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

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, June 18, 2019 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 (CFD) Board and to the general public that the Vanderbilt Farms CFD Board will hold a meeting open to the public on June 18, 2019, 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

1. **A1** PUBLIC HEARING: Resolution No. VFCFD 2019-02: 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, 2019 and ending June 30, 2020 (Yiannis Kalaitzidis)

2. **A2** Approval of the Vanderbilt Farms Community Facilities District Board of Directors Summary Minutes from May 21, 2019 and August 7, 2018 (Cherry L. Lawson)

EXECUTIVE SESSIONS

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

E1 Executive Session pursuant to A.R.S. §38-431.03 (A), the Vanderbilt Farms CFD Board may ask for discussion or consideration, or consultation with designated Board representatives, or consultation for legal advice with the Board's legal counsel, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

ADJOURNMENT

Vanderbilt Farms Community Facilities District **A1**

Meeting Date: 06/18/2019

From: Yiannis Kalaitzidis, Finance Director

Date: June 18, 2019

Subject: PUBLIC HEARING: Resolution No. VFCFD 2019-02: 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, 2019 and ending June 30, 2020 (Yiannis Kalaitzidis)

Discussion:

On May 21, 2019, 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 2019-02, adopting the final budget and establishing an ad valorem tax levy of $0.30 per one hundred ($100) of assessed valuation for fiscal year 2019-2020.

Financial Impact:

Fiscal Year:	2020
Budgeted Y/N:	Y
Amount:	$28,100

Establishment of the final budget for fiscal year 2019-2020.

Staff Recommendation:

Staff recommends adoption of Resolution No. VFCFD 2019-02, adopting the final budget for fiscal year 2019-2020.

Suggested Motion:

I move to adopt Resolution No. VFCFD 2019-02, adopting the final budget for the Vanderbilt Farms Community Facilities District for fiscal year 2019-2020.

Attachments

Resolution No. VFCFD 2019-02
Vanderbilt Farms CFD Final Budget
Vanderbilt CFD Published Notice

RESOLUTION NO. VFCFD 2019-02

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, 2019 AND ENDING JUNE 30, 2020.

WHEREAS, in accordance with Title 48, Section 716, Arizona Revised Statutes, and following public notice, the Board met on May 21, 2019 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 18, 2019, 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 $28,100 is hereby adopted as the budget of the Vanderbilt Farms Community Facilities District, Pima County, Arizona for the fiscal year 2019-2020.

PASSED AND ADOPTED by the District Board of Vanderbilt Farms Community Facilities District, Pima County, Arizona, this 18th day of June, 2019.

_____
Ed Honea, District Chairman

ATTEST:

_____
Cherry L. Lawson, District Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, District Counsel

Attachment: Statements & Schedules

VANDERBILT FARMS COMMUNITY FACILITIES DISTRICT (VFCFD)
TENTATIVE BUDGET AND SUMMARY SCHEDULE OF ESTIMATED REVENUES AND EXPENDITURES
FISCAL YEAR 2019-20

REVENUES	FY 2019 Adopted Budget	FY 2019 Amended Budget	FY 2019 Estimated Actual	FY 2020 Budget
Property Tax - General (Operating)	$ 2,884	$ 2,884	$ 2,826	$ 5,736
Property Tax- Secondary (Debt Service)	-	-	-	-
Developer Contributions	27,500	27,500	-	27,500
Total Revenues	30,384	30,384	2,826	33,236
EXPENDITURES				
CFD Administration	500	500	175	500
Costs of Issuance	-	-	-	-
Accounting/Auditing	2,500	2,500	1,250	2,500
Public Notification Expenses	50	50	92	100
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	2,334	2,334	-	-
Replacement Reserve	-	-	-	-
Total Expenditures	30,384	30,384	1,517	28,100
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	1,309	5,136
Other Financing Sources (Uses)				
Bond Proceeds	-	-	-	-
Transfers out	-	-	(28,900)	(34,727)
Total Other Financing Sources	-	-	(28,900)	(34,727)
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	-	-	(27,591)	(29,591)
BEGINNING FUND BALANCE	56,709	56,709	57,182	29,591
ENDING FUND BALANCE	$ 56,709	$ 56,709	$ 29,591	$ -

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 2019-2020 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 2019-2020 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 18, 2019, 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 4th day of June, 2019

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

Published: June 10th, 2019

Vanderbilt Farms Community Facilities District **A2**

Meeting Date: 06/18/2019

To: Mayor and Council

From: Cherry L. Lawson, Town Clerk

Date: June 18, 2019

Subject: Approval of the Vanderbilt Farms Community Facilities District Board of Directors Summary Minutes from May 21, 2019 and August 7, 2018 (Cherry L. Lawson)

Attachments

05/21/2019 Vanderbilt CFD Board of Directors Summary Minutes

08/07/2018 Vanderbilt CFD Board of Directors Summary Minutes

VANDERBILT FARMS
COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers May 21, 2019, 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

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL:

Chairman Honea called the meeting to order at 6:15 p.m. **Deputy District Clerk Hilary Hiser** called the roll. Vice Chair Post, present; Board Member Bowen, present; Board Member Comerford, present; Board Member Kai, present; Board Member Officer, present; and *Board Member Ziegler, absent**.** A total of six board members were present constituting a quorum.

