

**Notice of Joint Meeting of  
Sedona Summit II Community Facility District Board of Directors  
&  
Fairfield Community Facility District Board of Directors  
Vultee Conference Room, 106 Roadrunner Drive, Sedona, AZ 86336  
Tuesday, June 28, 2016, 3:30 p.m.**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Boards of Directors of the Sedona Summit II Community Facility District & Fairfield Community Facility District and to the general public that the Boards will hold a joint meeting on Tuesday, June 28, 2016 at 3:30 p.m. in the Vultee Conference Room, located at 106 Roadrunner Drive, Sedona, AZ 86336. During this meeting the respective governing boards of each of these community facility districts will discuss and act on business specific to each district as outlined below.

- 1. Call to order**
- 2. Roll call**
- 3. Presentation/discussion/possible direction** regarding an overview of Community Facilities Districts (CFD) and allowable uses of CFD funds.
- 4. Matters before the Sedona Summit II Community Facility District Governing Board:**
  - a. Discussion/possible action** regarding approval of minutes from September 9, 2015.
  - b. Public Hearing/discussion/possible action** regarding adoption of a resolution approving a tentative budget for fiscal year 2016-2017 for the Sedona Summit II Community Facility District and authorizing the publication of a Notice of Public Hearing on said budget.
- 5. Matters before the Fairfield Community Facility District Governing Board:**
  - a. Discussion/possible action** regarding approval of minutes from September 9, 2015.
  - b. Public Hearing/discussion/possible action** regarding adoption of a resolution approving a tentative budget for fiscal year 2016-2017 for the Fairfield Community Facility District and authorizing the publication of a Notice of Public Hearing on said budget.
- 6. Adjournment**

Posted: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Susan L. Irvine, Secretary

*The Vultee Conference Room is accessible to people with disabilities, in compliance with the Federal "504" and "ADA" laws. Those with needs for special typeface print may request these at the City Clerk's Office (928) 282-3113. All requests should be made twenty-four hours prior to the meeting.*

*The boards reserve the right to adjourn into executive session when needed, A.R.S. § 38-431.03(a)(3) for legal consultation on the above agenda.*

# MEMORANDUM

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**To:** Sedona Summit II and Fairfield Community Facility Districts' Governing Boards

**From:** Cherie Wright, Treasurer of Sedona Summit II and Fairfield Community Facility Districts

**Re:** Joint meeting of the Sedona Summit II and Fairfield Community Facility Districts' Governing Boards<sup>1</sup>

**Date:** June 28, 2016

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## **Exhibits:**

### **Sedona Summit II Community Facility District**

- A. Adopted Feasibility Report
- B. Resolution No. 2016-1

### **Fairfield Community Facility District**

- A. Adopted Feasibility Report
- B. Resolution No. 2016-1

This memo is intended to provide guidance to the Governing Boards of the Sedona Summit II and Fairfield Community Facility Districts concerning the necessary procedures to adopt a budget for the Community Facility Districts. A Community Facility District (CFD) is a special taxing district formed to pay for major infrastructure improvements intended to benefit a certain geographical area.

The City has two CFDs. The Fairfield CFD was created in 2000 and the Sedona Summit II was created in 1999. The CFD's were formed as a method to collect a special assessment from timeshare owners who do not pay bed and sales taxes on the units but use Citywide facilities and infrastructure while visiting Sedona. The special assessments or taxes mitigate the impact to the City and fund City capital projects described in the "general plans" of each CFD. The "general plans", which were adopted when the CFD's were formed, describe future infrastructure improvements including parks and streets.

The City Council, sitting as the Governing Board of each CFD will review and take possible action on the Tentative Budget (detailed later in the memo). Likewise, the City

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<sup>1</sup> Sunterra was later acquired by Diamond Resorts. Fairfield was acquired by Wyndham Resorts. The obligations of the original development agreements and amendments transferred to the new entities.

Clerk, City Manager, City Attorney, Director of Financial Services, and City Engineer perform parallel duties for the CFDs. As a procedural note, City Council members are Directors for the CFDs and the Mayor is Chairman. Please use these references during the meetings.

In order to appropriate the CFD funds that have accumulated since the inception of the CFDs and the 2016-17 estimated revenues, the Boards must meet several statutory requirements. In 2014, the Boards adopted a Feasibility Report for each District. The Feasibility Report sets forth the projects which qualify for use of CFD funds, in whole or in part. To determine whether a project is appropriate, staff looked to the General Plan for future infrastructure improvements. Not only must the projects fit within the General Plans but also benefit the Districts.

After consulting with outside legal counsel, Michael Cafiso, staff concluded that infrastructure projects which are beneficial to the City as a whole and in particular visitors to the City of Sedona, might best fit within the CFDs' General Plans. As such, staff and the Directors identified two Citywide parks projects – the Barbara Antonsen outdoor performance venue and the Brewer Road property to include in each CFD Feasibility Report. Much of the funding included in the 2016-17 Tentative Budgets is a carryforward or re-appropriation of 2015-16 funds that did not get spent on the two park projects.

