



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 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.

**October 25, 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 September 27, 2021 Quail Creek Community Facilities District Regular Meeting Minutes.**
- B. Approval of Amendment No. Six (6) to Contract No. 170031 with EPS Group, Inc., for engineer services, commencing October 11, 2021 and terminating October 10, 2022; in an amount not to exceed \$300,000.00.**

- 5. 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.

QUAIL CREEK COMMUNITY FACILITIES DISTRICT MEETING 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: October 25, 2021
SUBJECT: Approval of the September 27, 2021 Quail Creek Community Facilities District Regular 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. September 27, 2021 QCCFD Meeting Minutes



District Board Meeting Minutes

QUAIL CREEK COMMUNITY FACILITIES DISTRICT MEETING MINUTES September 27, 2021

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, September 27, 2021.

1. Call to Order

The meeting was called to order at 6:34 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	
Simon Davis	Board Member	Present	
Melissa Hicks	Board Member	Present	
Gil Lusk	Board Member	Present	
Deborah Morales	Board Member	Remote	

Also in attendance were Interim District Manager A.C. Marriotti, District Counsel Dan Hochuli, and District Clerk Lisa Cole. Board Member Deborah Morales 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:	Kara Egbert, Vice Chairperson
SECONDER:	Gil Lusk, Board Member
AYES:	Morales, Murphy, Egbert, Bracco, Davis, Hicks, Lusk

A. Approval of the May 24, 2021 Quail Creek Community Facilities District Regular Meeting Minutes.

B. Approval of Resolution No. 42, authorizing the transfer to the Town of Sahuarita of Public Infrastructure acquired by the District and authorizing the Chairperson of the District to sign deeds and other documents necessary to conclude such transfer of said Public Infrastructure to the Town of Sahuarita.

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 Quail Creek Community Facilities District held on the 27th day of September 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 25th day of October, 2021.

Lisa Cole, MMC
District Clerk

Attachment: September 27, 2021 QCCFD Meeting Minutes [Revision 1] (Approval of Minutes)



District Board Agenda Communication

TO: Honorable Chairperson and District Board

FROM: Beth Abramovitz PE, Public Works Director

MEETING DATE: October 25, 2021

SUBJECT: **Approval of Amendment No. Six (6) to Contract No. 170031 with EPS Group, Inc., for engineer services, commencing October 11, 2021 and terminating October 10, 2022; in an amount not to exceed \$300,000.00.**

FINANCIAL / BUDGET SUMMARY

QCCFD - NTE \$300,000.00

STAFF RECOMMENDATION

Staff recommends approval.

SUGGESTED MOTION

I move to approve Amendment No. Six (6) to Contract No. 170031.

DISCUSSION

In accordance with A.R.S. § 48-913, a qualified engineer shall be appointed or employed as District Engineer and his compensation fixed by the Board of Directors. Claims of the District Engineer for compensation or expenses, approved by the Board of Directors shall be reimbursed out of the funds of the District. In general terms, the role of the District Engineer is to ensure projects are bid, managed, inspected, built, and closed out in a manner that facilitates reimbursement, and that the QCCFD is reimbursing the Developer only those costs associated with the infrastructure that are legitimate and eligible for reimbursement. In cases where the QCCFD elects to construct the infrastructure, the District Engineer would aide Town staff in the delivery of eligible projects.

The Cooperative Purchasing Agreement with the City of Litchfield Park allows utilization of their Agreement with EPS Group, Inc. Services for the contract term, October 11, 2021 through October 10, 2022; not-to-exceed \$300,000. The contract allows for an option to renew on an annual basis and in accordance with Resolution 2004-0001, a change in the District Engineer requires thirty (30) days written notice to the Municipality, the District, and the LLLP or the LLLC. There is no guarantee that work will be awarded.

ATTACHMENTS

1. Contract No. 170031, Amendment No. Six (6)

CONTRACT AMENDMENT

Quail Creek Community Facilities District
Procurement Department
375 W. Sahuarita Center Way
Sahuarita, AZ 85629
(520) 822-8824
Issue Date: October 1, 2021

Contract No.: 170031
Contractor: EPS Group, Inc.

Contract Amendment No. Six (6)
Procurement Officer: Cherie Odeski, NIGP-CPP, CPPO, CPPB
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THIS CONTRACT IS AMENDED AS FOLLOWS:**EPS GROUP, INC.****CONTRACT NO. 170031****QUAIL CREEK COMMUNITY
FACILITIES DISTRICT ENGINEER SERVICES**

Pursuant to Contract No. 170031 Quail Creek Community Facilities District Engineer Services, Section 2, Term, the parties hereby agree to extend this contract for the period of October 11, 2021 through October 10, 2022. The one year extension will be for an amount not to exceed \$300,000.00.

ALL OTHER PROVISIONS OF THE CONTRACT SHALL REMAIN IN THEIR ENTIRETY.

CONTRACTOR HEREBY ACKNOWLEDGES
RECEIPT OF THE ABOVE-REFERENCED
CONTRACT AND UNDERSTANDING OF
THE ABOVE AMENDMENT

AMENDMENT IS HEREBY EXECUTED THIS
____ DAY OF OCTOBER, 2021, AT
SAHUARITA, ARIZONA

Signature

Brandon Squire, Principal
Print Name and Title

EPS Group
Company Name

125 W. Avondale Blvd., Suite 115
Company Address

Avondale, AZ 85323
City State Zip

Brandon.aquire@epsgroupinc.com
E-Mail Address

District Chairman Tom Murphy

ATTEST:

Lisa Cole, MMC, District Clerk

APPROVED AS TO FORM:

Daniel J. Hochuli, District Counsel

Attachment: Contract No. 170031, Amendment No. Six (6) (QCCCFD EPS Group, Inc.: Contract No. 170031-Amendment 6)