GLADDEN FARMS
COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS
MEETING NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, June 19, 2018 at or after 6:30 PM

Ed Honea, Chairman
Jon Post, Vice Chair
David Bowen, Board Member
Patti Comerford, Board Member
Herb Kai, Board Member
John Officer, Board Member
Roxanne Ziegler, Board Member

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Gladden Farms Community Facilities District and to the general public that the Gladden Farms Community Facilities District will hold a meeting open to the public on June 19, 2018, at 6:30 PM located in the Council Chambers, of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE GLADDEN FARMS COMMUNITY FACILITIES DISTRICT BOARD ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

As a courtesy to others, please turn off or put in silent mode all pagers and cell phones.

Speaking at Meetings

If you are interested in speaking to the Gladden Farms CFD Board during the Call to the Public, you must fill out a speaker card located in the lobby outside the municipal complex and deliver it to the Clerk prior to the convening of the meeting.

All persons attending the Gladden Farms CFD Board meeting, whether speaking or not, are expected to observe the Gladden Farms CFD Board rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility

To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas
Copies of the Agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.maranaAZ.gov, by clicking on Agendas and Minutes. For questions about the board meetings, special services or procedures, please contact the Town Clerk, at 382-1999, Monday through Friday from 8:00 AM to 5:00 PM.

This Notice and Agenda posted no later than 24 hours prior to the meeting, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaAZ.gov under Agendas and Minutes.

GLADDEN FARMS COMMUNITY FACILITIES DISTRICT BOARD MEETING

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CALL TO THE PUBLIC

At this time any member of the public is allowed to address the Gladden Farms CFD Board on any issue within its jurisdiction, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Gladden Farms CFD Board must complete a speaker card located in the lobby and deliver it to the District Clerk prior to the commencement of the meeting. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Gladden Farms CFD Board may respond to criticism made by those who have addressed the Gladden Farms CFD Board and may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

BOARD ACTION

1. **A1** PUBLIC HEARING: Resolution No. GFCFD 2018-02: A Resolution of the District Board of the Gladden Farms Community Facilities District, Pima County, Arizona, approving the final budget for the Gladden Farms Community Facilities District for the fiscal year beginning July 1, 2018 and ending June 30, 2019 (Erik Montague)

2. **A2** Approve Gladden Farms Community Facilities District Meeting Minutes from May 15, 2018 (Jocelyn C. Bronson)

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Gladden Farms CFD Board may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E1 Pursuant to A.R.S. § 38-431.03 (A)(3), the Gladden Farms CFD Board may ask for discussion or consultation for legal advice with the District Counsel concerning any matter listed on this agenda.

ADJOURNMENT

Gladden Farms Community Facilities District **A1**

Meeting Date: 06/19/2018

From: Erik Montague, Deputy Town Manager

Date: June 19, 2018

Subject: PUBLIC HEARING: Resolution No. GFCFD 2018-02: A Resolution of the District Board of the Gladden Farms Community Facilities District, Pima County, Arizona, approving the final budget for the Gladden Farms Community Facilities District for the fiscal year beginning July 1, 2018 and ending June 30, 2019 (Erik Montague)

Discussion:

On May 15, 2018, the Board of Directors adopted a tentative budget for Gladden Farms Community Facilities District (GFCFD). The tentative and final budget include an ad valorem tax levy of $2.44 per one hundred ($100) of assessed valuation. The levy comprises $0.30 for operations and maintenance and $2.14 for debt service. The secondary levy for debt service is less than the target $2.50 as ARS § 35-458, requires that the annual levy shall not exceed the net amount necessary to meet annual payments of principal and interest, projected payments of principal and interest on new debt planned for the ensuing year, a reasonable delinquency factor, including an amount necessary to correct prior year errors or shortages in the levy, if applicable, and any expenses and fees required in conjunction with the authorization pursuant to ARS § 35-512. The levy shall be the net of all cash in excess of ten percent of the annual payments of principal and interest in the current fiscal year from the previous year remaining in the fund or funds prescribed by subsection B of this section.

