



## District Board Meeting Agenda

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Pursuant to A.R.S. § 38-431.02 notice is hereby given to the public that the District Board of the Quail Creek 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 Quail Creek Community District Board will attend either in person or by telephone conference call.

To better serve our community, the Sahuarita 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.

**June 22, 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 June 8, 2020 Quail Creek Community Facilities District Regular Meeting Minutes.**

- 5. Public hearing, discussion and possible adoption of Resolution No. 39, approving a final budget for Fiscal Year 2021 in the amount of \$1,010,640.00 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.*

*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 Agenda Communication

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**TO:** Honorable Chairperson and District Board  
**FROM:** Lisa Cole MMC, District Clerk  
**MEETING DATE:** June 22, 2020  
**SUBJECT:** Approval of the June 8, 2020 Quail Creek Community Facilities District Regular Meeting Minutes.

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### FINANCIAL / BUDGET SUMMARY

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### STAFF RECOMMENDATION

Staff recommends approval of the attached minutes.

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### SUGGESTED MOTION

I move to approve the minutes as submitted (or amended).

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### DISCUSSION

Draft minutes submitted for District Board approval.

### ATTACHMENTS

1. June 8, 2020 Draft Meeting Minutes

**Quail Creek  
Community  
Facilities District**



## District Board Meeting Minutes

**QUAIL CREEK COMMUNITY FACILITIES DISTRICT  
MEETING MINUTES  
June 8, 2020**

The District Board of the Quail Creek Community Facilities District met in the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, AZ on Monday, June 8, 2020.

**1. Call to Order**

The meeting was called to order at 6:37 PM by Chairperson Tom Murphy.

**2. Roll Call**

Attendee Name	Title	Status	Arrived
Tom Murphy	Chairperson	Present	
Kara Egbert	Vice Chairperson	Absent	
Bill Bracco	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.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Simon Davis, Board Member
<b>SECONDER:</b>	Bill Bracco, Board Member
<b>AYES:</b>	Murphy, Bracco, Davis, Hicks, Lusk
<b>ABSENT:</b>	Kara Egbert

**A. Approval of the November 12, 2019 Quail Creek Community Facilities District Regular Meeting Minutes.**

- 5. Presentation, discussion and possible adoption of Resolution No. 38, approving a tentative budget for Fiscal Year 2021 in the amount of \$1,010,640.00 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 Quail Creek Community Facilities 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 Quail Creek Community Facilities 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 Quail Creek Community Facilities 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.

A.C. Marriotti, District Treasurer, provided an overview of the proposed tentative budget for Fiscal Year 2021 in the amount of \$1,010,640.00 and responded to comments and questions from the Board. Further, Mr. Marriotti announced that a public hearing and final budget adoption were scheduled for the District Board meeting on June 22, 2020.

**MOTION** was made to adopt Resolution No. 38.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Melissa Hicks, Board Member
<b>SECONDER:</b>	Gil Lusk, Board Member
<b>AYES:</b>	Murphy, Bracco, Davis, Hicks, Lusk
<b>ABSENT:</b>	Kara Egbert

**6. Adjournment**

Chairperson Tom Murphy adjourned the meeting at 6:52 PM.

Attachment: June 8, 2020 Draft Meeting Minutes [Revision 1] (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 Quail Creek Community Facilities District held on the 8th day of June 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 22<sup>nd</sup> day of June.

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Lisa Cole, MMC  
District Clerk

Attachment: June 8, 2020 Draft Meeting Minutes [Revision 1] (Approval of Minutes)



## District Board Agenda Communication

**TO:** Honorable Chairperson and District Board

**FROM:** A.C. Marriotti, District Treasurer

**MEETING DATE:** June 22, 2020

**SUBJECT:** **Public hearing, discussion and possible adoption of Resolution No. 39, approving a final budget for Fiscal Year 2021 in the amount of \$1,010,640.00 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

Quail Creek CFD: will adopt the 2021 budget in the amount of \$1,010,640.00

### STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 39.

### SUGGESTED MOTION

**I move to adopt Resolution No. 39.**

### DISCUSSION

This resolution adopts the fiscal year 2021 budget for the Quail Creek Community Facilities District in the amount of \$1,010,640 and establishes a tax levy rate of \$3.30 per \$100 of net taxable valuation on property within the District.

A public hearing must be held before the Board may adopt the budget. Notice of this public hearing has been posted and published according to State statutes.

There have been no changes to the Tentative Budget, which was presented and approved the June 8th Board meeting. Staff will provide the District Board and the public with a brief presentation of the final budget at the meeting.

