



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.

**December 9, 2019
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 12, 2019 Rancho Sahuarita Community Facilities District Meeting Minutes.**

- 5. Discussion and possible action to direct staff to prepare a study of the feasibility and benefits of issuing general obligation bonds to acquire public infrastructure.**

Action recommended: Board's pleasure.

- 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.

Notice to parents: Meetings of the Mayor and Council are audio and video recorded. If you permit your child to participate in the Council Meeting, a recording will be made. You may exercise your right not to consent by not permitting your child to participate. You and your child may also leave the Council Meeting at any time.

Draft



District Board Agenda Communication

TO: Honorable Chairperson and District Board
FROM: Lisa Cole MMC, District Clerk
MEETING DATE: December 9, 2019
SUBJECT: Approval of the November 12, 2019 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. November 12, 2019 Rancho Sahuarita CFD Meeting Minutes



District Board Meeting Minutes

RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT MEETING MINUTES NOVEMBER 12, 2019

The District Board of the Rancho Sahuarita Community Facilities District met in the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, AZ on November 12, 2019.

1. Call to Order

The meeting was called to order at 6:33 PM by Chairperson Tom Murphy.

2. Roll Call

Attendee Name	Title	Status	Arrived
Tom Murphy	Chairperson	Present	
Kara Egbert	Vice Chairperson	Present	
Bill Bracco	Board Member	Present	
Erik Dahl	Board Member	Present	
Simon Davis	Board Member	Present	
Melissa Hicks	Board Member	Present	
Gil Lusk	Board Member	Present	

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

3. Call to the Public

There were no speakers.

4. Consent Agenda

MOTION was made to approve the consent agenda recommendations.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Bracco, Board Member
SECONDER:	Gil Lusk, Board Member
AYES:	Murphy, Egbert, Bracco, Dahl, Davis, Hicks, Lusk

- A. Approval of the June 10, 2019 Rancho Sahuarita Community Facilities District Meeting Minutes.**
- B. Approval of Amendment No. Four (4) to Contract No. 170030 with EPS Group, Inc., for engineer services, commencing October 11, 2019 and terminating October 10, 2020; in an amount not to exceed \$300,000.00.**

5. Adjournment

Chairperson Murphy adjourned the meeting at 6:35 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 12th day of November, 2019. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 9th day of December, 2019.

Lisa Cole, MMC
District Clerk

Attachment: November 12, 2019 Rancho Sahuarita CFD Meeting Minutes (Approval of Minutes)



District Board Agenda Communication

TO: Honorable Chairperson and District Board

FROM: A.C. Marriotti, District Treasurer

MEETING DATE: December 9, 2019

SUBJECT: Discussion and possible action to direct staff to prepare a study of the feasibility and benefits of issuing general obligation bonds to acquire public infrastructure.

FINANCIAL / BUDGET SUMMARY

Rancho Sahuarita CFD: Rancho Sahuarita Management Company, LLC (Developer) has submitted an application requesting the issuance of general obligation bonds not to exceed \$3.8 million.

STAFF RECOMMENDATION

Board's pleasure.

SUGGESTED MOTION

I move to direct District staff to prepare a feasibility study for the issuance of general obligation bonds to acquire public infrastructure.

DISCUSSION

A.R.S. § 48-715 provides that before constructing or acquiring any infrastructure, a CFD Board shall “cause a study of the feasibility and benefits of the project ...” The Developer has provided the District with a proposal (attached application), and staff has brought this matter to the Board in order to determine whether the Board would like staff to prepare a feasibility report. The Developer will have an opportunity to make a presentation to the Board at this meeting.

The Developer’s submittal proposes that the District issue general obligation bonds not to exceed \$3,800,000 for acquisition of the following public infrastructure:

- Rancho Sahuarita Blvd., Phase 8A Road Improvements
- Extension of Sahuarita Center Way from Calle Imperial to Rancho Sahuarita Blvd.
- 15” Public Sewer Main Extension along East Property Line

Project descriptions are provided in the attached application. At a future meeting, the District Board will have more opportunity to discuss and consider each of these proposed projects, as well as other infrastructure improvements that may eventually be included in the final feasibility report.

