



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.

June 26, 2017
REGULAR MEETING AGENDA
AT OR AFTER 6:30 P.M.

1. Roll Call

2. 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.

3. Consent Agenda

Action recommended: approve the consent agenda recommendations.

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.

Action recommended: conduct the public hearing.

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.

Action recommended: adopt the resolution.

6. **Public Hearing and possible approval 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.**

Action recommended: adopt the resolution.

7. 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 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:

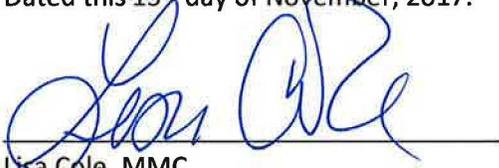
Lisa Cole, MMC
District Clerk

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