



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.

May 29, 2018
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**

- A. Approval of the May 14, 2018 Rancho Sahuarita Community Facilities District Meeting Minutes.**

Action recommended: approve the consent agenda recommendations.

- 5. Public hearing, discussion and possible adoption of Resolution No. 2018-0012, approving a final budget for Fiscal Year 2019 in the amount of \$4,457,130 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.

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: May 29, 2018
SUBJECT: Approval of the May 14, 2018 Rancho Sahuarita Community Facilities District 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. Draft Minutes from 5-14-18 Meeting



District Board Meeting Minutes

RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT MEETING MINUTES MAY 14, 2018

The District Board of the Rancho Sahuarita Community Facilities District met in the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, AZ on May 14, 2018.

1. Call to Order

The meeting was called to order at 7:18 PM 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	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.

3. Call to the Public

No speakers were present.

4. Consent Agenda

MOTION was made to approve the consent agenda.

RESULT:	APPROVED
MOVER:	Bill Bracco, Board Member
SECONDER:	Kara Egbert, Board Member
AYES:	Murphy, Hicks, Blumberg, Bracco, Egbert, Lusk, Skelton

A. Approval of the March 12, 2018 Rancho Sahuarita Community Facilities District Regular Meeting Minutes.

- 5. Possible adoption of Resolution No. 2018-0011, approving a tentative budget for fiscal year 2019 in the amount of \$4,457,130 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 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 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 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 presented the tentative district budget for fiscal year 2019 in the amount of \$4,457,130. Mr. Marriotti also announced that a public hearing and final budget adoption were scheduled for the District Board meeting on May 29, 2018.

A copy of the presentation was distributed at the meeting.

MOTION was made to adopt Resolution No. 2018-0011.

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

6. Adjournment

Chairperson Tom Murphy adjourned the meeting at 7:27 PM.

Attachment: Draft Minutes from 5-14-18 Meeting (Approval of Minutes)

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 14th day of May, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 29th day of May, 2018.

Lisa Cole, MMC
District Clerk

Attachment: Draft Minutes from 5-14-18 Meeting (Approval of Minutes)



District Board Agenda Communication

TO: Honorable Chairperson and District Board

FROM: A.C. Marriotti, District Treasurer

MEETING DATE: May 29, 2018

SUBJECT: **Public hearing, discussion and possible adoption of Resolution No. 2018-0012, approving a final budget for Fiscal Year 2019 in the amount of \$4,457,130 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.**

FINANCIAL / BUDGET SUMMARY

Rancho Sahuarita CFD: Establishing Budget at \$4,457,130.

STAFF RECOMMENDATION

Staff recommends adoption of Resolution No. 2018-0012.

SUGGESTED MOTION

I move to adopt Resolution No. 2018-0012.

DISCUSSION

This resolution has the effect of approving the 2019 budget for the Rancho Sahuarita Community Facilities District in the amount of \$4,457,130 and to establish a tax levy of \$4.99 per \$100 of net assessed valuation on property within the District. There have been no changes to the Tentative Budget, which was approved by Resolution 2018-0011 at the May 14th Board meeting.

The District, although a legally separate entity, is considered a blended component unit of the Town of Sahuarita for financial reporting purposes. Accordingly, the Town has established a separate fund (i.e., special revenue fund) to incorporate the District's financial records into the Town's financial reporting entity.

Revenues

Rancho Sahuarita Community Facilities District Agenda Communication

The budget includes a total property tax levy of \$4.99 per \$100 of net assessed valuation on property located within the District's boundaries, as follows:

- \$4.69 per one hundred dollars of net assessed valuation to pay for annual debt service obligations, pursuant to the District's development agreement, and
- \$0.30 per one hundred dollars of net assessed valuation to pay for District operating and maintenance costs.

The District's net assessed valuation is \$1,184,469. At the aforementioned tax rate, property taxes in 2019 will total \$57,620 after allowances for uncollected amounts.

The budget includes \$344,320 in developer contributions, pursuant to the District's development agreement, which will cover any funding shortfalls, namely those associated with debt.

ATTACHMENTS

1. RSCFD Resolution No. 2018-0012
2. FY2019 RSCFD Final Budget Presentation

**RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT
RESOLUTION NO. 2018-0012**

A RESOLUTION OF THE DISTRICT BOARD OF THE RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, APPROVING A *FINAL BUDGET FOR FISCAL YEAR 2019* IN THE AMOUNT OF \$4,457,130 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.