Rancho Sahuarita Community Facilities District Agenda Communication

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

Upon completion of the feasibility report, the District will need to hold a public hearing to allow comment upon it, before the Board can act upon it. If the Board accepts and approves the feasibility report, it can amend the District Development Agreement (if necessary) and authorize the issuance of general obligations bonds for the acquisition of the infrastructure included in the report.

ATTACHMENTS

1. Application for Feasibility Report





Rancho Sahuarita CFD Application for Feasibility Report

Before constructing or acquiring any public infrastructure, the district board shall cause a study of the feasibility and benefits of the project that shall be prepared by engineers and other qualified persons and that shall 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. A.R.S. § 48-715

Pursuant to A.R.S. § 48-715, the undersigned applicant hereby requests that the Rancho Sahuarita CFD District Board direct District staff to prepare a feasibility report for the construction and/or acquisition of the public infrastructure set forth in this application.

I. APPLICANT INFORMATION.

Applicant:	Rancho Sahuarita Management Company, L.L.C.
Contact Name:	Fred Lewis
Address:	4549 E. Fort Lowell Road, Tucson, Arizona 85712
Phone #s:	(520) 299-8766
Email:	fred@sharpeandassociates.com

II. SUMMARY OF REQUEST.

This application requests the issuance of general obligation bonds not to exceed \$3,800,000 for the Public Infrastructure projects described herein.

III. DESCRIPTION OF PUBLIC INFRASTRUCTURE TO BE ACQUIRED BY THE CFD.

1. On the table below, list complete details about each project to be constructed by the Applicant and acquired by the CFD.
2. Exhibit B of the "District Development, Financing Participation and Intergovernmental Agreement" dated April 1, 2014 (the "Development Agreement") lists the infrastructure to be acquired and/or constructed by the District (also attached hereto as Exhibit E). On the table below, list the project number listed on Exhibit E, or N/A if the project is not listed on Exhibit E, in which case the Development Agreement may need to be amended.
3. Attach maps showing the location of each public infrastructure project to be acquired by the District, and the area to be benefited, as Exhibit A.

Acquisition Project #	Detailed Acquisition Project Description:	Exhibit E #
A-1	<p>Rancho Sahuarita Blvd., Phase 8A Road Improvements ~945 linear feet south of Rancho Sahuarita Blvd. Phase 7B including: improvement costs for the grading, subgrade material, three-lane roadway section 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, curb to sidewalk landscaping, 24" steel casing 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.</p>	#7, #15 partial
A-2	<p>Extension of Sahuarita Center Way from Calle Imperial to Rancho Sahuarita Blvd. ~950 linear feet from the intersection of Sahuarita Center Way and Calle Imperial west to Rancho Sahuarita Blvd. to include: Traffic signal at Sahuarita Center Way and Rancho Sahuarita Blvd., improvement costs for the grading, subgrade material, two-lane roadway section surface pavement, approximately 36 parallel parking spaces, curbs, sidewalks including handicap ramps on both sides of roadway, drainage facilities, one concrete drainage structure including decorative masonry columns and steel railing, landscape improvements at the intersections with raised decorative planters (6), roundabout, stamped colored asphalt pedestrian crossings, public sewer improvements, 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.</p>	N/A
A-3	<p>15 "Public Sewer Main Extension along East Property Line Approximately 1000 linear feet of 15" Sewer Main to serve residential development south of the new Wrightson Ridge K-8 school including PVC sewer main, manholes, steel casing under one wash. Shall also include costs concerning the engineering design, survey, construction observation, material testing, and applicable State and municipal fees associated with the project.</p>	#5 partial
A-4		
A-5		

Attachment: Application for Feasibility Report (Application for Feasibility Report)

IV. DESCRIPTION OF PUBLIC INFRASTRUCTURE TO BE CONSTRUCTED BY THE CFD.

1. On the table below, list complete details about each project to be constructed by the CFD.
2. Exhibit B of the Development Agreement lists the infrastructure to be acquired and/or constructed by the District (also attached hereto as Exhibit E). On the table below, list the project number listed on Exhibit E, or N/A if the project is not listed on Exhibit E, in which case the Development Agreement may need to be amended.
3. Attach maps showing the location of each public infrastructure project to be constructed by the

Construction Project #	Detailed Construction Project Description:	Exhibit E #
C-1		
C-2		
C-3		
C-4		
C-5		

V. ESTIMATED START DATE, COMPLETION DATE, COST, AND MAINTENANCE COST FOR CONSTRUCTION OR ACQUISITION OF PUBLIC INFRASTRUCTURE.