### Property Tax Levy

The District's property tax rate has two components:

- \$3.00 per \$100 of net taxable valuation to pay for annual debt service obligations and
- \$0.30 per \$100 of net taxable valuation to pay for District administration and operating & maintenance costs.

The proposed tax rate for next year is the same as the current year.

### ATTACHMENTS

1. Resolution No. 39
2. Presentation



**QUAIL CREEK COMMUNITY FACILITIES DISTRICT**  
**RESOLUTION NO. 39**

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A RESOLUTION OF THE DISTRICT BOARD OF THE QUAIL CREEK COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, APPROVING A FINAL BUDGET FOR FISCAL YEAR 2021 IN THE AMOUNT OF \$1,010,640 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 September 12, 2005, the Mayor and Council of the Town of Sahuarita, Arizona (the "Town"), adopted Resolution No. 1 forming Quail Creek Community Facilities District ("QCCFD"), a community facilities district in accordance with Section 48-701 et seq., Arizona Revised Statutes, as amended; and

WHEREAS, QCCFD 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 QCCFD was to finance certain public infrastructure needed for the development known as "Quail Creek" through assessment of ad valorem taxes on all real and personal property within QCCFD; and

WHEREAS, in accordance with Sections 48-719 and 48-723, Arizona Revised Statutes, as amended, a special election was held on November 8, 2005, wherein the qualified electors of QCCFD voted to issue general obligation bonds in the maximum amount of \$30,000,000 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 QCCFD; and

WHEREAS, by Resolution No. 38, adopted on June 8, 2020, the District Board of QCCFD (a) approved a tentative budget for fiscal year 2021, (b) filed required statements and estimates of operation and maintenance expenses of QCCFD, 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 QCCFD, (c) set a date of June 22, 2020, 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 QCCFD voted to adopt the final budget for fiscal year 2021 by this Resolution No. 39, 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 QUAIL CREEK COMMUNITY FACILITIES DISTRICT AS FOLLOWS:

1. That certain proposed budget prepared by the QCCFD Treasurer for fiscal year 2021, attached hereto and expressly made a part hereof as Exhibit "A", is hereby finally adopted.
2. It is hereby ORDERED that, in fiscal year 2021, an ad valorem tax be fixed, levied and assessed on the assessed value of all the real and personal property within the boundaries of QCCFD 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 Quail Creek Community Facilities District this 22nd day of June, 2020.

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Tom Murphy  
Chairperson  
Quail Creek Community Facilities District

ATTEST:

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Lisa Cole, MMC  
District Clerk  
Quail Creek Community Facilities District

APPROVED AS TO FORM:

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Daniel J. Hochuli  
District Attorney  
Quail Creek Community Facilities District

Attachment: Resolution No. 39 (QCCFD FY2021 Final Budget Adoption)

**EXHIBIT "A"**  
**FISCAL YEAR 2021**  
**QUAIL CREEK COMMUNITY FACILITIES DISTRICT BUDGET**

Attachment: Resolution No. 39 (QCCFD FY2021 Final Budget Adoption)

**QUAIL CREEK COMMUNITY FACILITIES DISTRICT**

SOURCES AND USES OF FUNDS

	2020			2021
	Adopted Budget	Amended Budget	Estimated Actual	Budget Amount
<b><u>SOURCES</u></b>				
<b>Revenues:</b>				
Taxes	\$ 709,690	\$ 709,690	\$ 709,690	\$ 859,690
Investment Earnings	500	500	3,500	2,000
Developer Contributions	302,220	302,220	282,200	148,950
<b>Subtotal:</b>	<b>1,012,410</b>	<b>1,012,410</b>	<b>995,390</b>	<b>1,010,640</b>
<b>Beginning Fund Balance:</b>				
Restricted for Debt Service	-	-	5,320	-
<b>Subtotal:</b>	<b>-</b>	<b>-</b>	<b>5,320</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ 1,012,410</b>	<b>\$ 1,012,410</b>	<b>\$ 1,000,710</b>	<b>\$ 1,010,640</b>
<b><u>USES</u></b>				
<b>Current Expenditures:</b>				
General Government	\$ 800	\$ 800	\$ 350	\$ 3,850
Streets	18,030	18,030	16,620	16,670
Parks and Recreation	38,000	38,000	27,960	34,900
<b>Subtotal:</b>	<b>56,830</b>	<b>56,830</b>	<b>44,930</b>	<b>55,420</b>
<b>Debt Service:</b>				
Principal	685,000	685,000	685,000	705,000
Interest	266,080	266,080	266,080	245,520
Other	4,500	4,500	4,700	4,700
<b>Subtotal:</b>	<b>955,580</b>	<b>955,580</b>	<b>955,780</b>	<b>955,220</b>
<b>Subtotals Combined:</b>	<b>1,012,410</b>	<b>1,012,410</b>	<b>1,000,710</b>	<b>1,010,640</b>
<b>Ending Fund Balance:</b>				
Restricted for Debt Service	-	-	-	-
<b>Subtotal:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL USES</b>	<b>\$ 1,012,410</b>	<b>\$ 1,012,410</b>	<b>\$ 1,000,710</b>	<b>\$ 1,010,640</b>

