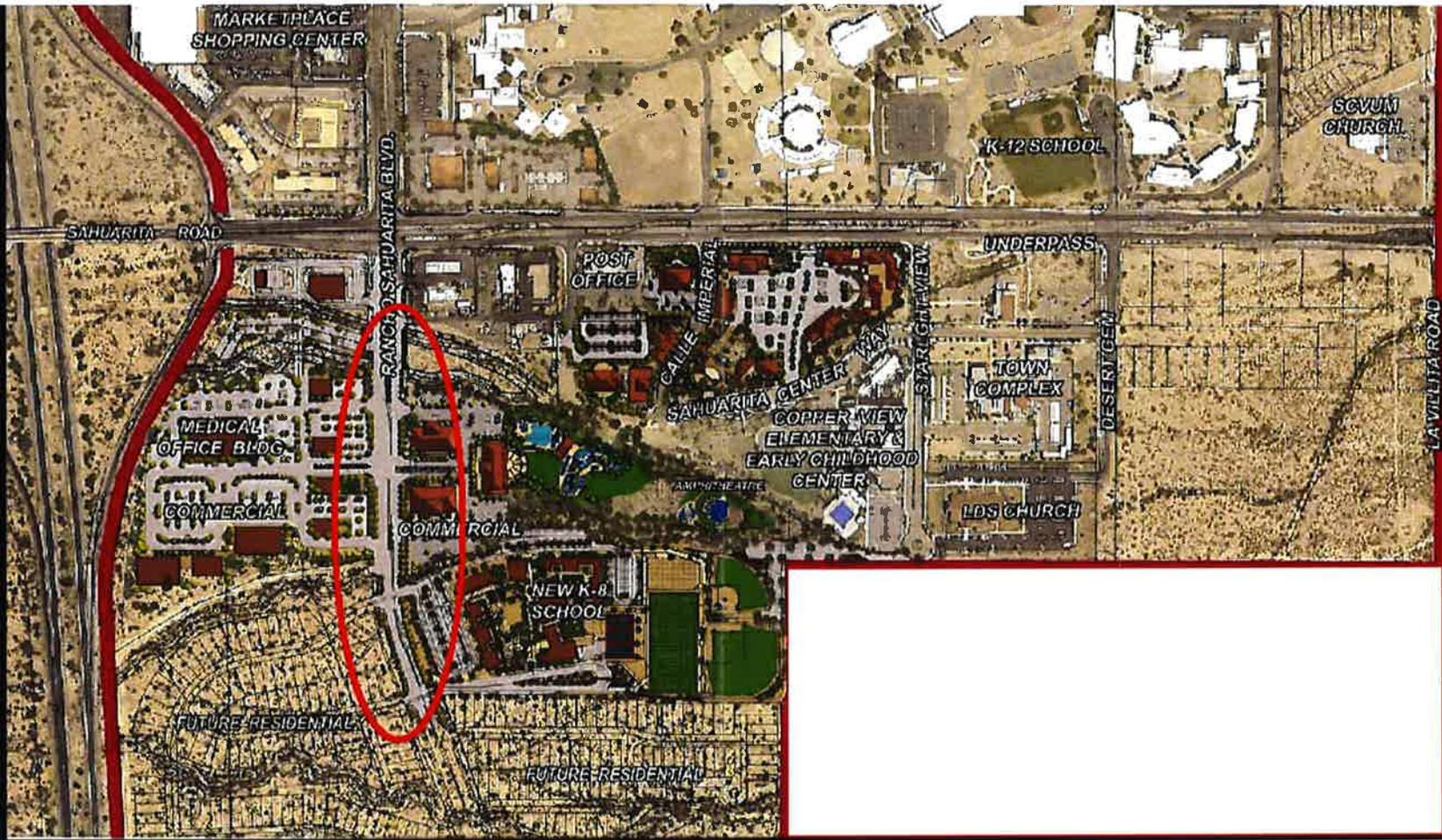
3: Calle Las Tunas/RS Blvd. Crosswalk

To facilitate pedestrian crossing on Rancho Sahuarita Blvd. at Calle Las Tunas/Avenida Mitla including: regulatory signage, dusk to dawn lighting improvements, crosswalk striping, handicap ramp improvements, and median improvements. Shall also include costs concerning the engineering design, survey, construction observation, material testing, applicable State and municipal fees, associated with the project.