The Board must adopt a Tentative Budget for the 2016-17 fiscal year on or before July 15<sup>th</sup>. A notice of public hearing will then be approved and published prior to final adoption of the budget. The final budget must be adopted by October 1<sup>st</sup>. The public hearing on the 2016-17 Budget is scheduled for August 9, 2016, subject to Board approval as outlined in this memo.

**Below is a roadmap to the possible action of the Boards:**

**Agenda Item 3** is the joint meeting of the two governing boards and will begin with a presentation regarding the projects included in the CFD Feasibility Reports and the contributions to the projects from the City of Sedona.

The matters requesting possible action before the CFD Governing Board are as follows:

**As the Sedona Summit II Community Facility District Board:**

1. **Agenda Item 4a**: Approval of minutes from September 9, 2015.  
**Motion**: I move to approve the minutes from September 9, 2015.
2. **Agenda Item 4b**: Open Public Hearing regarding adoption of a resolution approving the Tentative Budget for fiscal year 2016-17.  
**Motion**: I move to approve Resolution No. 2016-1, of the Sedona Summit II Community Facility District approving the Tentative Budget for fiscal year 2016-17 and authorizing publication of the notice of public hearing on budget.

**As the Fairfield Community Facility District Board:**

1. **Agenda Item 4a:** Approval of minutes from September 9, 2015.  
**Motion:** I move to approve the minutes from September 9, 2015.
2. **Agenda Item 4b:** Open Public Hearing regarding adoption of a resolution approving the Tentative Budget for fiscal year 2016-17.  
**Motion:** I move to approve Resolution No. 2016-1, of the Sedona Summit II Community Facility District approving the Tentative Budget for fiscal year 2016-17 and authorizing publication of the notice of public hearing on budget.

The final adoption of the 2016-17 budgets is tentatively scheduled at a separate joint meeting of the two CFD Boards on August 9, 2016.

# Sedona Summit II

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Community Facilities District  
Feasibility Report

This Feasibility Report ("Report") has been prepared by engineers and other qualified persons for presentation to the District Board (the "Board") of the Sedona Summit II Community Facilities District (the "District") with respect to certain public infrastructure to be financed with proceeds of the special homeowners assessment tax revenues (The "Assessment Revenues") pursuant to the Community Facilities Act of 1989, Title 48, Chapter 4, Article 6 of the Arizona Revised Statutes, as amended (the "Act").

## PURPOSE OF FEASIBILITY REPORT

Pursuant to A.R.S. §48-715, this Report includes (i) a description of the Projects which are to be constructed; (ii) a map showing, in general, the location of the Projects; (iii) an estimate of the cost to operate and maintain the Projects; (iv) an estimated schedule for completion of the Projects; (v) a map or description of the area to be benefited by the Projects; and (vi) a plan for financing the Projects.

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## PROJECTS

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The projects to be constructed by the District are composed of: (1) Development of a master plan to guide future development, construction and operations of the newly acquired by the City of Sedona parcel located at 250 Brewer Road; and (2) Construction of an outdoor performance facility within the City of Sedona Posse Grounds Park.

Each of these projects fit within the District's General Plan for infrastructure improvements and benefit the District by providing new city-wide recreation amenities. Both of these projects increases the value of Sedona as a desirable tourist destination.

Construction Contracts for the Projects will be bid and awarded pursuant to the public bid process of Title 34 of the Arizona Revised Statutes and applicable City requirement and administered in conformance to applicable law and such requirements. The District shall use \$200,000 of collected Assessment Revenues to finance the Projects. Remaining funds to finance the projects will be contributed by the City of Sedona and the Fairfield Community Facilities District.

### **(1) Brewer Road Park Master Plan and Development**

Create a Master Plan to guide future development and operations at the new City-owned property, and create a Community Focus Area (CFA) Plan for the broader Brewer Road area planning area as identified through the Sedona Community Plan. The development of a master plan and a CFA for the site would include a significant public participation component. Funding for both efforts includes consultant services to help develop and illustrate various potential concepts. Once the master plan for the City's property is in place, funds will be required for implementation and construction of the planned development.

The Brewer Road park and recreation facility will serve visitors and citizens of the entire city. The park will be a destination point and a city-wide focal point.

Shown below is a summary of the estimated construction costs of the Project. These amounts are estimated and are subject to the results of public bidding, and if such amounts are approved by the Board, cannot be exceeded. Upon completion of the Project, the District will dedicate the Project to the City of Sedona. Accordingly, it is not anticipated that there will be any operating or maintenance expenses borne by the District unless they are proposed and budgeted for in future years. Instead, the City will assume all

future operating and maintenance expenses. The dollar figure provided below for construction is an estimate and will need to be further refined in future budget years once the Master Plan is complete.

