



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.

May 10, 2021
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 February 22, 2021 Rancho Sahuarita Community Facilities District Meeting Minutes.**

- 5. Discussion and possible adoption of Resolution No. 2021-0019 of the District Board of the Rancho Sahuarita Community Facilities District, a Community Facilities District of Arizona, approving a tentative budget for Fiscal Year 2022 in the amount of \$20,456,500.00 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 Rancho Sahuarita 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 Rancho Sahuarita 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 Rancho Sahuarita 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.

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 District Board are audio and video recorded. If you permit your child to participate in the 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 meeting at any time.



District Board Agenda Communication

TO: Honorable Chairperson and District Board
FROM: Lisa Cole MMC, District Clerk
MEETING DATE: May 10, 2021
SUBJECT: Approval of the February 22, 2021 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. February 22, 2021 RSCFD Meeting Minutes



District Board Meeting Minutes

RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT MEETING MINUTES FEBRUARY 22, 2021

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 22, 2021.

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
Deborah Morales	Board Member	Present	
Tom Murphy	Chairperson	Present	
Kara Egbert	Vice Chairperson	Present	
Bill Bracco	Board Member	Remote	
Simon Davis	Board Member	Remote	
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. Board Members Bill Bracco and Simon Davis participated by phone.

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:	Kara Egbert, Vice Chairperson
AYES:	Murphy, Egbert, Bracco, Davis, Hicks, Lusk, Morales

- A. Approval of the October 26, 2020 Rancho Sahuarita Community Facilities District Meeting Minutes.
- B. Adoption of Resolution No. 2021-0018, approving reductions of the face amounts of the letters of credit held pursuant to depository agreements with respect to bonds (series 2018 and 2020) issued by the District.

5. Adjournment

Chairperson Tom Murphy adjourned the meeting at 6:34 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 22nd day of February, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10th day of May, 2021 .

Lisa Cole, MMC
District Clerk

Attachment: February 22, 2021 RSCFD Meeting Minutes (Approval of Minutes)



District Board Agenda Communication

TO: Honorable Chairperson and District Board

FROM: A.C. Marriotti, District Treasurer

MEETING DATE: May 10, 2021

SUBJECT: Discussion and possible adoption of Resolution No. 2021-0019 of the District Board of the Rancho Sahuarita Community Facilities District, a Community Facilities District of Arizona, approving a tentative budget for Fiscal Year 2022 in the amount of \$20,456,500.00 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 Rancho Sahuarita 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 Rancho Sahuarita 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 Rancho Sahuarita 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.

FINANCIAL / BUDGET SUMMARY

Tentative Budget: \$20,456,500

STAFF RECOMMENDATION

Staff recommends adoption of Resolution No. 2021-0019.

SUGGESTED MOTION

I move to adopt Resolution No. 2021-0019.

DISCUSSION

Presented for your approval is the fiscal year 2022 Tentative Budget for the Rancho Sahuarita Community Facilities District. Staff will give a presentation on the 2022 Tentative Budget at the meeting.

Rancho Sahuarita Community Facilities District Agenda Communication

If the Tentative Budget is approved, a public hearing will be scheduled for the May 24th Board meeting at which point the Board may adopt the 2022 Budget and establish the property tax levy for the year. Public notices will be published in accordance with State law.

Property Tax Levy

The budget includes a total property tax levy of \$4.99 per \$100 of net assessed valuation on property located within the District's boundaries, as follows:

- \$4.69 per \$100 of net assessed valuation to pay for annual debt service obligations and
- \$0.30 per \$100 of net assessed valuation to pay for District operating and maintenance costs.

The proposed levy for next year is the same as the current year.

ATTACHMENTS

1. RSCFD Resolution No. 2021-0019
2. RSCFD Budget Resolution Exhibit A
3. FY2022 RSCFD Tentative Budget Presentation

RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT
RESOLUTION NO. 2021-0019

A RESOLUTION OF THE DISTRICT BOARD OF THE RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, APPROVING A TENTATIVE BUDGET FOR FISCAL YEAR 2022 IN THE AMOUNT OF \$20,456,500 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 RANCHO SAHUARITA 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 RANCHO SAHUARITA 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 RANCHO SAHUARITA 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.

