

**QUAIL CREEK COMMUNITY FACILITIES DISTRICT  
MEETING AGENDA  
JUNE 22, 2009**

*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 meeting at the date and time specified below at the Sahuarita Town Hall Council Chambers, 375 West Sahuarita Center Way, Sahuarita, Arizona.*

*To better serve our community, the meeting location is wheelchair accessible. Any person who by reason of any disability is in need of special services as a result of their disability, such as assistive listening devices, agenda materials printed in Braille or large print, or a signer for the hearing impaired, etc., will be accommodated. These special services are available upon prior request at least ten working days prior to the meeting.*

**QUAIL CREEK COMMUNITY FACILITIES DISTRICT AGENDA  
June 22, 2009  
At or after 6:30 p.m.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF JUNE 8, 2009 MINUTES
4. PUBLIC HEARING AND ADOPTION OF RESOLUTION 16 approving a final budget for fiscal year 2010 in the amount of \$1,365,350 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 8, 2009**

**1. CALL TO ORDER**

Board Chairman Skelton called the meeting to order at approximately 6:45 p.m.

**2. ROLL CALL**

PRESENT: Board Members Duane Blumberg, Scott Downs,  
Kara Egbert, Rosanna Gabaldon,  
Vice Chairman Phil Conklin, and Chairman Lynne Skelton

ABSENT: Board Member Charles Oldham

ALSO

PRESENT: Board Manager Jim Stahle, Board Secretary Vicky Miel  
and Board Attorney Daniel J. Hochuli

- 3. RESOLUTION 15 of the District Board of the Quail Creek Community Facilities District, a community facilities district of Arizona, approving a tentative budget for fiscal year 2010 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.**

Finance Director A.C. Marriotti presented this item to the Board.

**MOTION** was made by Vice Chairman Conklin, **SECONDED** by Board Member Blumberg, to adopt Resolution 2009-128 and Ordinance 2009-18. Board Secretary Vicky Miel provided the Board with the correct Resolution number. Vice Chairman Conklin and Board Member Blumberg **WITHDREW** their motion and second.

MOTION was made by Board Member Downs, SECONDED by Board Member Blumberg, to adopt Resolution 15. MOTION CARRIED UNANIMOUSLY.

**4. ADJOURNMENT**

Board Chairman Skelton adjourned the meeting at approximately 7 p.m.

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Lynne Skelton, Board Chairman

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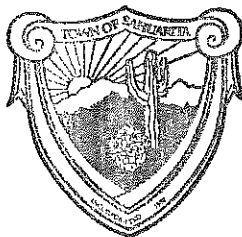
Vicky Miel, Board Secretary

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Quail Creek Community Facilities District held on the 8<sup>th</sup> day of June, 2009. I further certify that the meeting was duly called and held and that a quorum was present.

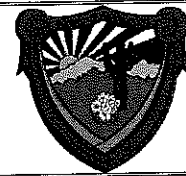
Dated this 10<sup>th</sup> day of June, 2009.

*Vicky Miel*  
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Vicky Miel, Board Secretary



**QCCFD  
BOARD  
MEETING  
INFORMATION**

**QUAIL CREEK  
COMMUNITY  
FACILITIES DISTRICT**



**MEETING DATE:** June 22, 2009

**DATE PREPARED:** June 10, 2009

**AGENDA ITEM #**

4

**TO:** Honorable Chairperson and Board Members

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

**SUBJECT:** PUBLIC HEARING AND APPROVAL OF RESOLUTION No. 16, APPROVING A FINAL BUDGET FOR FISCAL YEAR 2010 IN THE AMOUNT OF \$1,365,350 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 2010 is \$1,365,350. There have been no changes to the Tentative Budget, which was approved on Resolution No. 15 on June 8, 2009.

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.

Resolution No. 16 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.

**STAFF RECOMMENDATION:** Staff recommends approval of Resolution No. 16.

**SUGGESTED MOTION:** Move to adopt Resolution No. 16.

QUAIL CREEK COMMUNITY FACILITIES DISTRICT  
RESOLUTION NO. 16

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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 2010 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. 15, adopted on June 8, 2009, the District Board of QCCFD (a) approved a tentative budget for FY 2010, (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, 2009, 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 FY 2010 by this Resolution No. 15, 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 2010, attached hereto and expressly made a part hereof as Exhibit "A", is hereby finally adopted.

2. That it is hereby ORDERED that, in FY 2010, 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. That certified copies of the Resolution and Order be delivered by U.S. Mail to the PIMA County Board of Supervisors and to the Arizona Department of Revenue (inasmuch as the tax levy must be filed by the PIMA County Board of Supervisors on or before the third Monday in August).

4. That 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. That this Resolution shall be effective after its passage and approval according to law.

PASSED by the District Board of the QUAIL CREEK Community Facilities District this 22<sup>nd</sup> day of June, 2009.