Category or Phase	FY 2015	FY 2016	FY 2017	Total
Design	\$ 130,000			\$ 130,000
Construction		\$ 300,000	\$ 280,000	\$ 580,000
Construction/Environmental	\$ 20,000			\$ 20,000
Total Project Budget	\$ 150,000	\$ 300,000	\$ 280,000	\$ 730,000

Estimated Operating Expenses	FY 2015	FY 2016	FY 2017	Total
Personnel Costs			\$ 5,000	\$ 5,000
Materials & Supplies			\$ 2,500	\$ 2,500
Contractual Services			\$ 2,500	\$ 2,500
Total Estimated Operating	\$ -	\$ -	\$ 10,000	\$ 10,000

Source of Funding	FY 2015	FY 2016	FY 2017	Total
Fairfield Community Facilities District	\$ 100,000	\$ 210,000	\$ 230,000	\$ 540,000
Sedona Summit II Community Facilities District	\$ 50,000	\$ 50,000	\$ 50,000	\$ 150,000
City of Sedona	\$ -	\$ 40,000	\$ -	\$ 40,000
Total Funding Sources	\$ 150,000	\$ 300,000	\$ 280,000	\$ 730,000

## (2) Barbara Antonsen Memorial Park Outdoor Performance Venue

Design and construction of an outdoor performance facility located within the portion of the Posse Grounds Park named in honor of local citizen and volunteer Barbara Antonsen. This amphitheater would reuse as much as possible of the prior unsuccessful dome project at the same site. The new facility will build upon the existing berm and utilize that structure to minimize sound in the surrounding neighborhoods. The stage will be located in the existing flat area within the existing ring but farther away from the edge of the hill to minimize the visibility. The stage will be covered by an overhead stage canopy with acoustical treatment to help absorb sound to the east. Casual seating for up to 200 will utilize the existing grade of a sloped lawn. Pedestrian pathways will guide patrons to, from and through the venue. The new facility will include public restrooms, dressing rooms, a storage area and appropriate indoor and outdoor lighting.

The Barbara Antonsen Amphitheater offers the City a public outdoor performance venue with good possibilities for arts and cultural performances to Sedona visitors and citizens. This new amenity to the Posse Grounds Park increases attraction and draw to this city-wide park.

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Category or Phase	FY 2015	FY 2016	FY 2017	Total
Design	\$ 117,000			\$ 117,000
Construction	\$ 768,000			\$ 768,000
Stipends	\$ 15,000			\$ 15,000
Total Project Budget	\$ 900,000	\$ -	\$ -	\$ 900,000

Estimated Operating Expenses	FY 2015	FY 2016	FY 2017	Total
Personnel Costs		\$ -	\$ -	\$ -
Materials & Supplies		\$ 6,700	\$ 6,700	\$ 13,400
Contractual Services		\$ 6,900	\$ 6,900	\$ 13,800
Total Estimated Operating	\$ -	\$ 13,600	\$ 13,600	\$ 27,200

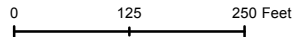
Source of Funding	FY 2015	FY 2016	FY 2017	Total
Fairfield Community Facilities District	\$ 850,000			\$ 850,000
Sedona Summit II Community Facilities District	\$ 50,000			\$ 50,000
City of Sedona	\$ -			\$ -
Total Funding Sources	\$ 900,000	\$ -	\$ -	\$ 900,000








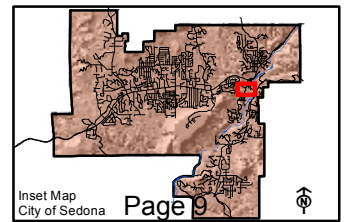
**250 Brewer Road  
Parcel #401-38-013D**

# Brewer Road Park Master Plan and Development



This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages rising from the data contained on this map.  
 GIS, City of Sedona, 06/30/2014  
[g/projects/findept/staff/tabathamiller/cip\\_plan/mxds](g/projects/findept/staff/tabathamiller/cip_plan/mxds)

-  250 Brewer Road Parcel #401-38-013D
-  Parcel Boundary
-  Oak Creek









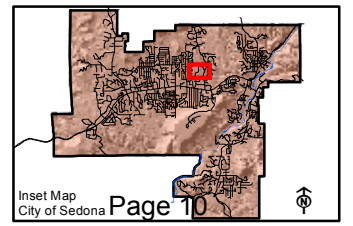
## Barbara Antonsen Memorial Park Outdoor Performance Venue