WHEREAS, on March 24, 2014, the Rancho Sahuarita Community Facilities District (“RSCFD”) was formed, a community facilities district in accordance with Section 48-701 et seq., Arizona Revised Statutes, as amended; and

WHEREAS, RSCFD is a special purpose district for purposes of Article IX, Section 19, Constitution of Arizona, a tax-levying public improvement district for the purposes of Article XIII, Section 7, Constitution of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1., 3.2, 4 and 5, Arizona Revised Statutes, as amended, and [except as otherwise provided in Section 48-708(B), Arizona Revised Statutes, as amended] is considered to be a municipal corporation and political subdivision of the State of Arizona, separate and apart from the Town; and

WHEREAS, a primary purpose for creating RSCFD was to finance certain public infrastructure needed for the development known as “Rancho Sahuarita” through assessment of ad valorem taxes on all real and personal property within RSCFD; and

WHEREAS, in accordance with Sections 48-719 and 48-723, Arizona Revised Statutes, as amended, a special election was held on August 12, 2014, wherein the qualified electors of RSCFD voted to issue general obligation bonds in the maximum amount of \$60,000,000 to cover costs of public infrastructure purposes and to levy and collect an annual ad valorem tax at a rate not to

exceed thirty cents (30¢) per one hundred dollars (\$100) of assessed valuation for operation and maintenance expenses of RSCFD; and

WHEREAS, by Resolution No. 2018-0011, adopted on May 14, 2018, the District Board of RSCFD (a) approved a tentative budget for FY 2019, (b) filed required statements and estimates of operation and maintenance expenses of RSCFD, the costs of capital improvements to be financed by the authorized 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 RSCFD, (c) set a date for a public hearing on the tentative budget and particularly, on the portions of the statements and estimates not relating to debt service on general obligation bonds, and (d) provided for notice of the filing and of the public hearing date; and

WHEREAS, at the conclusion of the public hearing, the District Board of RSCFD voted to adopt the final budget for FY 2019 by this Resolution No. 2018-0012, and ordered the fixing, levying and assessment of the amounts to be raised by ad valorem taxes.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT AS FOLLOWS:

1. That certain proposed budget prepared by the RSCFD Treasurer for Fiscal Year 2019, attached hereto and expressly made a part hereof as Exhibit "A", is hereby finally adopted.
2. It is hereby ORDERED that, in FY 2019, an ad valorem tax be fixed, levied and assessed on the assessed value of all the real and personal property within the boundaries of RSCFD in the amounts set forth in the statements and estimates attached hereto and expressly made a part hereof as Exhibit "B".
3. Certified copies of the Resolution and Order shall be delivered to Pima County (inasmuch as the tax levy must be filed by the Pima County Board of Supervisors on or before the third Monday in August).
4. If any provision in this Resolution is held invalid by a Court of competent jurisdiction, the remaining provisions shall not be affected but shall continue in full force and effect.
5. This Resolution shall be effective after its passage and approval according to law.

[SEE NEXT PAGE FOR SIGNATURES]

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PASSED by the District Board of the Rancho Sahuarita Community Facilities District this 29th day of May, 2018.

Tom Murphy
Chairperson, District Board,
Rancho Sahuarita Community Facilities District

ATTEST:

Lisa Cole, MMC
District Clerk,
Rancho Sahuarita Community Facilities District

APPROVED AS TO FORM:

Daniel J. Hochuli
District Counsel,
Rancho Sahuarita Community Facilities District

Attachment: RSCFD Resolution No. 2018-0012 (Final Budget Adoption)

SPECIAL REVENUE FUND
SOURCES AND USES OF FUNDS

Exhibit "A"

