



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.

February 24, 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**

Action recommended: approve the consent agenda recommendations.

- A. Approval of the January 27, 2020 Rancho Sahuarita Community Facilities District Meeting Minutes.**

- 5. Public hearing and presentation on the report of the feasibility and benefits of certain projects to be financed with the proceeds of the sale of general obligation bonds to be paid by the District's ad valorem property tax.**

Action recommended: pleasure of the Board.

- 6. Discussion and possible adoption of Resolution 2020-0015, a resolution of the Board of Directors of the Rancho Sahuarita Community Facilities District 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 benefited or to be benefited, the expected method of financing and the system of providing revenues to operate and maintain the projects, including**

the nature and timing of the issuance of the bonds, all as provided in such report, and resolving the intent therefor; authorizing the sale and issuance of general obligation bonds, series 2020; approving the form and authorizing the execution and delivery of a First Amendment to District Development, Financing Participation and Intergovernmental Agreement (Rancho Sahuarita Community Facilities District), a Series 2020 Standby Contribution Agreement, a Series 2020 Depository Agreement, a Series 2020 Indenture of Trust and Security Agreement, a Placement Agent Agreement, and certain other documents relating to the bonds; awarding the bonds to the purchaser thereof; delegating the determination of certain terms of the bonds and matters related thereto to the District Manager; authorizing the subsequent levying of an ad valorem property tax with respect to the bonds and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution.

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.

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 FEBRUARY 24, 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 February 24, 2020.

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:	Melissa Hicks, Board Member
SECONDER:	Gil Lusk, Board Member
AYES:	Murphy, Egbert, Bracco, Dahl, Davis, Hicks, Lusk

A. Approval of the January 27, 2020 Rancho Sahuarita Community Facilities District Meeting Minutes.

- 5. Public hearing and presentation on the report of the feasibility and benefits of certain projects to be financed with the proceeds of the sale of general obligation bonds to be paid by the District's ad valorem property tax.**

District Treasurer A.C. Marriotti introduced the item.

Stifel, Nicolaus & Company (Stifel) Associate Jack Leeper summarized the Community Facilities District formation and provided an overview of the projects to be financed. Mr. Leeper reviewed property value growth progressions and the estimated development of projected home units for the next five years. Mr. Leeper highlighted the changes made to the feasibility report and responded to questions from the Board.

Mayor Murphy opened the public hearing. There were no speakers. Mayor Murphy closed the public hearing.

No action was taken.

A copy of the presentation was distributed at the meeting.

- 6. Discussion and possible adoption of Resolution 2020-0015, a resolution of the Board of Directors of the Rancho Sahuarita Community Facilities District 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 benefited or to be benefited, the expected method of financing and the system of providing revenues to operate and maintain the projects, including the nature and timing of the issuance of the bonds, all as provided in such report, and resolving the intent therefor; authorizing the sale and issuance of general obligation bonds, series 2020; approving the form and authorizing the execution and delivery of a First Amendment to District Development, Financing Participation and Intergovernmental Agreement (Rancho Sahuarita Community Facilities District), a Series 2020 Standby Contribution Agreement, a Series 2020 Depository Agreement, a Series 2020 Indenture of Trust and Security Agreement, a Placement Agent Agreement, and certain other documents relating to the bonds; awarding the bonds to the purchaser thereof; delegating the determination of certain terms of the bonds and matters related thereto to the District Manager; authorizing the subsequent levying of an ad valorem property tax with respect to the bonds and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution.**

District Treasurer A.C. Marriotti summarized the item.

MOTION was made to adopt Resolution No. 2020-0015.

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

7. Adjournment

Chairperson Murphy adjourned the meeting at 6:50 PM.


Chairperson Tom Murphy

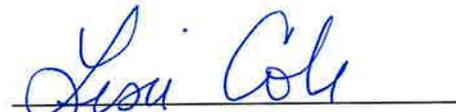
ATTEST:


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 24th day of February, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 8th day of June, 2020.


Lisa Cole, MMC
District Clerk