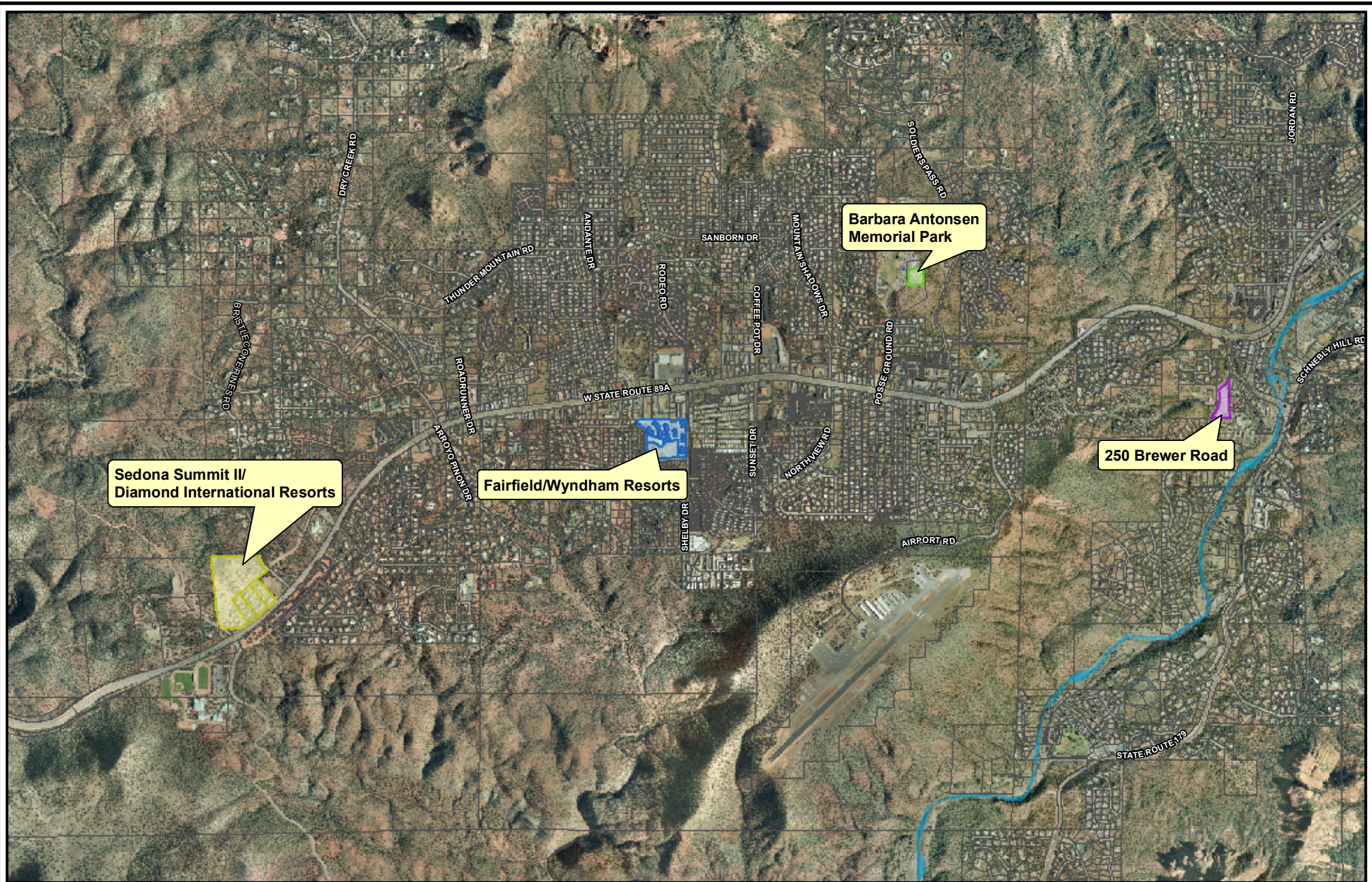


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-  Barbara Antonsen Memorial Park
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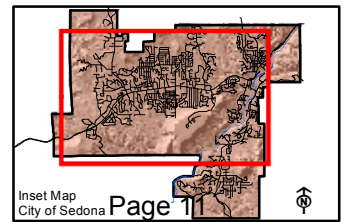
# Fairfield/Wyndham Resorts & Summit II/Diamond International Resorts



0 1,450 2,900 Feet

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# Fairfield

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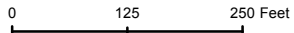
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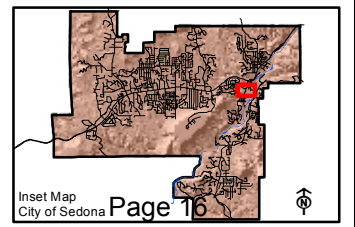
250 Brewer Road  
Parcel #401-38-013D