	2017	2018			2019	% Change	
	Actual Amount	Adopted Budget	Amended Budget	Estimated Actual	Budget Amount	From Amended	From Estimate
SOURCES							
Revenues:							
Taxes	\$ 2,303	\$ 40,860	\$ 40,860	\$ 2,460	\$ 57,620	41.0%	2242.3
Investment Earnings (Losses)	142	-	-	10,160	20,130	-	98.1
Misc-Developer Contributions	17,493	338,200	338,200	14,880	344,320	1.8%	2214.0
Subtotal:	19,938	379,060	379,060	27,500	422,070	11.3%	1434.8
Other Sources:							
Face amount of long-term debt	-	7,320,000	7,320,000	5,780,000	-	-100.0%	-100.0
Subtotal:	-	7,320,000	7,320,000	5,780,000	-	-100.0%	-100.0
Beginning Fund Balance:							
Restricted for Capital Acquisition	-	-	-	-	4,035,060	-	-
Restricted for RS CFD	2,144	-	-	-	-	-	-
Subtotal:	2,144	-	-	-	4,035,060	-	-
TOTAL SOURCES	\$ 22,082	\$ 7,699,060	\$ 7,699,060	\$ 5,807,500	\$ 4,457,130	-42.1%	-23.3
USES							
Current Expenditures:							
General Government	\$ 1,401	\$ 1,840	\$ 1,840	\$ 800	\$ 800	-56.5%	0.0
Streets	20,681	15,600	15,600	16,640	19,110	22.5%	14.8
Subtotal:	22,082	17,440	17,440	17,440	19,910	14.2%	14.2
Debt Service:							
Principal	-	-	-	-	-	-	-
Interest	-	362,950	362,950	-	377,030	3.9%	-
Other	-	-	-	-	5,000	-	-
Debt issuance costs	-	560,000	560,000	345,000	-	-100.0%	-100.0
Subtotal:	-	922,950	922,950	345,000	382,030	-58.6%	10.7
Capital Outlay:							
Infrastructure	-	6,758,670	6,758,670	1,410,000	4,055,190	-40.0%	187.6
Subtotal:	-	6,758,670	6,758,670	1,410,000	4,055,190	-40.0%	187.6
Subtotals Combined:	22,082	7,699,060	7,699,060	1,772,440	4,457,130	-42.1%	151.5
Ending Fund Balance:							
Restricted for Capital Acquisition	-	-	-	4,035,060	-	-	-100.0
Restricted for RS CFD	-	-	-	-	-	-	-
Subtotal:	-	-	-	4,035,060	-	-	-100.0
TOTAL USES	\$ 22,082	\$ 7,699,060	\$ 7,699,060	\$ 5,807,500	\$ 4,457,130	-42.1%	-23.3

Attachment: RSCFD Resolution No. 2018-0012 (Final Budget Adoption)

EXHIBIT "B"

FISCAL YEAR 2018/2019 TAX LEVY

<u>JURISDICTION</u>	<u>ASSESSED VALUATION (AV)</u>	<u>TAX LEVY</u>	<u>TAX RATE (PER \$100 A)</u>
RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT			
Secondary	\$1,184,469		
Debt Service		\$55,552	\$4.6900
Maintenance and Operation		\$ 3,553	\$0.3000
TOTAL SECONDARY		<u>\$59,105</u>	<u>\$4.9900</u>

Attachment: RSCFD Resolution No. 2018-0012 (Final Budget Adoption)