1. On the table below, for each acquisition (Project A-1 through A-5) and/or construction (Project C-1 through C-5) project, list the estimated construction start and end date, and the estimated cost of construction. Also list the estimated maintenance costs for years 1-5, years 6-10, years 11-15, and years 16-20.
2. Include the basis for the estimates and attach supporting documentation as Exhibit C.

Project #	Estimated Start Date	Estimated Completion Date	Estimated Cost	20 Year Estimated Maintenance Costs			
				Yrs 1-5	Yrs 6-10	Yrs 11-15	Yrs 16-20
A-1	January 2020	December 2020	\$1,600,000	\$63.5K	\$78.6K	\$94.9K	\$86.7K
A-2	January 2020	December 2020	\$1,600,000	\$98.7K	\$105.7K	\$122.5K	\$116.3K
A-3	March 2020	December 2020	\$ 300,000	\$37.6K	\$25.0K	\$24.1K	\$25.0K
A-4							
A-5							
C-1							
C-2							
C-3							
C-4							
C-5							

VI. PROJECTED RESIDENTIAL AND NON-RESIDENTIAL SALES IN RANCHO SAHUARITA CFD.

1. On the table below, for each of five fiscal years (starting the fiscal year of anticipated completion of the financing), (1) for residential sales, list the estimated number of units to be sold and the average cost, and (2) for non-residential sales, list the estimated square feet to be constructed, the average sales price per square foot, and the industry type(s).
2. Include the basis for the estimates and attach supporting documentation as Exhibit D.

Attachment: Application for Feasibility Report (Application for Feasibility Report)

Fiscal Year Ending	Number of Residential Units	Average Residential Sales Price	Non-Residential Square Ft.	Non-Residential Value	Industry type
2020	139	\$250,000	77,212 243,936	\$40,000,000 \$ 4,192,650	Sahuarita Medical Center – <i>Building</i> Sahuarita Medical Center – <i>Land</i>
2021	166	\$257,500			
2022	168	\$265,225			
2023	164	\$273,182			
2024	140	\$281,377			

VII. APPLICANT’S NOTES.

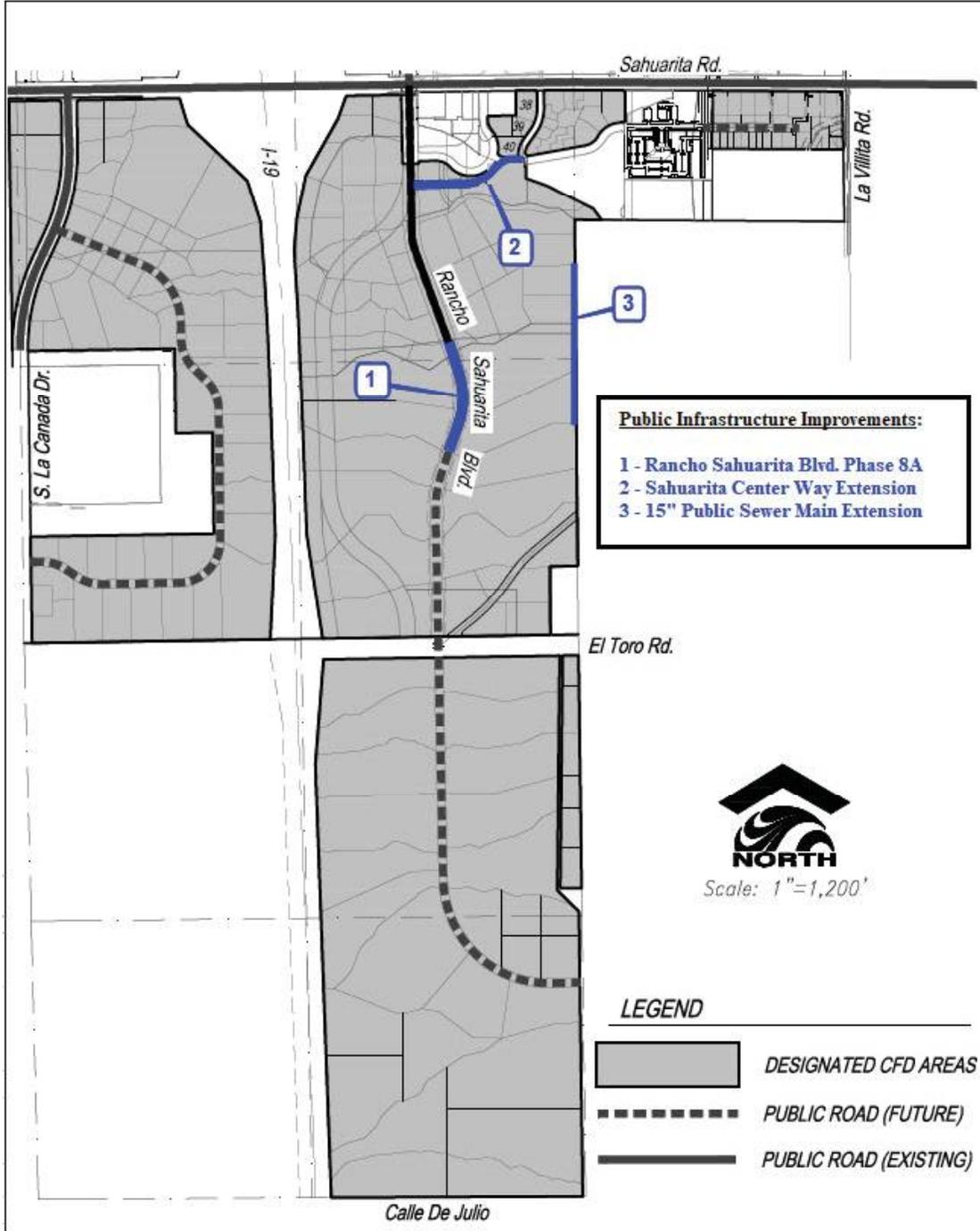
Costs for the Public Infrastructure and Completion Dates are estimated and once under contract are subject to change due to change orders and unforeseen events.