# Brewer Road Park Master Plan and Development



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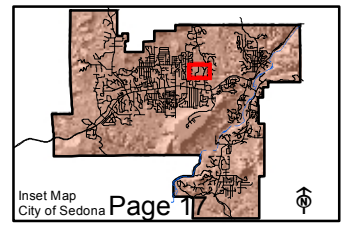
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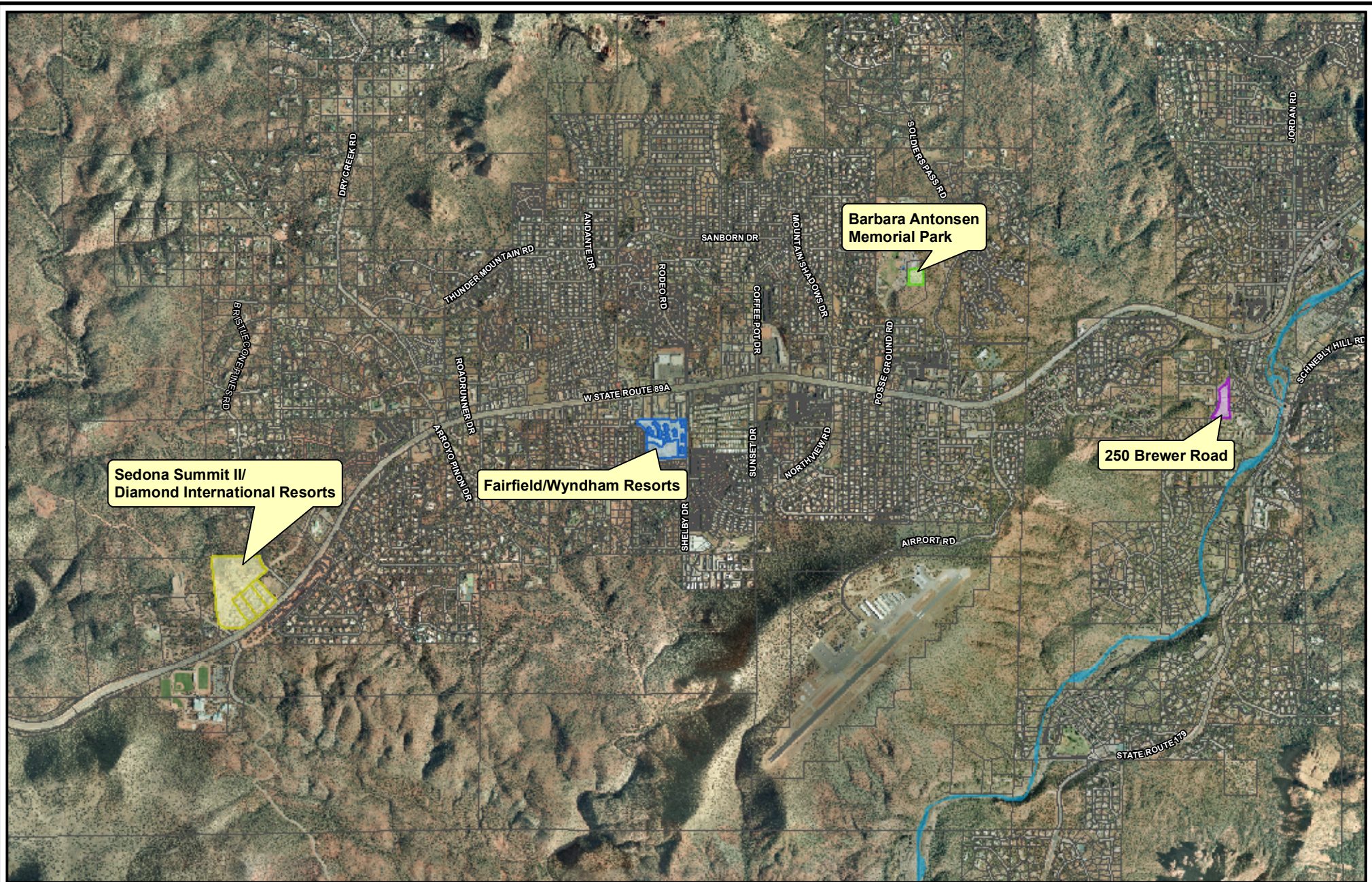


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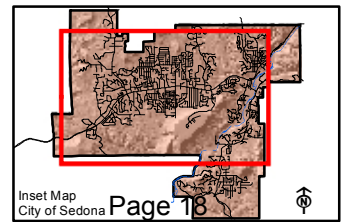
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**Action Minutes**  
**Sedona Summit II Community Facility District Board of Directors**  
**City Council Chambers, 102 Roadrunner Drive, Sedona, AZ 86336**  
**Wednesday, September 9, 2015, 3:00 p.m.**

1. **Call to order:** Chairperson Moriarty called the meeting to order at 3:00 p.m.
2. **Roll call:** Chairperson Sandra Moriarty, Director Mark DiNunzio, Director Scott Jablow, Director John Martinez, Director Jon Thompson, and Director Jessica Williamson. Director Angela LeFevre was absent and excused.

**Sedona City Staff present:** City Manager Justin Clifton, Assistant City Manager Karen Daines, City Attorney Robert Pickels, Jr., City Clerk Susan Irvine.

3. **Matters before the Sedona Summit II Community Facility District Governing Board:**

- a. **Discussion/possible action on approval of minutes – July 14, 2015.**

**Motion:** Director Thompson moved to approve the minutes of the July 14, 2015 meeting. Director Williamson seconded. **Vote:** Motion carried unanimously with six (6) in favor and zero (0) opposed.

- b. **Public Hearing/discussion/possible action regarding adoption of a resolution approving a budget for fiscal year 2015-2016 for the Sedona Summit II Community Facility District.**

Presentation by Karen Daines.

Opened the Public Hearing at 3:08 p.m.

No comments were heard.