4 & 5: Region 6 RS Blvd. Ph 1&2 Road Improvements

~2,500 lineal feet south of Sahuarita Road Including: improvement costs for the grading, subgrade material, four-lane roadway section surface pavement, curbs, 8' sidewalks including handicap ramps on both sides of roadway, drainage facilities, four concrete arch structures including decorative masonry columns and steel railing, median and curb to sidewalk landscaping, public sewer improvements, conduit for future fully signalized traffic light intersection at the future Sahuarita Center Way intersection, sewer sleeve, curb cuts to access both future commercial and residential projects, required regulatory signage, and striping. Shall also include costs concerning the engineering design, survey, construction observation, material testing, and applicable State and municipal fees associated with the project.



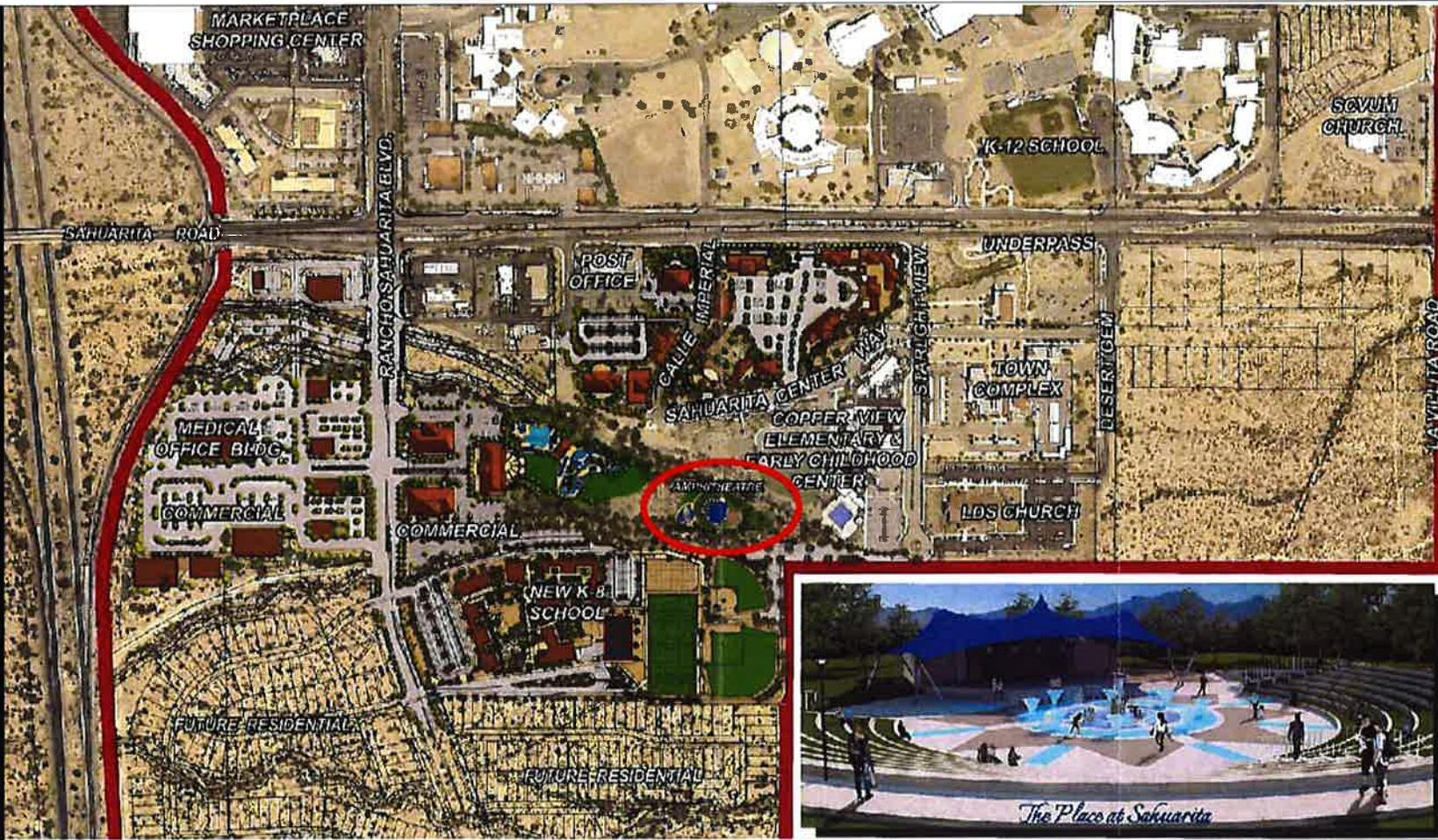


TOWN OF
Sahuarita

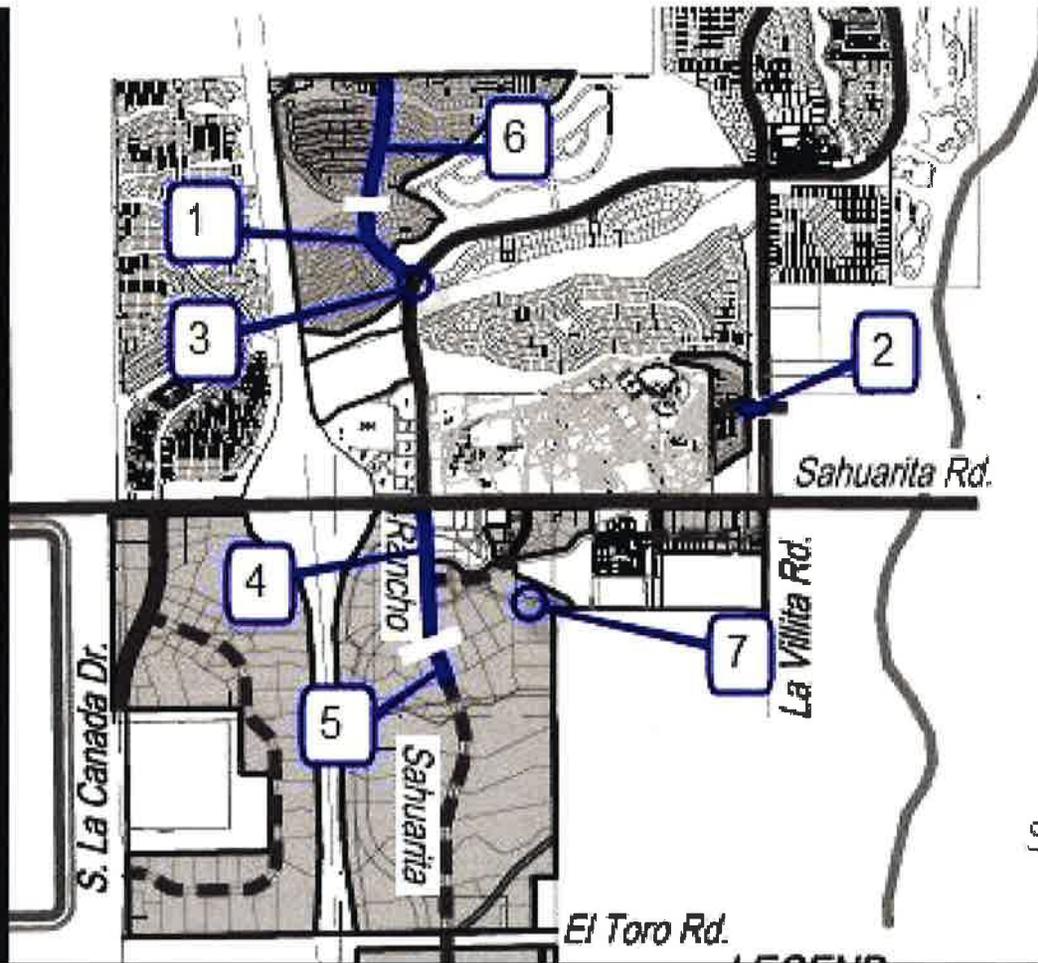
4: Optional Public Town Park

In addition to utilizing a portion of the Sahuarita Unified School District dedicated property, the optional park shall include the dedication of up to 2 acres, one shaded tot-lot with play equipment, a performing arts pavilion