After conducting a public hearing, the District Board is being asked to adopt Resolution GFCFD 2018-02, adopting the final budget and establishing an ad valorem tax levy of $2.44 per one hundred ($100) of assessed valuation for fiscal year 2018-2019.

Financial Impact:

Fiscal Year:	2019
Budgeted Y/N:	Y
Amount:	$1,005,513

Establishment of the final budget for fiscal year 2018-2019.

Staff Recommendation:

Staff recommends adoption of Resolution No. GFCFD 2018-02, adopting the final budget for fiscal year 2018-2019.

Suggested Motion:

I move to adopt Resolution No. GFCFD 2018-02, adopting the final budget for the Gladden Farms Community Facilities District for fiscal year 2018-2019.

Attachments

Resolution No. GFCFD 2018-02

Gladden Farms CFD Final Budget

Gladden Farms CFD Published Notice

RESOLUTION NO. GFCFD 2018-02

A RESOLUTION OF THE DISTRICT BOARD OF THE GLADDEN FARMS COMMUNITY FACILITIES DISTRICT, PIMA COUNTY, ARIZONA, APPROVING THE FINAL BUDGET BY THE GLADDEN FARMS COMMUNITY FACILITIES DISTRICT BOARD FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019.

WHEREAS, in accordance with Title 48, Section 716, Arizona Revised Statutes, and following public notice, the Board met on May 15, 2018 at which meeting any taxpayer in the District was privileged to appear and be heard in favor of or against any of the proposed expenditures or tax levies; and

WHEREAS, it appears that publication has been duly made, as required by law, of said proposed budget together with a notice that the District Board would meet on June 19, 2018, at or after 6:00 P.M., in the council chambers of the Town of Marana Civic Center, 11555 W. Civic Center Drive, Marana, Arizona, for the purpose of making tax levies as set forth in said estimates; and

NOW THEREFORE, BE IT RESOLVED that the Gladden Farms Community Facilities District budget in the amount of $1,005,513 is hereby adopted as the budget of the Gladden Farms Community Facilities District, Pima County, Arizona for the fiscal year 2018-2018.

PASSED AND ADOPTED by the District Board of Gladden Farms Community Facilities District, Pima County, Arizona, this 19th day of June, 2018.

_____
Ed Honea, District Chairman

ATTEST:

_____
Jocelyn C. Bronson, District Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, District Counsel

Attachment: Statements & Schedules

GLADDEN FARMS COMMUNITY FACILITIES DISTRICT (GFCFD)
FINAL BUDGET AND SUMMARY SCHEDULE
OF ESTIMATED REVENUES AND EXPENDITURES
FISCAL YEAR 2018-19

REVENUES	FY 2018 Adopted Budget	FY 2018 Amended Budget	FY 2018 Estimated Actual	FY 2019 Budget
Property Tax - General (Operating)	$ 58,912	$ 58,912	$ 58,029	$ 67,154
Property Tax- Secondary (Debt Service)	490,934	490,934	483,570	477,013
Developer Contributions	10,229	10,229	-	-
Total Revenues	560,075	560,075	541,599	544,167
EXPENDITURES				
CFD Administration	5,000	5,000	2,750	5,000
Costs of Issuance	100,000	100,000	-	-
Accounting/Auditing	2,500	2,500	1,150	2,500
Public Notification Expenses	1,000	1,000	52	1,000
Consultant Services	15,000	15,000	-	15,000
Outside Legal Counsel	5,000	5,000	-	5,000
Debt Service	481,163	481,163	481,163	472,013
Trustee Fees	20,000	20,000	4,700	5,000
Capital Improvements Acquisition	900,000	900,000	-	-
Maintenance and Operation	469,980	469,980	32,685	450,000
Replacement Reserve	50,000	50,000	-	50,000
Total Expenditures	2,049,643	2,049,643	522,500	1,005,513
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,489,568)	(1,489,568)	19,099	(461,346)
Other Financing Sources (Uses)				
Bond Proceeds	1,000,000	1,000,000	-	-
Bond Premium	-	-	-	
Refunded Bond Escrow Payment	-	-	-	
Total Other Financing Sources	1,000,000	1,000,000	-	-
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(489,568)	(489,568)	19,099	(461,346)
BEGINNING FUND BALANCE	1,328,032	1,328,032	1,133,603	1,152,702
ENDING FUND BALANCE	$ 838,464	$ 838,464	$ 1,152,702	$ 691,356

