

**QUAIL CREEK COMMUNITY FACILITIES DISTRICT  
MEETING AGENDA  
JUNE 28, 2010**

*Pursuant to A.R.S. § 38-431.02 notice is hereby given to the public that the District Board of the Quail Creek Facilities District will hold a regular meeting at the date and time specified below at the Sahuarita Town Hall Council Chambers, 375 West Sahuarita Center Way, Sahuarita, Arizona. Members of the Town of Sahuarita Council 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 Town Clerk's Office at 520-822-8801. Requests should be made no later than three working days prior to the meeting to arrange the accommodation.*

**QUAIL CREEK COMMUNITY FACILITIES DISTRICT AGENDA  
June 28, 2010  
At or after 6:30 p.m.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of the June 14, 2010 minutes**
- 4. Public Hearing and possible adoption of Resolution 18 of the District Board of the Quail Creek Community Facilities District, a Community Facilities District of Arizona, approving a final budget for fiscal year 2011 in the amount of \$1,060,490 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**
- 5. Adjournment**

*Action may be taken by the District Board on any item listed on this agenda.*

**TOWN OF SAHUARITA  
QUAIL CREEK COMMUNITY FACILITIES DISTRICT  
MINUTES  
JUNE 14, 2010**

**1. CALL TO ORDER**

Chairwoman Skelton called the meeting to order at approximately 6:37 p.m.

**2. ROLL CALL**

PRESENT: Board Members Duane Blumberg, Scott Downs, Kara Egbert\*, Rosanna Gabaldon, Charles Oldham, Vice-Chairman Phil Conklin, and Chairwoman Lynne Skelton.

\*Board Member Egbert participated via telephone.

ABSENT: None

ALSO

PRESENT: Town Manager Jim Stahle, Town Attorney Daniel J. Hochuli, and Town Clerk Vicky Miel.

**3. APPROVAL OF JUNE 22, 2009 MINUTES**

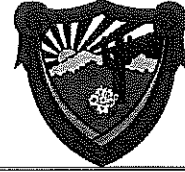
MOTION was made by Board Member Blumberg, SECONDED by Board Member Downs to approve the minutes of the June 22, 2009 Quail Creek Community Facilities District meeting. MOTION CARRIED UNANIMOUSLY.

**4. PUBLIC HEARING AND ADOPTION OF RESOLUTION 17** of the District Board of the Quail Creek Community Facilities District, a Community Facilities District of Arizona, approving a tentative budget for Fiscal Year 2011 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 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 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; 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.

Chairwoman Skelton declared the public hearing open. There being no one present to speak, Chairwoman Skelton declared the public hearing closed.

**QCCFD  
BOARD  
MEETING  
INFORMATION**

**QUAIL CREEK  
COMMUNITY  
FACILITIES DISTRICT**



**MEETING DATE:** June 28, 2010

**DATE PREPARED:** June 16, 2010

**AGENDA ITEM #**

**4**

**TO:** Honorable Chairperson and Board Members

**FROM:** Jim Stahle, District Manager  
A.C. Marriotti, District Treasurer

**SUBJECT:** PUBLIC HEARING AND APPROVAL OF RESOLUTION No. 18, APPROVING A FINAL BUDGET FOR FISCAL YEAR 2011 IN THE AMOUNT OF \$1,060,490 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

**DISCUSSION:** The proposed Quail Creek CFD budget for fiscal year 2011 is \$1,060,490. There have been no changes to the Tentative Budget, which was approved on Resolution No. 17 at the June 14<sup>th</sup> Board meeting.

The District is a legally separate entity. However, because of the relationship with the Town of Sahuarita (i.e., the Town Council is the District Board), the CFD is a *blended component unit* of the Town and will be incorporated into the Town's financial reporting entity as a special revenue fund. District expenditures, however, are not factored into the Town's alternative expenditure limitation.

In addition to establishing the budget for FY2011, Resolution No. 18 levies a property tax totaling \$3.30 per \$100 of assessed valuation on property within the District boundaries. The property tax rate has two components. The first, at \$3.00 per \$100 of assessed valuation is levied to pay for the District's debt service obligations. The second, at \$0.30 per \$100 of assessed valuation is levied to pay for the District's operations and maintenance.

Budgeted revenues and sources consist of (1) property taxes (\$271,860) to pay for debt and operations, (2) developer contributions (misc revs: \$757,440) to subsidize tax revenues used to pay for debt, and (3) general fund subsidies (transfers in: \$31,420) to help pay for operations and maintenance of the Quail Creek-Veterans Municipal Park.

Budgeted expenditures consist of (1) operating costs (\$49,410) to maintain the Quail Creek Veterans Municipal Park and District roadways and (2) debt service (\$1,011,080).

**STAFF RECOMMENDATION:** Staff recommends approval of this resolution.

**SUGGESTED MOTION:** Move to adopt Resolution No. 18.

QUAIL CREEK COMMUNITY FACILITIES DISTRICT  
RESOLUTION NO. 18

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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 2011 IN THE AMOUNT OF \$1,060,490 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. 17, adopted on June 14, 2010, the District Board of QCCFD (a) approved a tentative budget for FY 2011, (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 28, 2010, for a public hearing on the tentative budget and particularly, on the portions of the

EXHIBIT "A"

*Fiscal Year 2011 Quail Creek Community Facilities District Budget*

EXHIBIT "B"

FISCAL YEAR 2010/2011 TAX LEVY

<u>JURISDICTION</u>	<u>ASSESSED VALUATION (AV)</u>	<u>TAX LEVY</u>	<u>TAX RATE (PER \$100 AV)</u>
<b>QUAIL CREEK COMMUNITY FACILITIES DISTRICT</b>			
Secondary	\$ 8,832,237		
Maintenance and Operation		\$ 26,497	\$ 0.3000
Bond Indebtedness (Debt Service)		\$ 264,967	\$ 3.0000
<b>TOTAL SECONDARY</b>		<u>\$ 291,464</u>	<u>\$ 3.3000</u>