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Lynne Skelton  
Chairperson, District Board,  
Quail Creek Community Facilities District

APPROVED AS TO FORM:

ATTEST:

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Daniel J. Hochuli  
District Counsel  
Quail Creek Community Facilities District

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Vicky Miel, MMC  
District Clerk,  
Quail Creek Community Facilities District

EXHIBIT "A"

*Fiscal Year 2010 Quail Creek Community Facilities District Budget*

**QUAIL CREEK COMMUNITY FACILITIES DISTRICT (QC CFD)**  
**SPECIAL REVENUE FUND**  
 SOURCES AND USES OF FUNDS

	2008	2009			2010	% Change	% Change
	Actual Amount	Adopted Budget	Amended Budget	Estimated Actual	Adopted Budget	From Amended	From 2009 Estimate
<b>SOURCES</b>							
<b>REVENUES:</b>							
Taxes	\$ 114,481	\$ 236,500	\$ 236,500	\$ 248,100	\$ 258,780	9.4%	4.3%
Charges for Services	7,511	5,000	5,000	16,339	-	-100.0%	-100.0%
Investment	230,915	56,750	56,750	10,000	4,200	-92.6%	-58.0%
Miscellaneous	-	511,150	511,150	551,749	770,500	50.7%	39.6%
Subtotal: Revenues	352,907	809,400	809,400	826,188	1,033,480	27.7%	25.1%
<b>OTHER SOURCES:</b>							
Transfer In	-	21,350	21,350	-	11,040	-48.3%	-
Subtotal: Other Sources	-	21,350	21,350	-	11,040	-48.3%	-
<b>BEGINNING FUND BALANCES:</b>							
Restricted for Debt Service	515,710	223,450	223,450	593,594	320,000	43.2%	-46.1%
Restricted for Capital Outlay	4,540,526	1,386,000	1,386,000	899,793	-	-100.0%	-100.0%
Unrestricted	23,413	10,000	10,000	(20,464)	830	-91.7%	-104.1%
Subtotal: Beginning Fund Balances	5,079,649	1,619,450	1,619,450	1,472,923	320,830	-80.2%	-100.0%
<b>TOTAL SOURCES</b>	<b>\$ 5,432,556</b>	<b>\$ 2,450,200</b>	<b>\$ 2,450,200</b>	<b>\$ 2,299,111</b>	<b>\$ 1,365,350</b>	<b>-44.3%</b>	<b>-40.6%</b>
<b>USES</b>							
<b>CURRENT EXPENDITURES:</b>							
General Government	\$ 7,511	\$ 17,000	\$ 17,000	\$ 18,669	\$ -	-100.0%	-100.0%
Culture and Recreation	-	38,350	38,350	33,475	33,020	-13.9%	-1.4%
Subtotal: Current Expenditures	7,511	55,350	55,350	52,344	33,020	-40.3%	-36.9%
<b>DEBT SERVICE:</b>							
Principal	-	320,000	320,000	-	320,000	0.0%	-
Interest	686,346	686,350	686,350	686,350	670,830	-2.3%	-2.3%
Other	2,500	2,500	2,500	6,500	6,500	160.0%	0.0%
Subtotal: Debt Service	688,846	1,008,850	1,008,850	692,850	997,330	-1.1%	43.9%
<b>CAPITAL OUTLAY:</b>							
Infrastructure	3,263,276	1,386,000	1,386,000	1,233,087	-	-100.0%	-100.0%
Subtotal: Capital Outlay	3,263,276	1,386,000	1,386,000	1,233,087	-	-100.0%	-100.0%
Subtotal: Current Expenditures, Debt Service, and Capital Outlay	3,959,633	2,450,200	2,450,200	1,978,281	1,030,350	-57.9%	-47.9%
<b>ENDING FUND BALANCES:</b>							
Restricted for Debt Service	593,594	-	-	320,000	335,000	-	4.7%
Restricted for Capital Outlay	899,793	-	-	-	-	-	-
Undesignated Contingency Reserves	(20,464)	-	-	830	-	-	-100.0%
Subtotal: Ending Fund Balances	1,472,923	-	-	320,830	335,000	-	4.4%
<b>TOTAL USES</b>	<b>\$ 5,432,556</b>	<b>\$ 2,450,200</b>	<b>\$ 2,450,200</b>	<b>\$ 2,299,111</b>	<b>\$ 1,365,350</b>	<b>-44.3%</b>	<b>-40.6%</b>



EXHIBIT "B"

**FISCAL YEAR 2009/2010 TAX LEVY**

<b>JURISDICTION</b>	<b>ASSESSED VALUATION (AV)</b>	<b>TAX LEVY</b>	<b>TAX RATE (PER \$100 AV)</b>
<b>QUAIL CREEK COMMUNITY FACILITIES DISTRICT</b>			
Secondary	\$ 8,254,435		
Maintenance and Operation		\$ 24,763	\$ 0.3000
Bond Indebtedness (Debt Service)		\$247,633	\$ 3.0000
<b>TOTAL SECONDARY</b>		<u>\$272,396</u>	<u>\$ 3.3000</u>