BE IT RESOLVED BY THE DISTRICT BOARD OF RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT as follows:

WHEREAS, on March 24, 2014, the Rancho Sahuarita Community Facilities District (“RSCFD”), a community facilities district in accordance with Section 48-701 et seq., Arizona Revised Statutes, as amended, was formed; and

WHEREAS, RSCFD 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 RSCFD was to finance certain public improvements needed for the development known as “Rancho Sahuarita” through assessment of ad valorem taxes on all real and personal property within RSCFD; and

WHEREAS, in accordance with Sections 48-719 and 48-723, Arizona Revised Statutes, as amended, a special election was held on August 12, 2014, wherein the qualified electors of RSCFD voted to issue general obligation bonds in the maximum amount of \$60,000,000 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 RSCFD; and

WHEREAS, in accordance with Sections 48-716 and 48-723, Arizona Revised Statutes, as amended, the District Treasurer of RSCFD has submitted to the District Board of RSCFD a proposed budget for fiscal year 2022, which includes statements and estimates of the operation and maintenance expenses of RSCFD, 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 RSCFD, 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 within RSCFD; and

WHEREAS, the District Board of RSCFD desires now to approve said tentative budget for fiscal year 2022, to publish notice of having filed the required statements and estimates, and to set a date (and publish a notice thereof) for a public hearing to receive comment on the tentative budget and, particularly, on the portions of the statements and estimates not relating to debt service on general obligation bonds; and

WHEREAS, after said public hearing (and on or before October 1), the District Board of RSCFD expects to adopt a final budget by resolution; and

WHEREAS, on or before the third Monday in August, the District Board of RSCFD also expects to order the fixing, levying and assessment of required ad valorem taxes and to cause certified copies of the order to be delivered to the Pima County Board of Supervisors;

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT, AS FOLLOWS:

1. That certain proposed budget prepared by the District Treasurer of RSCFD for fiscal year 2022, attached hereto and expressly made a part hereof as Exhibit “A” is hereby tentatively approved.

2. The statements and estimates of the operation and maintenance expenses of RSCFD, 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 RSCFD in fiscal year 2022 are hereby filed in accordance with Arizona Revised Statutes Section 48-723(C), as amended, and are attached hereto and expressly made a part hereof as Exhibit "A."

3. A public hearing date of May 24, 2021, beginning at or after 6:30 p.m. at the Sahuarita Town Hall Council Chamber, 375 W. Sahuarita Center Way, Sahuarita, Arizona, is hereby set to consider said tentative budget (including, but expressly not limited to, consideration of those portions of the statements and estimates not relating to debt service on general obligation bonds of RSCFD), and said notice (attached hereto and expressly made a part hereof as Exhibit "B") shall be published once in the Sahuarita Sun no later than ten (10) days prior to said hearing date.

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.

PASSED by the District Board of the Rancho Sahuarita Community Facilities District this 10th day of May, 2021.

Tom Murphy
Chairperson
Rancho Sahuarita Community Facilities District

ATTEST:

Lisa Cole, MMC
District Clerk
Rancho Sahuarita Community Facilities District

APPROVED AS TO FORM:

Daniel J. Hochuli
District Attorney
Rancho Sahuarita Community Facilities District

EXHIBIT “A”

FISCAL YEAR 2022

RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT BUDGET
(RSCFD STATEMENTS AND ESTIMATES OF EXPENSES FOR FISCAL YEAR 2022)

Attachment: RSCFD Resolution No. 2021-0019 [Revision 4] (RSCFD 2022 Tentative Budget Adoption)

EXHIBIT “B”**FORM OF PUBLISHED NOTICE**

RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT
 NOTICE OF FILING STATEMENTS AND ESTIMATES
 AND
 NOTICE OF PUBLIC HEARING

NOTICE OF FILING STATEMENTS AND ESTIMATES OF THE OPERATION AND MAINTENANCE EXPENSES OF THE RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT, THE COSTS OF CAPITAL IMPROVEMENTS TO BE FINANCED BY THE 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 DISTRICT; AND NOTICE OF A PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2022 BUDGET OF THE DISTRICT IN THE AMOUNT OF \$20,456,500 INCLUDING A HEARING ON THOSE PORTIONS OF THE STATEMENTS AND ESTIMATES NOT RELATING TO DEBT SERVICE ON GENERAL OBLIGATION BONDS.

