



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.

December 13, 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**

- A. Approval of the May 24, 2021 Rancho Sahuarita Community Facilities District Meeting Minutes.**

Action recommended: approve the consent agenda recommendations.

- 5. Discussion and possible action to direct staff to prepare a study of the feasibility and benefits of issuing general obligation bonds to acquire public infrastructure.**

Action recommended: pleasure of the Board.

- 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 Meeting Minutes

**RANCHO SAHUARITA COMMUNITY FACILITIES DISTRICT
MEETING MINUTES
DECEMBER 13, 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 December 13, 2021.

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	
Simon Davis	Board Member	Present	
Melissa Hicks	Board Member	Present	
Gil Lusk	Board Member	Present	
Deborah Morales	Board Member	Present	

Also in attendance were District Interim Manager A.C. Marriotti, 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 recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kara Egbert, Vice Chairperson
SECONDER:	Gil Lusk, Board Member
AYES:	Murphy, Egbert, Bracco, Davis, Hicks, Lusk, Morales

A. Approval of the May 24, 2021 Rancho Sahuarita Community Facilities District Meeting Minutes.

5. Discussion and possible action to direct staff to prepare a study of the feasibility and benefits of issuing general obligation bonds to acquire public infrastructure.

MOTION was made to direct staff to prepare a feasibility study for the issuance of general obligation bonds to acquire public infrastructure.

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

District Treasurer A.C. Marriotti provided an overview of the application from the developer requesting the issuance of general obligation bonds for \$18,158,000 for the acquisition of public infrastructure. Mr. Marriotti stated the bonds would fund roadways and sewer lines located within District boundaries as planned within the development agreement. Furthermore, Mr. Marriotti indicated that of the original \$60 million of bonding capacity authorized by the August 2014 bond election, \$51 million was available. In conclusion, Mr. Marriotti requested the Board direct staff to prepare a feasibility report to present at the Rancho Sahuarita Community Facilities District meeting in January (2022).

Michael Racy, representing the Rancho Sahuarita Development Company, reviewed the issuance of previous bond amounts and discussed the need for additional bond funding to complete Region 7 and Region 9 infrastructure. Mr. Racy stated that the funding would be used to construct sewers and roads and noted the improvements to Rancho Sahuarita Blvd. were accelerated.

Board Member Lusk asked Mr. Racy if the cost estimates and plans accounted for the development of the Sonoran Corridor. Mr. Racy indicated that while cost estimates excluded the Sonoran Corridor, the developer was monitoring the progress of the project.

Vice Chairperson Egbert asked how citizens would be alerted of potential future tax payment extensions, to which Mr. Marriotti responded by outlining the public meeting notification process.

Mr. Racy distributed a map of the proposed infrastructure locations at the meeting.

6. Adjournment

Chairperson Tom Murphy adjourned the meeting at 6:46 PM.

Rancho Sahuarita Community Facilities District MEETING 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 Rancho Sahuarita Community Facilities District held on the 13th day of December 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th day of January, 2022.


Lisa Cole, MMC
District Clerk