Closed the Public Hearing and brought back to the Board at 3:08 p.m.

**Motion:** Director Martinez moved to approve Resolution No. 2015-2, of the Sedona Summit II Community Facility District approving the Final Budget for fiscal year 2015-2016. Director Thompson seconded. **Vote:** Motion carried unanimously with six (6) in favor and zero (0) opposed.

4. **Matters before the Fairfield Community Facility District Governing Board:**

- a. **Discussion/possible action on Approval of minutes – July 14, 2015.**

Item addressed in separate minutes for the Fairfield Community Facility District Governing Board.

- b. **Public Hearing/discussion/possible action regarding adoption of a resolution approving a budget for fiscal year 2015-2016 for the Fairfield Community Facility District.**

Item addressed in separate minutes for the Fairfield Community Facility District Governing Board.

Sedona Summit II Community Facility District Board of Directors  
Special Meeting  
Wednesday, September 9, 2015  
3:00 p.m.

- 5. Adjournment:** Chairperson Moriarty adjourned the Sedona Summit II Community Facility District and Fairfield Community Facility District meetings without objection at 3:12 p.m.

Respectfully submitted,

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Susan L. Irvine, Secretary

Sedona Summit II Community Facility District Board of Directors  
Special Meeting  
Wednesday, September 9, 2015  
3:00 p.m.

**RESOLUTION NO. 2016-1  
SEDONA SUMMIT II COMMUNITY FACILITIES DISTRICT**

**A RESOLUTION OF THE DISTRICT BOARD OF THE SEDONA SUMMIT II COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, APPROVING A TENTATIVE BUDGET FOR FISCAL YEAR 2016-2017 PURSUANT TO A.R.S. § 48-716, AS AMENDED; SETTING A PUBLIC HEARING DATE ON SAID TENTATIVE BUDGET; AND THE AMOUNT OF ALL EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES ALL OF WHICH SHALL BE PROVIDED FOR FROM THE COLLECTION OF AN ANNUAL SPECIAL TAX; PROVIDING FOR NOTICE OF FILING THE STATEMENTS AND ESTIMATES AND NOTICE OF A PUBLIC HEARING ON THE PROPOSED BUDGET; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.**

WHEREAS, on October 26, 1999, the Mayor and Council of the City of Sedona, Arizona (the "City"), adopted Resolution No. 99-51 forming the Sedona Summit II Community Facilities District ("SSCFD"), a community facilities district in accordance with A.R.S. § 48-701 et seq., as amended; and

WHEREAS, SSCFD is a special purpose district for purposes of Article IX, § 19, Constitution of Arizona, a tax-levying public improvement district for the purposes of Article XIII, § 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, A.R.S., as amended, and [except as otherwise provided in A.R.S. § 48-708(B), as amended] is considered to be a municipal corporation and political subdivision of the State of Arizona, separate and apart from the City; and

WHEREAS, a primary purpose for creating SSCFD was to finance public improvements through assessment of a "Annual Special Tax," which tax was implemented through a development agreement between Sunterra Corporation, the primary property owner within the District and the City of Sedona; and

WHEREAS, in accordance with A.R.S. § 48-716, as amended, the District Treasurer of SSCFD has submitted to the District Board of SSCFD a proposed budget for Fiscal Year 2016-2017 which includes the costs of capital improvements to be financed by the Annual Special Tax, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax; and

WHEREAS, the District Board of SSCFD desires now to approve said tentative budget for Fiscal Year 2016-2017, and to set a date (and publish a notice thereof) for a public hearing to receive comment on the tentative budget; and

WHEREAS, after said public hearing (and on or before October 1<sup>st</sup>), the District Board of SSCFD expects to adopt a final budget by resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF SEDONA SUMMIT II COMMUNITY FACILITIES DISTRICT, AS FOLLOWS:

1. That certain proposed budget prepared by the District Treasurer of SSCFD for Fiscal Year 2016-2017, attached hereto and expressly made a part hereof as Exhibit "A" is hereby tentatively approved.

2. That, the costs of capital improvements to be financed by the Annual Special Tax, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy are set forth in Exhibit "A" attached hereto.

3. That a public hearing date of August 9, 2016, beginning at or after 3:30 p.m. at 102 Roadrunner Drive, Sedona, Arizona 86336 in the Sedona City Vultee Conference Room, is hereby set to consider said tentative budget (SSCFD), and said notice (attached hereto and expressly made a part hereof as Exhibit "B") shall be published once in the Sedona Red Rock News no later than ten (10) days prior to said hearing date.

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.

RESOLVED by the District Board of the Sedona Summit II Community Facilities District this 28<sup>th</sup> day of June, 2016.