**Board Member Ziegler joined the meeting at 6:17 p.m.*

PLEDGE OF ALLEGIANCE

Chairman Honea waived the Pledge of Allegiance to the regularly schedule Marana Town Council Meeting starting at 7:00 p.m.

APPROVAL OF AGENDA:

Vice Chair Post motioned to approve the agenda, with a second motion provided by Board Member Kai. The motion passed 6-0, unanimously.

CALL TO THE PUBLIC

BOARD ACTION:

A1 Resolution No. VFCFD 2019-01: 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 2019-2020 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 (Yiannis Kalaitzidis)

District Treasurer Yiannis Kalaitzidis reviewed the district's tentative budget highlighting the proposed estimates for the operation and maintenance of the district. He noted that there is no anticipated debt issuance for the district in the next fiscal year. Mr. Kalaitzidis stated the tax levy is $0.30 used for the operations and maintenance of the district.

**Board Member Ziegler joined the meeting at 6:17 p.m., just before the Board voted on the motion to approve the tentative budget resolution, thus bringing the total board members present to seven.*

Board Member Bowen motioned to approve Resolution No. VFCFD 2019-01, with a second motion provided by Vice Chair Post. The motion was approved 7-0, unanimously.

EXECUTIVE SESSIONS

E1 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.

E2 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:

Vice Chair Post motioned to adjourn at 6:18 p.m., with a second motion provided by Board Member Bowen. The motion passed 7-0, unanimously.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Vanderbilt Farms CFD Board meeting held on May 21, 2019. I further certify that a quorum was present.

_____

Hilary H. Hiser, Deputy District Clerk

Vanderbilt Farms Community Facilities District

VANDERBILT FARMS
COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers August 7, 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

CALL TO ORDER AND ROLL CALL. Chairman Honea called the meeting to order at 7:00 p.m. All Board Members were present except Board Member Kai, who was excused. There was a quorum 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 6-0.***

CALL TO THE PUBLIC. Dispensed with until the regular meeting.

BOARD ACTION

A1 PUBLIC HEARING: Public hearing on the report of the feasibility and benefits of projects to be acquired by Vanderbilt Farms Community Facilities District (John Kmiec). **Chairman Honea** opened the public hearing. **Mr. Kmiec** stated that the Vanderbilt Farms Community Facilities District (CFD) and the Town of Marana desire to have an agreement to move sewer-related infrastructure to the CFD. A feasibility report was done. The sewer system was originally constructed in 2008, and some development is already there. A lot of the system that was constructed at that time was abandoned

when development stopped during the recession. In preparation for D.R. Horton to build on vacant lots with the existing sewer infrastructure, this report identifies the remaining infrastructure to be incorporated into the CFD as well as the ability to use the CFD to do any repairs and make payments associated with the sewer infrastructure in those areas. There are some repairs that need to be done in some of the block areas that will be sold for houses. There were no speaker cards presented, and **Chairman Honea** closed the public hearing. ***Motion to approve by Board Member Bowen, second by Vice Chair Post. Passed unanimously 6-0.***

A2 Resolution No. VFCFD 2018-03: Relating to Development; approving a study of the feasibility and benefits of Farm Field Five public sewer acquisition and maintenance; and approving and authorizing the Chair to sign an Intergovernmental Agreement between the Town of Marana and the Vanderbilt Farms Community Facilities District regarding ownership and maintenance of Farm Field Five public sewers (John Kmiec). **Chairman Honea** noted that this item and Item A1 could have been approved together, however, the items are listed separately, and he asked for a motion. ***Motion to approve by Board Member Ziegler, second by Vice Chair Post. Passed unanimously 6-0.***

A3 Approve Vanderbilt Farms Community Facilities District Board of Directors Meeting Minutes from June 19, 2018 (Jocelyn C. Bronson). ***Motion to approve by Board Member Bowen, second by Board Member Officer. Passed unanimously 6-0.***

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 7:05 p.m. by Board Member Ziegler, second by Board Member Bowen. Passed unanimously 6-0.***

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Vanderbilt Farms CFD Board meeting held on August 7, 2018. I further certify that a quorum was present.

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Jocelyn C. Bronson, District Clerk