Budget Adoption Fiscal Year 2019

Board Meeting

May 29, 2018



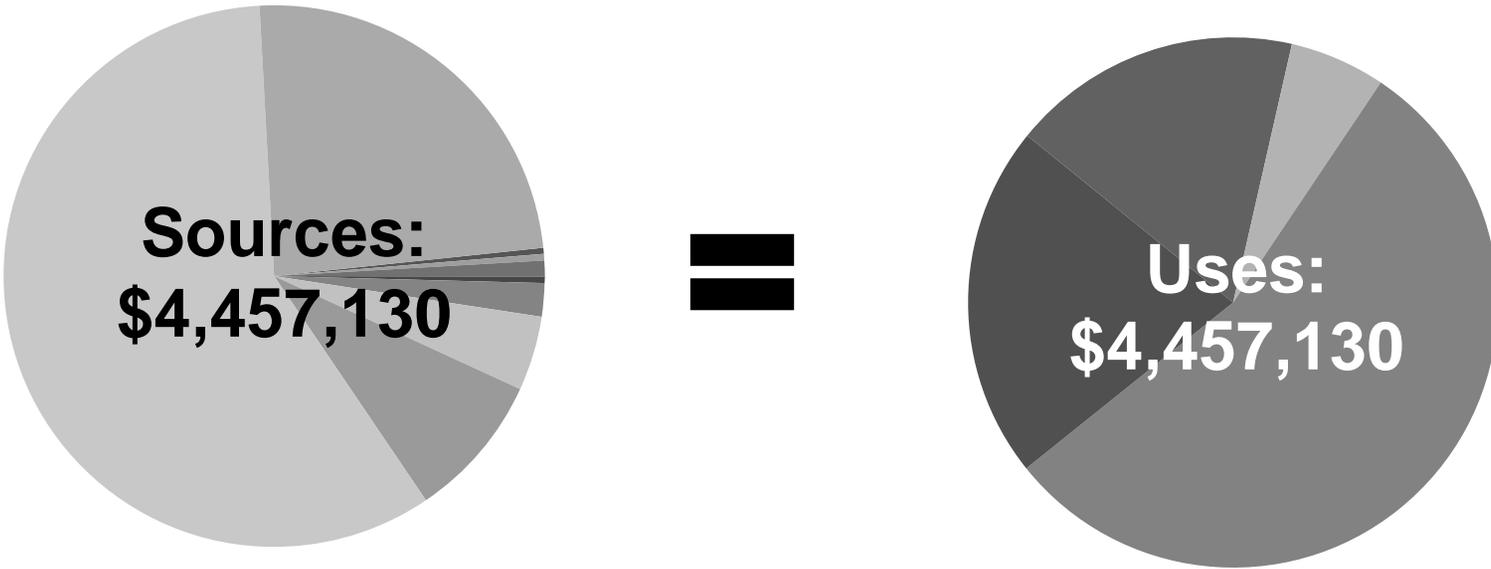
Budget Process

- 6+ months in the making
 - Board / Staff / FIAC

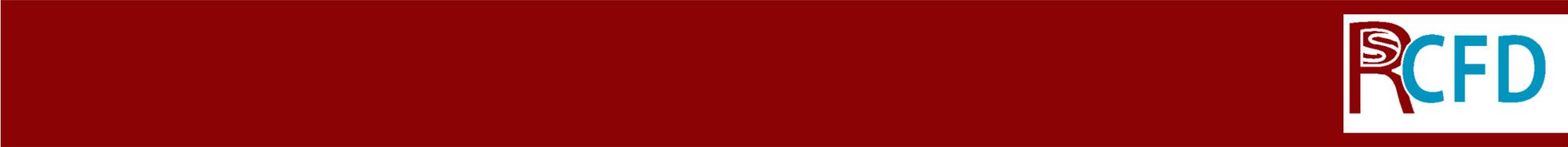
- Tentative Budget & Public Notice
 - Made available to public