Notice is hereby given that statements and estimates have been filed in the Office of the District Clerk of the Rancho Sahuarita Community Facilities District of the operation and maintenance expenses of the District, the costs of capital improvements to be financed by the voter-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 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 District. Notice is further given of a public hearing on the proposed fiscal year 2022 budget of the District, including (but not limited to) a hearing on those portions of the statements and estimates not relating to debt service on general obligation bonds, all pursuant to Arizona Revised Statutes §§48-716 and 48-723. Such hearing will be held by the District Board on May 24, 2021, at or after 6:30 p.m. at the Sahuarita Town Hall Council Chambers, 375 W. Sahuarita Center Way, Sahuarita, Arizona. Copies of the budget are available from the Office of the District Clerk, 375 W. Sahuarita Center Way, Sahuarita, Arizona 85629, telephone number: (520) 822-8801; on the Town of Sahuarita website: www.sahuaritaaz.gov; and at the Pima County Library, Sahuarita Branch, 725 W. Via Rancho Sahuarita Blvd., Building #2, Sahuarita, Arizona 85629.

Dated this 10th day of May, 2021.

/s/ L. Kelly Udall

 District Manager

Rancho Sahuarita Community Facilities District

SPECIAL REVENUE FUND
SOURCES AND USES OF FUNDS

	2020	2021			2022	% Change	
	Actual Amount	Adopted Budget	Amended Budget	Estimated Actual	Budget Amount	From Amended	From Estimated
SOURCES							
Revenues:							
Taxes	\$ 77,506	\$ 155,590	\$ 155,590	\$ 155,590	\$ 338,180	117.4%	117.4%
Investment Earnings	6,153	5,000	5,000	350	250	-95.0%	-28.6%
Developer Contributions	65,872	491,920	491,920	452,460	1,033,070	110.0%	128.3%
Subtotal:	149,531	652,510	652,510	608,400	1,371,500	110.2%	125.4%
Other Sources:							
Face Amount Debt	3,475,000	-	-	-	15,958,000	-	-
Subtotal:	3,475,000	-	-	-	15,958,000	-	-
Beginning Fund Balance:							
Restricted for Capital Acquisition	-	3,127,000	3,127,000	3,127,040	3,127,000	0.0%	0.0%
Restricted for Debt Service	303,691	-	-	26,630	-	-	-100.0%
Unassigned	-	-	-	3,090	-	-	-100.0%
Subtotal:	303,691	3,127,000	3,127,000	3,156,760	3,127,000	0.0%	-0.9%
TOTAL SOURCES	\$ 3,928,222	\$ 3,779,510	\$ 3,779,510	\$ 3,765,160	\$ 20,456,500	441.2%	443.3%
USES							
Current Expenditures:							
General Government	\$ 1,634	\$ 3,320	\$ 3,320	\$ 1,120	\$ 1,670	-49.7%	49.1%
Streets	189	18,850	18,850	6,700	18,700	-0.8%	179.1%
Subtotal:	1,823	22,170	22,170	7,820	20,370	-8.1%	160.5%
Debt Service:							
Principal	129,000	201,000	201,000	201,000	242,000	20.4%	20.4%
Interest	291,890	424,340	424,340	424,340	1,104,130	160.2%	160.2%
Other	1,500	5,000	5,000	5,000	5,000	0.0%	0.0%
Debt Issuance Costs	347,250	-	-	-	650,000	-	-
Subtotal:	769,640	630,340	630,340	630,340	2,001,130	217.5%	217.5%
Capital Outlay:							
Infrastructure	-	3,127,000	3,127,000	-	8,463,000	170.6%	-
Subtotal:	-	3,127,000	3,127,000	-	8,463,000	170.6%	-
Subtotals Combined:	771,463	3,779,510	3,779,510	638,160	10,484,500	177.4%	1542.9%
Ending Fund Balance:							
Restricted for Capital Acquisition	3,127,046	-	-	3,127,000	9,972,000	-	218.9%
Restricted for Debt Service	26,628	-	-	-	-	-	-
Unassigned	3,085	-	-	-	-	-	-
Subtotal:	3,156,759	-	-	3,127,000	9,972,000	-	218.9%
TOTAL USES	\$ 3,928,222	\$ 3,779,510	\$ 3,779,510	\$ 3,765,160	\$ 20,456,500	441.2%	443.3%

Attachment: RSCFD Budget Resolution Exhibit A (RSCFD 2022 Tentative Budget Adoption)