that will include a splash pad, terraced lawn (either grass or artificial turf), stage, restroom facility, and parking, one concrete arch structure including decorative masonry columns and steel railing, pedestrian footbridge and trails, drainage improvements, landscaping and hardscaping. It shall also include costs concerning the engineering and landscape design, survey, construction observation, material testing, and applicable State and municipal fees, associated with the project.





TOWN OF
Sahuarita



NORTH

Scale: 1"=3,000'

TOWN OF
Sahuarita

Description	Estimated Cost ^(a)	Estimated Completion Date ^(a)
1: <u>Avenida Ph. 1</u> Road Improvements	\$805,000	December 2017
2: <u>Placita Fara</u> Road Improvements	515,000	December 2017
3: <u>Calle Las Tunas/Rancho Sahuarita Blvd.</u> Crosswalk	90,000	December 2017
4: Region 6 Rancho Sahuarita Blvd. Road Improvements (Phase 7A)	1,850,000	September 2018
5: Region 6 Rancho Sahuarita Blvd. Road Improvement (Phase 7B)	1,000,000	September 2018
6: <u>Avenida Mitla Ph. 2</u> Road Improvements	1,175,000	September 2018
Total:	\$5,435,000	
7: Optional Public Town Park		
Total:	1,000,000	September 2018
Total including Optional Town Park:	\$6,435,000	





TOWN OF
Sahuarita