(All exhibits must be attached to application. Staff acceptance of this Application does not obligate the District to consider the Application or direct District staff to prepare a Feasibility Report. If this Application is presented to the District Board, the Board may do nothing or request staff prepare a Feasibility Report on the projects included in this Application and/or other projects the Board determines are in the best interests of the residents of the District. Issuance costs will be in the sole discretion of the District.)

Attachment: Application for Feasibility Report (Application for Feasibility Report)

Exhibit A

Maps Showing Location of Each Public Infrastructure Project to be Acquired by the District and the Area to be Benefited (Section III)



Attachment: Application for Feasibility Report (Application for Feasibility Report)

Exhibit B

Maps Showing Location of Each Public Infrastructure Project to be Constructed by the District and the Area to be Benefited (Section IV)



Attachment: Application for Feasibility Report (Application for Feasibility Report)

Exhibit C

Documents Supporting Estimate of Cost and Estimated Completion Date
for Construction or Acquisition of Public Infrastructure
(Section V)

Project #A-2

No	Description	Quantity	Unit	Unit Cost	Total Cost
Project RANCHO SAHUARITA - REGION 6 - SAHUARITA CENTER WAY EXTENSION					
WITH PARKING					
Subject OFFSITE INFRASTRUCTURE-CFD ELIGIBLE					
Probable Construction Cost Estimate					
Page					
By M. BOWMAN					
Date 11/20/2019					
6.3.1	CONSTRUCT SAHUARITA CENTER WAY FROM RANCHO SAHUARITA BLVD TO CALLE IMPERIAL 30' WIDE (APPROX. 950 LF X 30 FT. WIDE)				
	CLEARING	1,64	AC	\$1,500.00	\$2,464.19
	GRADING	13,437	CY	\$7.00	\$94,061.64
	SEWER	450	LF	\$100.00	\$45,000.00
	WATER	0	LF	\$60.00	\$0.00
	JOINT UTILITIES	0	LF	\$142.50	\$0.00
	CON ARCH CROSSING (1-36' X 4' X 80')	1	LS	\$330,000.00	\$330,000.00
	CURB	2,772	LF	\$24.00	\$66,528.00
	PAVING (3" AC ON 8" ABC) W/ STAMPED CROSSWALKS	5,821	SY	\$24.00	\$139,697.07
	SIDEWALK AND H/CAP RAMPS (8' BOTH SIDES)	18,240	SF	\$8.00	\$145,920.00
	LANDSCAPING AT RAISED PLANTERS	6	EA	\$3,000.00	\$18,000.00
	HARDSCAPE ALLOWANCE (PLANTERS & SIGNS)	950	LF	\$80.00	\$76,000.00
	SUBTOTAL				\$917,670.90
6.3.1	TRAFFIC SIGNAL AT RANCHO SAHUARITA BLVD AND SAHUARITA CENTER WAY				\$200,000.00
	SUBTOTAL REGION 6 - TOWN CENTER ROADS				\$1,117,670.90
	ENGINEERING (6%)				\$67,060.25
	CONSTRUCTION ADMINISTRATION (3%)				\$33,530.13
	SURVEY (2%)				\$22,353.42
	PERMITS (1.5%)				\$16,765.06
	CONSTRUCTION SALES TAX (65% OF 10.1%)				\$73,375.09
	CONTINGENCY (15%)				\$199,613.23
	TOTAL REGION 6 - TOWN CENTER ROADS				\$ 1,530,368.08