FY2019 Budget: \$4,457,130

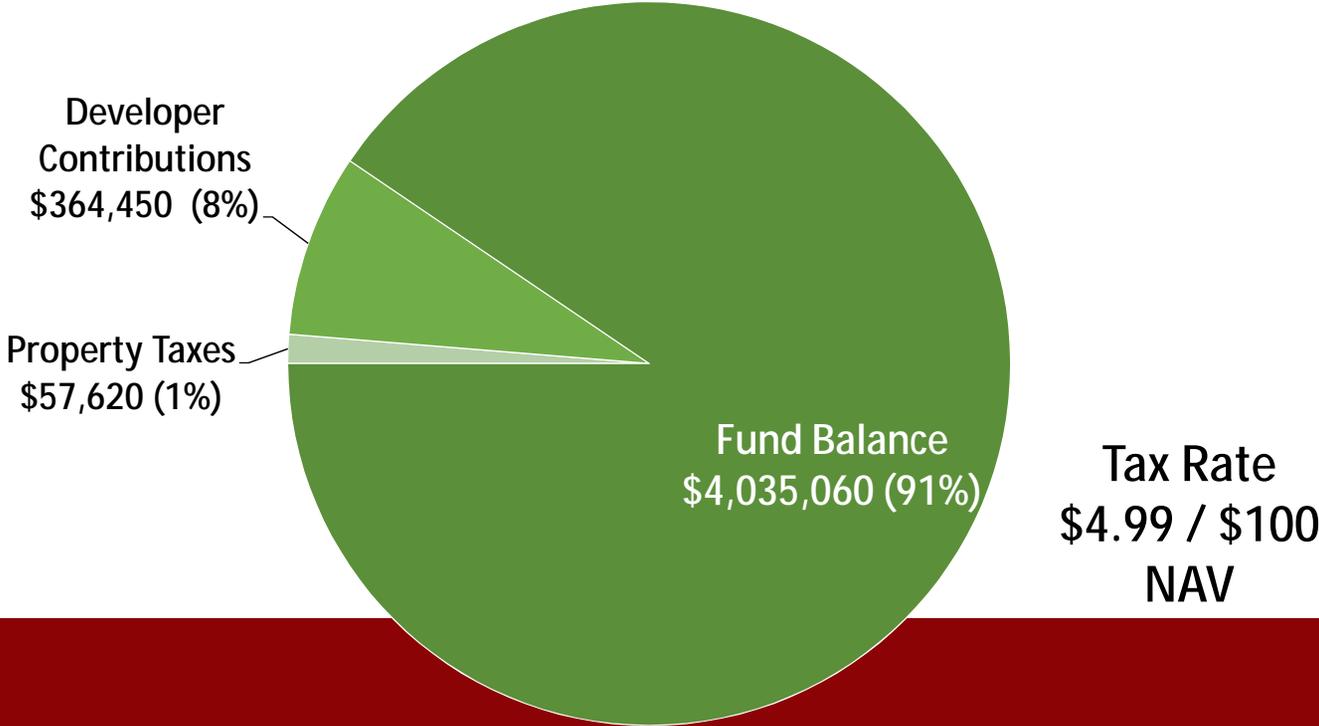


Balanced



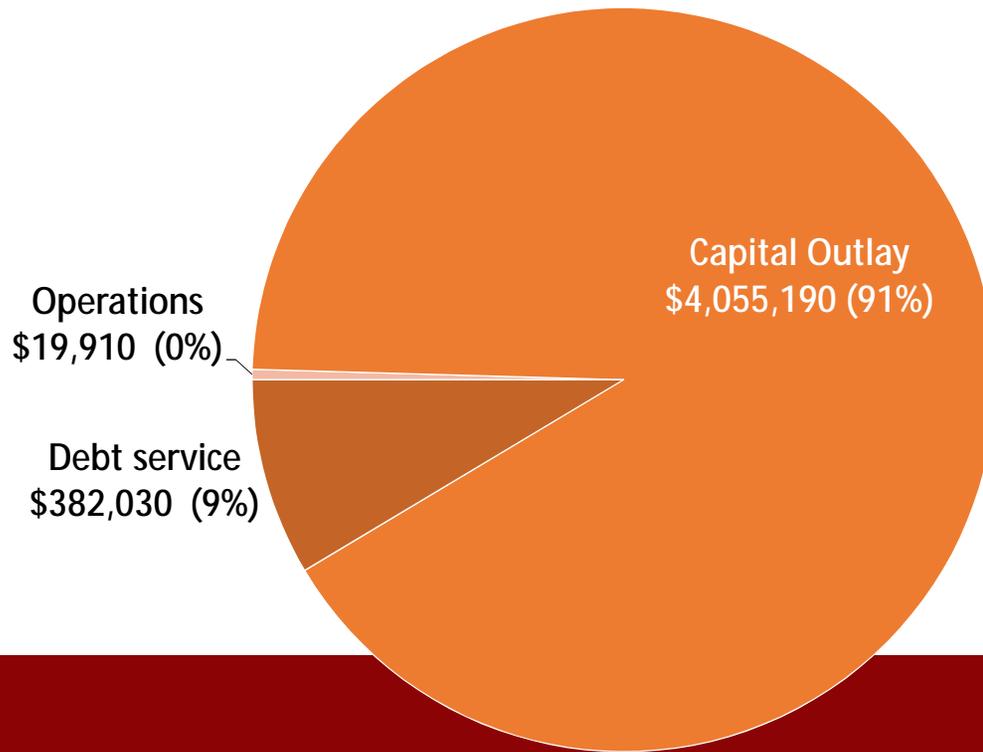
District Revenues & Sources

2019 Budget: \$4,457,130



District Expenditures

2019 Budget: \$4,457,130



Final Steps

- Public hearing
- Board opportunity to make reductions or other changes
- Resolution
 - Adopts FY2019 Budget: \$4,457,130
 - Establishes Tax Levy Rate @ \$4.99/\$100 NAV

