



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.

**January 27, 2020
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 December 9, 2019 Rancho Sahuarita Community Facilities District Meeting Minutes.**

- 5. Presentation and discussion of the draft feasibility report for the proposed issuance of additional general obligation bonds, in an amount not to exceed \$3,800,000 for the acquisition of public infrastructure, and to be paid by an ad valorem tax assessed on all property in the Rancho Sahuarita Community Facilities District.**

- 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.



District Board Meeting Minutes

**RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT
MEETING MINUTES
JANUARY 27, 2020**

The District Board of the Rancho Sahuarita Community Facilities District met in the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, AZ on January 27, 2020.

1. Call to Order

The meeting was called to order at 6:36 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:	Melissa Hicks, Board Member
SECONDER:	Bill Bracco, Board Member
AYES:	Murphy, Egbert, Bracco, Dahl, Davis, Hicks, Lusk

A. Approval of the December 9, 2019 Rancho Sahuarita Community Facilities District Meeting Minutes.

5. Presentation and discussion of the draft feasibility report for the proposed issuance of additional general obligation bonds, in an amount not to exceed \$3,800,000 for the acquisition of public infrastructure, and to be paid by an ad valorem tax assessed on all property in the Rancho Sahuarita Community Facilities District.

District Manager L. Kelly Udall introduced the item. District Counsel Dan Hochuli provided a brief overview of the formation and operations of the Rancho Sahuarita Community Facilities District.

Stifel, Nicolaus & Company (Stifel) Managing Director Mark Reader provided a summary of the Community Facilities District formation, acreage, planned homes and debt service tax rate. Mr. Reader highlighted the public infrastructure to be acquired by the District, which included the Rancho Sahuarita Boulevard Phase 8A Road Improvements, Extension of Sahuarita Center Way/Calle Imperial to Rancho Sahuarita Boulevard and Public Sewer Main Extension along East Property line and reviewed the draft feasibility report.

Public Works Director/Town Engineer Beth Abramovitz provided an overview of the proposed infrastructure.

The Board expressed concerns regarding the proposed public parking design.

Mr. Udall, Mr. Hochuli and Ms. Abramovitz responded to questions and concerns from the Board.

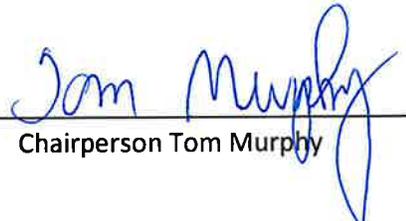
Michael Racy, Rancho Sahuarita Development Company, explained the proposed public parking design and provided a number of similar examples in the region.

The Board requested additional information regarding the proposed roundabout and public parking design.

No action was taken.

6. Adjournment

Chairperson Murphy adjourned the meeting at 7:20 PM.


Chairperson Tom Murphy

ATTEST:



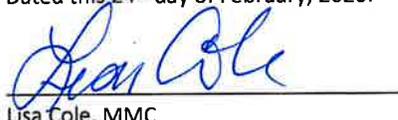
Lisa Cole, MMC

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 27th day of January, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th day of February, 2020.



Lisa Cole, MMC

District Clerk