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Sandra J. Moriarty, Chairman  
Sedona Summit II Community Facilities District

ATTEST:

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Susan L. Irvine, District Secretary  
Sedona Summit II Community Facilities District

Sedona Summit II Community Facilities District  
 Fiscal Year 2016-2017 Budget  
 Exhibit "A"

	Special Tax Revenue	Other Misc. Revenue	FY 2016-2017 Collections	Unreserved Fund Balance	2016-2017 Expenditures	Total 2016-2017 Budget
Capital Projects	\$ 36,500	\$ 500	\$ 37,000	\$ 312,177	\$ -	\$ -
Brewer Road Park					\$ 100,000	\$ 100,000
Barbara Antonsen Amphitheater					\$ 50,000	\$ 50,000
						\$ -
Totals	\$ 36,500	\$ 500	\$ 37,000	\$ 312,177	\$ 150,000	\$ 150,000

**EXHIBIT "B"**

**Form of SSCFD Published Notice**

**SEDONA SUMMIT II COMMUNITY FACILITIES DISTRICT  
NOTICE OF PUBLIC HEARING**

NOTICE OF, THE AMOUNT OF ALL EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES PROPOSED TO BE PAID FROM THE ANNUAL SPECIAL TAXES HERETOFORE COLLECTED; AND NOTICE OF A PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2016-2017 BUDGET OF THE DISTRICT. Notice is hereby given that statements have been filed in the Office of the District Clerk of the Sedona Summit II District setting forth the amount of all proposed expenditures for public infrastructure and enhanced municipal services proposed to be paid from the Special Homeowners Assessments heretofore collected. Notice is further given of a public hearing on the proposed Fiscal Year 2016-2017 budget of the District, all pursuant to Arizona Revised Statutes § 48-716. Such hearing will be held by the District Board on August 9, 2016, beginning at or after 3:30 p.m. at 102 Roadrunner Drive, Sedona, Arizona 86336 in the Sedona City Vultee Conference Room. Copies of the budget are available from the Office of the District Manager, 102 Roadrunner Drive, Sedona, Arizona 86336, telephone number: (928) 204-7127.

Dated this 28<sup>th</sup> day of June, 2016.

/s/ Justin Clifton

District Manager, Sedona Summit II Community Facilities District

Published: \_\_\_\_\_, 2016



**Action Minutes**  
**Fairfield Community Facility District Board of Directors**  
**City Council Chambers, 102 Roadrunner Drive, Sedona, AZ 86336**  
**Wednesday, September 9, 2015, 3:00 p.m.**

1. **Call to order:** Director DiNunzio called the meeting to order at 3:0 p.m.
2. **Roll call:** Chairperson Sandra Moriarty, Director Mark DiNunzio, Director Scott Jablow, Director John Martinez, Director Jon Thompson, and Director Jessica Williamson. Director Angela LeFevre was absent and excused.

**Sedona City Staff present:** City Manager Justin Clifton, Assistant City Manager Karen Daines, City Attorney Robert Pickels, Jr., City Clerk Susan Irvine.

3. **Matters before the Sedona Summit II Community Facility District Governing Board:**

- a. **Discussion/possible action on approval of minutes – July 14, 2015.**

Item addressed in separate minutes for the Sedona Summit II Community Facility District Governing Board.

- b. **Public Hearing/discussion/possible action regarding adoption of a resolution approving a budget for fiscal year 2015-2016 for the Sedona Summit II Community Facility District.**

Item addressed in separate minutes for the Sedona Summit II Community Facility District Governing Board.

4. **Matters before the Fairfield Community Facility District Governing Board:**

- a. **Discussion/possible action on Approval of minutes – July 14, 2015.**

**Motion:** Director Thompson moved to approve the minutes of the July 14, 2015 meeting. Director Martinez seconded. **Vote:** Motion carried unanimously with six (6) in favor and zero (0) opposed.

- b. **Public Hearing/discussion/possible action regarding adoption of a resolution approving a budget for fiscal year 2015-2016 for the Fairfield Community Facility District.**

Presentation by Karen Daines.

Opened the Public Hearing at 3:09 p.m.

No comments were heard.

Closed the Public Hearing and brought back to the Board at 3:10 p.m.

**Motion:** Director Martinez moved to approve Resolution No. 2015-2, of the Fairfield Community Facility District approving the Final Budget for fiscal year 2015-2016. Director Thompson seconded. **Vote:** Motion carried unanimously with six (6) in favor and zero (0) opposed.

5. **Adjournment:** Chairperson Moriarty adjourned the Sedona Summit II Community

Facility District and Fairfield Community Facility District meetings without objection at  
3:12 p.m.

Respectfully submitted,

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Susan L. Irvine, Secretary

Fairfield Community Facility District Board of Directors  
Special Meeting  
Wednesday, September 9, 2015  
3:00 p.m.