Attachment: Application for Feasibility Report (Application for Feasibility Report)

Project #A-3					
Project	RANCHO SAHUARITA - REGION 7 - CFD ELIGIBLE COSTS			Proj. No.	
	BLOCKS 103 - 106 ONLY			By	M. BOWMAN
Subject	15" SEWER MAIN			Date	10/11/2019
Probable Construction Cost Estimate					
No	Description	Quantity	Unit	Unit Cost	Total Cost
7.1.6	EXTEND 15" SEWER MAIN FROM NORTH END OF BLOCK 87 SOUTH TO MANHOLE #4 (SERVES BLOCKS 103-106)				
	REMOVAL ITEMS	1	LS	\$ 5,750.00	\$ 5,750.00
	15" MAIN LINE	1,000	LF	\$ 115.00	\$ 115,000.00
	MANHOLES (6')	3	LS	\$ 13,800.00	\$ 41,400.00
	JACK AND BORE WASH CROSSING(1)	55	LS	\$ 460.00	\$ 25,300.00
	SUBTOTAL				\$ 187,450.00
	ENGINEERING (8%)				\$ 14,996.00
	CONSTRUCTION ADMINISTRATION (4%)				\$ 7,498.00
	SURVEY (2.5%)				\$ 4,686.25
	PERMITS (1.5%)				\$ 2,811.75
	CONSTRUCTION SALES TAX (65% OF 11.1%)				\$ 13,536.70
	CONTINGENCY (15%)				\$ 34,646.81
TOTAL	REGION 7 SEWER MAIN				\$ 265,625.51

Attachment: Application for Feasibility Report (Application for Feasibility Report)

Exhibit D

Documents Supporting Five-Year Projected Residential and Non-Residential Sales in Rancho Sahuarita CFD Including Number of Residential Units and Average Sales Price and Average Non-Residential Square Feet, Average Sales Price, and Industry Type (Section VI)

<u>Year</u>	<u>Units</u>	<u>Avg Sales Price</u>	<u>Neighborhood</u>
FY 2020	139	\$250,000	Entrada la Villita - 17 Entrada del Rio - 122
FY 2021	166	\$257,500	Entrada del Rio - 130 Region 6A - 36
FY 2022	168	\$265,225	Entrada del Rio - 132 Region 6A - 36
FY 2023	164	\$273,182	Entrada del Rio - 74 Region 6A - 18 Region 6B - 36 Region 7A East - 36
FY 2024	<u>140</u>	\$281,377	Entrada del Rio - 34 Region 6B - 34 Region 7A East - 36 Region 7A West - 36

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Attachment: Application for Feasibility Report (Application for Feasibility Report)