GLADDEN FARMS 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 GLADDEN FARMS 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 2018-2019 BUDGET OF THE DISTRICT, 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 Gladden Farms 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 2018-2019 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 Tuesday, June 19, 2018, at or after 6:00 p.m. in the council chambers of the Town of Marana Civic Center, 11555 W. Civic Center Drive, Marana, Arizona. Copies of the budget are available from the Office of the District Treasurer, 11555 W. Civic Center Drive, Town of Marana, Arizona 85653, telephone number: (520) 382-1900.

Dated this 1st day of June, 2018

/s/ Jamsheed Mehta
……..
District Manager
Gladden Farms Community Facilities District

Published: June 7th, 2018

Gladden Farms Community Facilities District **A2**

Meeting Date: 06/19/2018

To: Mayor and Council

Submitted For: Jocelyn C. Bronson, Town Clerk

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: June 19, 2018

Subject: Approve Gladden Farms Community Facilities District Meeting Minutes from May 15, 2018 (Jocelyn C. Bronson)

Attachments

Draft Gladden Farms CFD Meeting Minutes 05/15/2018

GLADDEN FARMS
COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers May 15, 2018, at or after 6:00 PM

Ed Honea, Chairman
Jon Post, Vice Chair
David Bowen, Board Member
Patti Comerford, Board Member
Herb Kai, Board Member
John Officer, Board Member
Roxanne Ziegler, Board Member

GLADDEN FARMS COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS MEETING

CALL TO ORDER AND ROLL CALL. Chairman Honea called the meeting to order at 6:05 p.m. **District Clerk Bronson** called roll. All board members were present.

PLEDGE OF ALLEGIANCE. Dispensed with until the regular meeting**.**

APPROVAL OF AGENDA. ***Motion to approve by Vice Chair Post, second by Board Member Bowen. Passed unanimously.***

CALL TO THE PUBLIC. No speaker cards were presented.

BOARD ACTION

A1 Resolution No. GFCFD 2018-01: A Resolution of the District Board of Gladden Farms Community Facilities District, a Community Facilities District of Arizona, approving a tentative budget for fiscal year 2018-2019 pursuant to A.R.S. §48-716; 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 (Erik Montague)

Mr. Montague began by noting that state statute requires that a proposed budget is required to come before the board before July 15th of each year. He noted that this year's budget is substantially equivalent to what has been brought forward in the past with one minor exception. It does not anticipate the issuance of any additional debt for next fiscal year. The budget does provide for the levy of $2.80 for each $100 of valuation, of which $2.50 is for debt service, and $.30 is for the maintenance of the district. Should the tentative budget be approved, district staff will go forward with the process to publish the public notice requirements for the June 19th meeting.

Motion to approve the tentative budget by Board Member Bowen, second by Vice Chair Post. Passed unanimously.

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Gladden Farms CFD Board may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E1 Pursuant to A.R.S. § 38-431.03 (A)(3), the Gladden Farms CFD Board may ask for discussion or consultation for legal advice with the District Counsel concerning any matter listed on this agenda.

ADJOURNMENT. ***Motion to adjourn at 6:09 p.m. by Board Member Kai, second by Board Member Ziegler. Passed unanimously.***

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Gladden Farms CFD Board meeting held on May 15, 2018. I further certify that a quorum was present.

_____

Jocelyn C. Bronson, Marana Town Clerk

DRAFT