VANDERBILT 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 6:00 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

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Vanderbilt Farms Community Facilities District and to the general public that the Vanderbilt Farms Community Facilities District will hold a meeting open to the public on June 19, 2018, at 6:00 PM located in the Council Chambers, of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE VANDERBILT 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 Vanderbilt 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 Vanderbilt Farms CFD Board meeting, whether speaking or not, are expected to observe the Vanderbilt 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.

VANDERBILT 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 Vanderbilt 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 Vanderbilt 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 Vanderbilt Farms CFD Board may respond to criticism made by those who have addressed the Vanderbilt 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

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

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

EXECUTIVE SESSIONS

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

ADJOURNMENT

Vanderbilt 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. VFCFD 2018-02: A Resolution of the District Board of the Vanderbilt Farms Community Facilities District, Pima County, Arizona, approving the final budget for the Vanderbilt 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 Vanderbilt Farms Community Facilities District (VFCFD). The tentative and final budget include an ad valorem tax levy of $0.30 per one hundred ($100) of assessed valuation. The debt component $2.50 per $100 of assessed valuation will not be levied as no general obligation debt has been issued.

After conducting a public hearing, the District Board is being asked to adopt Resolution No. VFCFD 2018-02, adopting the final budget and establishing an ad valorem tax levy of $0.30 per one hundred ($100) of assessed valuation for fiscal year 2018-2019.

Financial Impact:

Fiscal Year:	2019
Budgeted Y/N:	Y
Amount:	$30,384

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

Staff Recommendation:

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

Suggested Motion:

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

Attachments

Resolution No. VFCFD 2018-02
Vanderbilt Farms CFD Final Budget
Vanderbilt Farms CFD Published Notice

RESOLUTION NO. VFCFD 2018-02

A RESOLUTION OF THE DISTRICT BOARD OF THE VANDERBILT FARMS COMMUNITY FACILITIES DISTRICT, PIMA COUNTY, ARIZONA, APPROVING THE FINAL BUDGET BY THE VANDERBILT 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 Vanderbilt Farms Community Facilities District budget in the amount of $30,384 is hereby adopted as the budget of the Vanderbilt Farms Community Facilities District, Pima County, Arizona for the fiscal year 2018-2019.

PASSED AND ADOPTED by the District Board of Vanderbilt 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

VANDERBILT FARMS COMMUNITY FACILITIES DISTRICT (VFCFD)
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)	$ 2,397	$ 2,397	$ 2,349	$ 2,884
Property Tax- Secondary (Debt Service)	-	-	-	-
Developer Contributions	29,839	29,839	-	27,500
Total Revenues	32,236	32,236	2,349	30,384
EXPENDITURES				
CFD Administration	500	500	150	500
Costs of Issuance	-	-	-	-
Accounting/Auditing	2,500	2,500	-	2,500
Public Notification Expenses	50	50	52	50
Consultant Services	15,000	15,000	-	15,000
Outside Legal Counsel	10,000	10,000	-	10,000
Debt Service	-	-	-	-
Trustee Fees	-	-	-	-
Capital Improvements Acquisition	-	-	-	-
Maintenance and Operation	4,186	4,186	-	2,334
Replacement Reserve	-	-	-	-
Total Expenditures	32,236	32,236	202	30,384
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	2,147	-
Other Financing Sources (Uses)				
Bond Proceeds	-	-	-	-
Total Other Financing Sources	-	-	-	-
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	-	-	2,147	-
BEGINNING FUND BALANCE	27,471	27,471	54,562	56,709
ENDING FUND BALANCE	$ 27,471	$ 27,471	$ 56,709	$ 56,709

VANDERBILT 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 VANDERBILT 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 Vanderbilt 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
Vanderbilt Farms Community Facilities District

Published: June 7th, 2018

Vanderbilt 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 Vanderbilt Farms Community Facilities District Meeting Minutes from May 15, 2018 (Jocelyn C. Bronson)

Attachments

Draft Vanderbilt Farms CFD Meeting Minutes 05/15/2018

VANDERBILT 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

VANDERBILT FARMS COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS MEETING

CALL TO ORDER AND ROLL CALL. Chairman Honea called the meeting to order at 6:12 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 Board Member Bowen, second by Vice Chair Post. Passed unanimously.***

CALL TO THE PUBLIC. No speaker cards were presented.

BOARD ACTION

A1 Resolution No. VFCFD 2018-01: A Resolution of the District Board of Vanderbilt 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. Although overall development continues to occur, staff does not anticipate the issuance of any additional debt for the major acquisition of eligible infrastructure for next fiscal year. The budget before will maintain the operations and maintenance levy of $.30 per $100 of assessed valuation. There will be no secondary tax levied for any debt component as there is none. 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. **Vice Chair Post** asked for confirmation that the only fee ever assessed for this district is a maintenance fee, to which Mr. Montague responded affirmatively. **Mr. Montague** stated that based on his understanding of the status of the development, there is some activity or interest, but nothing imminent that will require additional infrastructure at this time.

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

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Vanderbilt 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 Vanderbilt 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 6:15 p.m. by Vice Chair Post, second by Board Member Bowen. Passed unanimously.***

CERTIFICATION

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

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Jocelyn C. Bronson, Marana Town Clerk