Exhibit E

Description of the Infrastructure

1. Construction of Avenida Mitla from Station 00+00 to Station 27+73 (Public Arterial)
 - a. Drainage Improvements (Along Avenida Mitla)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under Avenida Mitla)
2. Construction of Placita Fara - 300 Lineal Feet of 28 .10 Wide Road (Public Street)
 - a. Drainage Improvements (Along Placita Fara)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under Placita Fara)
3. Rancho Sahuarita ("RS Blvd") (2 lanes of) from Sahuarita Road to South End Pods 6C & 6H (Public Arterial)
 - a. Drainage Improvements (Along Rancho Sahuarita Boulevard)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under Rancho Sahuarita Boulevard)
4. RS Blvd (2 lanes of) from South End Pods 6C & 6H to South End Pods 6E and 6F (Public Arterial)
 - a. Drainage Improvements (Along Rancho Sahuarita Boulevard)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under Rancho Sahuarita Boulevard and from Pod 6P to 7E)
5. Construct 15 Inch Sewer Line from Existing Line in Desert Gem Lane to Pod 7A
6. Sahuarita Center Way from Desert Gem (810' East)
 - a. Drainage Improvements (Along Sahuarita Center Way)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under Sahuarita Center Way)
7. RS Blvd (2 lanes of) from South End Pods 6E & 6F to South End Pod 7A & 7E (Public Arterial)
 - a. Drainage Improvements (Along RS Blvd)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under RS Blvd)
8. Basin and Linear Park Improvements along Rancho Sahuarita Blvd in Region 6
9. Basin and Linear Park Improvements along Rancho Sahuarita Blvd in Region 7

10. RS Blvd (2 lanes of) from South End Pod 7A & 7E to SOUTH END OF PODS 7B & 7F (Public Arterial)
 - a. Drainage Improvements (Along RS Blvd)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under RS Blvd)
11. Extend 15" sewer line from Pod 7e to El Toro Road
12. RS Blvd (2 lanes of) from South End Pod 7B & 7F to El Toro Road (Public Arterial)
 - a. Drainage Improvements (Along RS Blvd)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under RS Blvd)
13. RS Blvd additional 2 lanes (if required) from Sahuarita Rd south to Pods 6c and 6h (2 lanes)
14. RS Blvd additional 2 lanes (if required) from Pods 6c & 6h south to Pod 7a (2 lanes)
15. RS Blvd additional 2 lanes (if required) from Pods 6e & 6f to south end of Pod 7a & 7e (2 lanes)
16. RS Blvd additional 2 lanes (if required) from south end of Pod 7a & 7e to south end of Pods 7b & 7f (2 lanes)
17. RS Blvd additional 2 lanes (if required) from south end of Pods 7b & 7f to El Toro Rd (2 lanes)
18. Street "A" from La Canada Road to South End Pods SD & SE (Public Arterial)
 - a. Drainage Improvements (Along Street A)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under Street A)
19. Basin and Linear Park Improvements along Street "A". to Pods 8d and 8e
20. Street "A" from Pods SD & SE to La Canada (Public Arterial)
 - a. Drainage Improvements (Along Street A)
 - b. Landscaping and Lineal Parks Along Public Streets
21. Basin and Linear Park Improvements along Street "A". From Pods Sd and Se to La Canada
22. RS Blvd and El Toro Road Intersection Improvements
23. RS Blvd from El Toro Road to South End Pod 9C (Public Arterial)
 - a. Drainage Improvements (Along RS Blvd)
 - b. Landscaping and Lineal Parks Along Public Streets

- c. Sewer Lines (Under RS Blvd)
- 24. Basin and Linear Park Improvements along Rancho Sahuarita Blvd Phase 1 to Pod 9C and 9J
- 25. Extend 12" Sewer Main from El Toro Road to South end of Pod 9J Approximately 1700 LF.
- 26. RS Blvd from South End Pod 9C&J to Pod 9D&K (Public Arterial)
 - a. Drainage Improvements (Along RS Blvd)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under RS Blvd)
- 27. Basin and Linear Park Improvements along Rancho Sahuarita Blvd Phase 2 from Pod 9C&J to Pods 9D&K
- 28. Extend 12" Sewer Main from South End of Pod 9J to South End of Pod 9K Approximately 930 LF.
- 29. RS Blvd from South End Pod 9D to Pod 9G (Public Arterial)
 - a. Drainage Improvements (Along RS Blvd)
 - b. Landscaping and Lineal Parks Along Public Streets
 - c. Sewer Lines (Under RS Blvd)
- 30. Basin and Linear Park Improvements along Rancho Sahuarita Blvd Phase 3 from Pod 9D&K to Pods 9E&L
- 31. Extend 12" Sewer Main From South End of Pod 9k to South End of Pod 9g Approximately 2400 Lf.