

**MINUTES OF THE DISTRICT BOARD OF THE AGUA FRIA RANCH COMMUNITY  
FACILITIES DISTRICT REGULAR MEETING  
Thursday, May 7, 2009, TOWN CLUBHOUSE, 12033 CLUBHOUSE SQUARE**

**Call to Order.** Chairman Michael LeVault called the meeting to order at 6:02 p.m.

**Roll Call.** District Board Members present: Chair Michael LeVault, Vice Chair Jacob Duran, Board Members Lucille Rethford, Margaret Chittenden, Dorena Mello, Shirley Oglesby and Susan MacKay.

Staff present: Town Manager Lloyce Robinson, Town Attorney Michelle Swann, Chief of Police Kimberly Johnson, Public Works Manager Mark Hannah, Finance Officer Jackie Hoffman, and Town Clerk Letty Goldberg.

1. **Discussion, possible action regarding:** Community Facilities District Resolution # 09-01, approving a tentative budget for fiscal year 2009/2010, pursuant to Section 48-716, Arizona Revised Statutes, as amended, including the annual statements and estimates of the operation and maintenance expenses of the District, the costs of capital improvements to be financed by the levy and assessment of an ad valorem tax 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; and setting a time and date for public hearing regarding the tentative budget and statements and estimates as approved.

Town Clerk Goldberg

- Agua Fria Ranch Community Facilities District was established in 2004 and bonds were sold to pay for infrastructure in the Agua Fria Ranch subdivision to be paid by an ad valorem tax on the net assessed valuation of homes in the District. The District was established to assess \$0.30 per \$100.00 net assessed valuation for Operations and Maintenance (O & M) and up to \$3.00 per \$100.00 net assessed valuation to pay debt service to the bonds.
- Proposed budget for 2009-2010 has \$42,111 for O & M, and \$272,932 for bond debt service including a Trustee's fee. The rate for the ad valorem tax for debt service is \$2.15 per \$100.00 net assessed valuation. Total budget for FY 2009-2010 is \$315,043.00. The combined tax rate for O&M and debt service is \$2.45 pr \$100.00 net assessed valuation.
- Recommendation to District Board is approval of the Tentative Proposed Budget and the setting of a public hearing on the Tentative Proposed Budget for Thursday, June 4, 2009 at 6:00 P.M.

Chair LeVault

- The proposed estimates are revenue neutral. The rate increased because property values decreased. The ad valorem tax only applies to homes in the Agua Fria Ranch subdivision and is a combination of the O&M and bond debt service. It is a secondary municipal property tax.

Board Member Rethford

- The Community Facilities District was created to pay for infrastructure because the developers said it was the only way that they could do it. The Council which sits as the Board for this special district agonized over the decision and the terms of the bonds.

Chair LeVault

- For Fiscal Year 2009-2010, the Agua Fria Ranch Community Facilities District is out of the Town budget where, from a liability standpoint, it never should have been.

Finance Officer Hoffman

- O & M Proposed Budget goes down when valuations go down because it is limited to 30 cents per \$100 secondary valuation.

Motion to approve CFD Resolution 09-01 approving a tentative budget for FY 2009-2010 and setting a public hearing for June 4, 2009 - Councilmember Chittenden

Second - Vice Mayor Duran

Motion passed unanimously on a voice vote.

2. **Approval of minutes from June 19, 2008 meeting.**  
Not available. Re-scheduled for June 4, 2009.
3. **Citizens Comments from the floor.**  
No comments.

**Adjournment.**

Motion to adjourn - Board Member Rethford

Second - Board Member Mello

Meeting adjourned at 6:22 p.m.

**/s/ Michael LeVault \_\_\_\_\_**  
Michael LeVault, Chairperson,  
Agua Fria Ranch Community Facilities District

**/s/ Letty Goldberg \_\_\_\_\_**  
Letty Goldberg, District Clerk, Agua Fria Ranch  
Community Facilities District

**Minutes approved at June 4, 2009 Agua Fria Ranch Community Facilities District Meeting.**