



## 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.

**March 12, 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**

Action recommended: approve the consent agenda recommendations.

- A. **Approval of the November 17, 2017 Rancho Sahuarita Community Facilities District Executive Session (Public Portion) and Regular Meeting Minutes.**

5. **Public hearing on Feasibility Reports for projects, the acquisition or construction of which is to be financed with proceeds of sale of general obligation bonds.**

Action recommended: conduct the public hearing.

6. **Consideration and possible adoption of Resolution No. 2018-0010, ratifying the giving of notice of hearing with respect to approving, and approving, a Feasibility Report which includes identifying the public infrastructure of the projects, the areas to be benefitted, the expected method of financing and the system of providing revenues to operate and maintain the projects, all as provided in such report; authorizing the sale and issuance of not to exceed \$6,000,000 aggregate principal amount of General Obligation Bonds, Series 2018; approving the form and authorizing**

the execution and delivery of a series 2018 Standby Contribution Agreement, a Series 2018 Depository Agreement, a Series 2018 Indenture of Trust and Security Agreement and certain other documents relating to the bonds; awarding the bonds to the purchaser thereof; delegating the determination of certain terms and conditions for sale 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.

**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  
MARCH 12, 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 March 12, 2018.

**1. Call to Order**

The meeting was called to order at 6:35 PM by Chairperson Tom Murphy.

**2. Roll Call**

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

There were no speakers.

**4. Consent Agenda**

- A. Approval of the November 17, 2017 Rancho Sahuarita Community Facilities District Executive Session (Public Portion) and Regular Meeting Minutes.**

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

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Duane Blumberg, Board Member
<b>SECONDER:</b>	Lynne Skelton, Board Member
<b>AYES:</b>	Murphy, Blumberg, Bracco, Lusk, Skelton
<b>ABSENT:</b>	Melissa Hicks, Kara Egbert

**5. Public hearing on Feasibility Reports for projects, the acquisition or construction of which is to be financed with proceeds of sale of general obligation bonds.**

District Treasurer A.C. Marriotti introduced the item and Erika Coombs, Director of Stifel. Ms. Coombs announced the bond counsel for the Board, Michael Cafiso and Paul Gales, Greenberg Traurig, LLP, were in attendance to answer questions. Ms. Coombs provided an overview of the contents of the Rancho Sahuarita Community Facilities District General Obligation Bond, Series 2018, Feasibility Report. The overview included a summary of the District formation, size, number of units planned and debt service tax rate; a map of the location of the proposed public infrastructure and area to be benefitted; the proposed infrastructure financed with the bond; the net limited assessed property values; and a tentative financing calendar.

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

**6. Consideration and possible adoption of Resolution No. 2018-0010, ratifying the giving of notice of hearing with respect to approving, and approving, a Feasibility Report which includes identifying the public infrastructure of the projects, the areas to be benefitted, the expected method of financing and the system of providing revenues to operate and maintain the projects, all as provided in such report; authorizing the sale and issuance of not to exceed \$6,000,000 aggregate principal amount of General Obligation Bonds, Series 2018; approving the form and authorizing the execution and delivery of a series 2018 Standby Contribution Agreement, a Series 2018 Depository Agreement, a Series 2018 Indenture of Trust and Security Agreement and certain other documents relating to the bonds; awarding the bonds to the purchaser thereof; delegating the determination of certain terms and conditions for sale 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.**

District Treasurer A. C. Marriotti informed the Board adoption of the Resolution would approve the Feasibility Report; authorize the sale and issuance of up to six million dollars in general obligation bonds to be repaid with ad valorem property tax revenue; authorize the execution and delivery of required bond documents; and delegate the District Manager to finalize and execute certain terms and conditions of the sale of the bonds. Mr. Marriotti stated that one bid was received for the bond issuance; however, the conditions of the proposal restricted the District's ability to issue bonds in the future. He further stated that negotiations to find a less restrictive metric to evaluate the District's ability to issue future bonds was progressing in a positive direction and an amenable agreement amongst all parties was expected soon.

Mr. Marriotti recommended adoption of the Resolution.

**MOTION** was made to adopt Resolution No. 2018-0010.

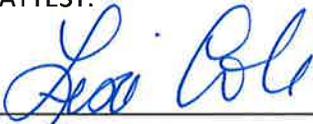
<b>RESULT:</b>	<b>ADOPTED [4 TO 1]</b>
<b>MOVER:</b>	Duane Blumberg, Board Member
<b>SECONDER:</b>	Gil Lusk, Board Member
<b>AYES:</b>	Tom Murphy, Duane Blumberg, Bill Bracco, Gil Lusk
<b>NAYS:</b>	Lynne Skelton
<b>ABSENT:</b>	Melissa Hicks, Kara Egbert

## 7. Adjournment

Chairperson Tom Murphy adjourned the meeting at 6:48 PM.

  
Chairperson Tom Murphy

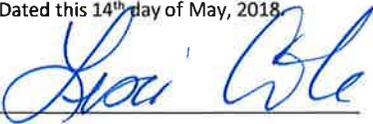
ATTEST:

  
\_\_\_\_\_  
Lisa Cole, MMC  
Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Meeting of the Town Council of the Town of Sahuarita held on the 12<sup>th</sup> day of March, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14<sup>th</sup> day of May, 2018

  
\_\_\_\_\_  
Lisa Cole, MMC  
Town Clerk