Tentative Budget Adoption Fiscal Year 2022

Board Meeting
May 10, 2021



1

The District

Formed on March 24, 2014

- **943 acres, all within Sahuarita town limits**
 - **Planned build-out**
 - **3,267 Residential Units + 1.25M sq. ft. commercial**

County Assessor's Info

- **162 residences (5% built out)**
 - **116 (252%) more than last year**
 - **97 rental properties**
- **\$6.95M total taxable net taxable assessed valuation**
 - **\$3.75M (117%) more than last year**
 - **Commercial lots: \$1.86M**



2

Attachment: FY2022 RSCFD Tentative Budget Presentation (RSCFD 2022 Tentative Budget Adoption)

The District

Tax levying public improvement district

- Finance acquisition and maintenance of public infrastructure and facilities

Bond election authorized \$60M bond capacity and debt service property tax

- \$8.93M outstanding debt
 - \$5.78M GO Bonds issued in 2018 (term 2043)
 - \$3.48M GO Bonds issued in 2020 (term 2045)



3

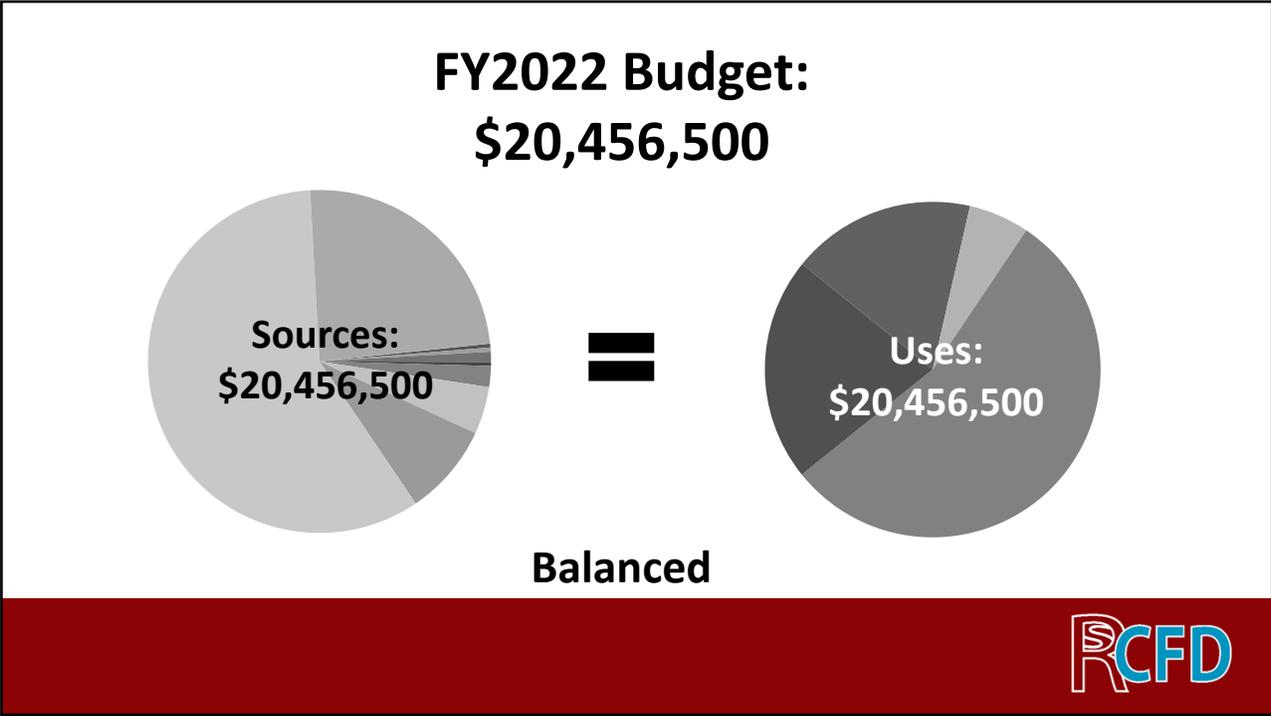
The District

Relationship to Town

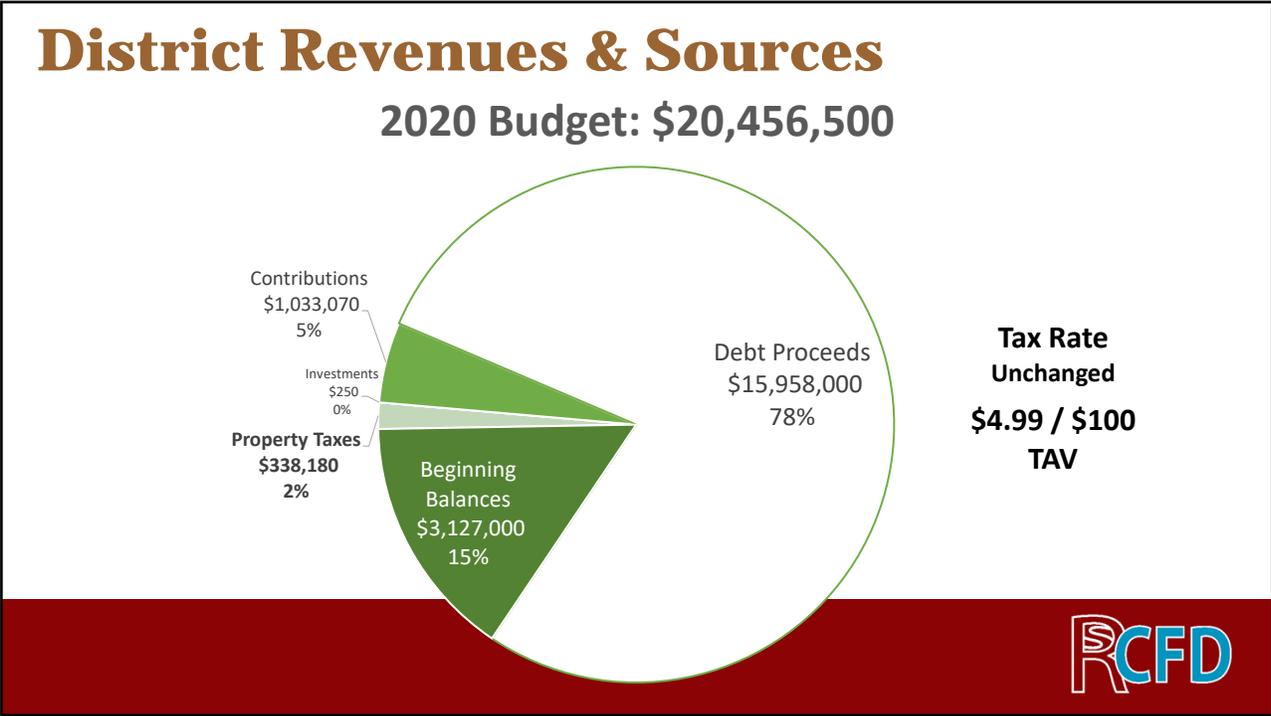
- Legally separate entity
- Part of the Town’s financial reporting entity
 - Governmental Accounting Standards Board (GASB)
 - Blended component unit
 - Special Revenue Fund
 - Does not separately issue financial reports.



4



5

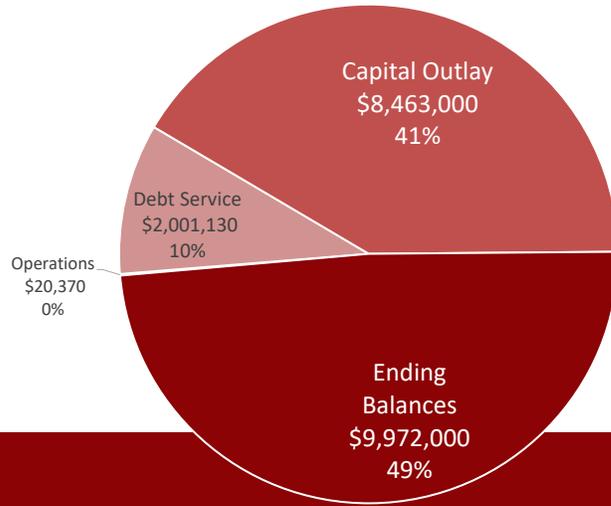


6

Attachment: FY2022 RSCFD Tentative Budget Presentation (RSCFD 2022 Tentative Budget Adoption)

District Expenditures & Uses

2020 Budget: \$20,456,500



7

Resolution

Approves FY2022 Tentative Budget

Tentative Budget filed and made available

- District Clerk and website

Establishes a public hearing and notice for final budget adoption

- May 24, 2021



8