**EXHIBIT "B"**

**FISCAL YEAR 2020/2021 TAX LEVY**

<b>JURISDICTION</b>	<b>NET ASSESSED VALUATION (NAV)</b>	<b>TAX LEVY</b>	<b>TAX RATE (PER \$100 NAV)</b>
<b>QUAIL CREEK COMMUNITY FACILITIES DISTRICT</b>			
Secondary	\$22,056,967		
Debt Service		\$661,709	\$3.0000
Maintenance and Operation		\$ 66,171	\$0.3000
<b>TOTAL SECONDARY</b>		<b>\$727,880</b>	<b>\$3.3000</b>

Attachment: Resolution No. 39 (QCCFD FY2021 Final Budget Adoption)

# Budget Adoption Fiscal Year 2021

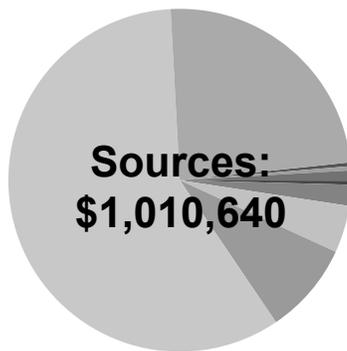
Board Meeting

June 22, 2020

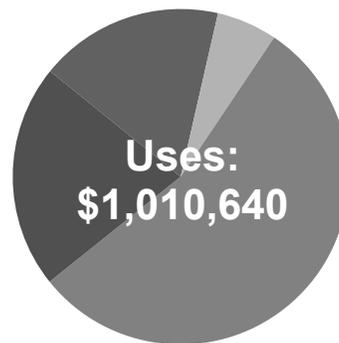


Attachment: Presentation (QCCFD FY2021 Final Budget Adoption)

## FY2021 Budget: \$1,010,640



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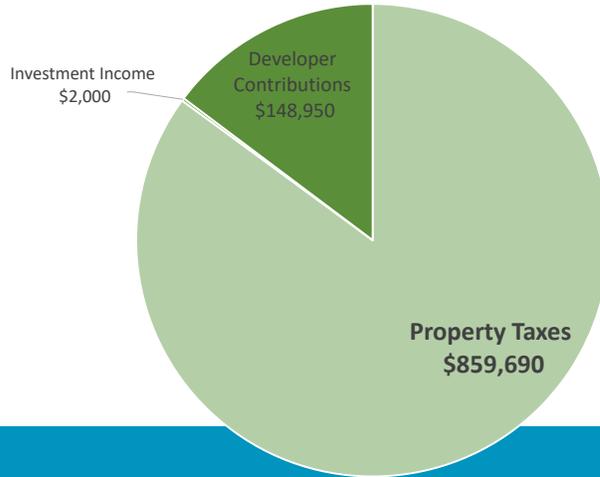


Balanced



# District Revenues

2021 Budget: \$1,010,640



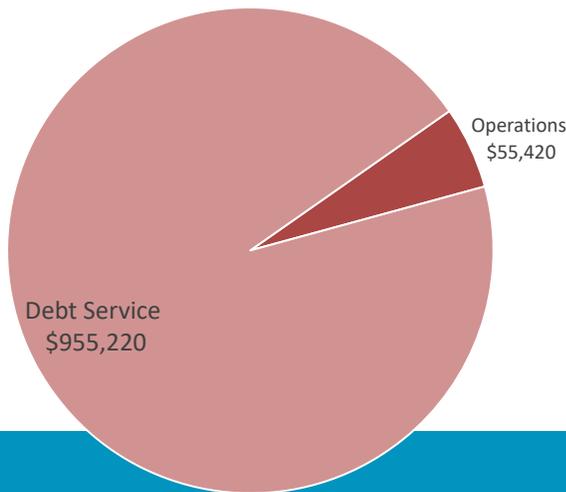
Tax Rate  
Unchanged

\$3.30 / \$100  
NAV



# District Expenditures

2021 Budget: \$1,010,640



## Final Steps

- **Public hearing**
- **Board opportunity to make reductions or other changes**
- **Resolution**
  - **Adopts FY2021 Budget: \$1,010,640**
  - **Establishes Tax Levy Rate @ \$3.30/\$100 NAV**
    - **Same as FY2020**