**RESOLUTION NO. 2016-1**

**FAIRFIELD COMMUNITY FACILITIES DISTRICT**

**A RESOLUTION OF THE DISTRICT BOARD OF THE FAIRFIELD COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, APPROVING A TENTATIVE BUDGET FOR FISCAL YEAR 2016-2017 PURSUANT TO A.R.S. § 48-716, AS AMENDED; SETTING A PUBLIC HEARING DATE ON SAID TENTATIVE BUDGET; AND THE AMOUNT OF ALL EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES ALL OF WHICH SHALL BE PROVIDED FOR FROM THE COLLECTION OF AN ANNUAL SPECIAL TAX; PROVIDING FOR NOTICE OF FILING THE STATEMENTS AND ESTIMATES AND NOTICE OF A PUBLIC HEARING ON THE PROPOSED BUDGET; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.**

WHEREAS, on May 24, 2000, the Mayor and Council of the City of Sedona, Arizona (the "City"), adopted Resolution No. 2000-20 forming the Fairfield Community Facilities District ("Fairfield"), a community facilities district in accordance with A.R.S. § 48-701 et seq., as amended; and

WHEREAS, Fairfield is a special purpose district for purposes of Article IX, § 19, Constitution of Arizona, a tax-levying public improvement district for the purposes of Article XIII, § 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, A.R.S., as amended, and [except as otherwise provided in A.R.S. § 48-708(B), as amended] is considered to be a municipal corporation and political subdivision of the State of Arizona, separate and apart from the City; and

WHEREAS, a primary purpose for creating Fairfield was to finance public improvements through assessment of a "Annual Special Tax," which tax was implemented through a development agreement between Fairfield Communities Inc., the primary property owner within the District and the City of Sedona; and

WHEREAS, in accordance with A.R.S. § 48-716, as amended, the District Treasurer of Fairfield has submitted to the District Board of Fairfield a proposed budget for Fiscal Year 2016-2017 which includes the costs of capital improvements to be financed by the Annual Special Tax, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax; and

WHEREAS, the District Board of Fairfield desires now to approve said tentative budget for Fiscal Year 2016-2017, and to set a date (and publish a notice thereof) for a public hearing to receive comment on the tentative budget; and

WHEREAS, after said public hearing (and on or before October 1st), the District Board of Fairfield expects to adopt a final budget by resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE FAIRFIELD COMMUNITY FACILITIES DISTRICT, AS FOLLOWS:

1. That certain proposed budget prepared by the District Treasurer of Fairfield for Fiscal Year 2016-2017, attached hereto and expressly made a part hereof as Exhibit "A" is hereby tentatively approved.

2. That, the costs of capital improvements to be financed by the Annual Special Tax, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy are set forth in Exhibit "A" attached hereto.

3. That a public hearing date of August 9, 2016, beginning at or after 3:30 p.m. at 102 Roadrunner Drive, Sedona, Arizona 86336 in the Sedona City Vultee Conference Room, is hereby set to consider said tentative budget (Fairfield), and said notice (attached hereto and expressly made a part hereof as Exhibit "B") shall be published once in the Sedona Red Rock News no later than ten (10) days prior to said hearing date.

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.

RESOLVED by the District Board of the Fairfield Community Facilities District this 28<sup>th</sup> day of June, 2016.

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Sandra J. Moriarty, Chairman  
Fairfield Community Facilities District

ATTEST:

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Susan L. Irvine, District Secretary  
Fairfield Community Facilities District

Fairfield Community Facilities District  
 Fiscal Year 2016-2017 Budget  
 Exhibit "A"

	Special Tax Revenue	Other Misc. Revenue	FY 2016-2017 Collections	Unreserved Fund Balance	2016-2017 Expenditures	Total 2016-2017 Budget
Capital Projects	\$ 120,000	\$ 2,000	\$ 122,000	\$ 1,271,364	\$ -	\$ -
Brewer Road Park					\$ 100,000	\$ 100,000
Barbara Antonsen Amphitheater					\$ 1,164,749	\$ 1,164,749
						\$ -
Totals	\$ 120,000	\$ 2,000	\$ 122,000	\$ 1,271,364	\$ 1,264,749	\$ 1,264,749

EXHIBIT "B"

**Form of Fairfield Published Notice**

**FAIRFIELD COMMUNITY FACILITIES DISTRICT  
NOTICE OF PUBLIC HEARING**

NOTICE OF, THE AMOUNT OF ALL EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES PROPOSED TO BE PAID FROM THE ANNUAL SPECIAL TAXES HERETOFORE COLLECTED ; AND NOTICE OF A PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2016-2017 BUDGET OF THE DISTRICT, Notice is hereby given that statements have been filed in the Office of the District Clerk of the Fairfield Community Facilities District setting forth the amount of all proposed expenditures for public infrastructure and enhanced municipal services proposed to be paid from the Special Homeowners Assessments heretofore collected, Notice is further given of a public hearing on the proposed Fiscal Year 2016-2017 budget of the District, all pursuant to Arizona Revised Statutes § 48-716. Such hearing will be held by the District Board on August 9, 2016, beginning at or after 3:30 p.m. at 102 Roadrunner Drive, Sedona, Arizona 86336 in the Sedona City Vultee Conference Room. Copies of the budget are available from the Office of the District Manager, 102 Roadrunner Drive, Sedona, Arizona 86336, telephone number: (928) 204-7127.

Dated this 28<sup>th</sup> day of June, 2016.

/s/ Justin Clifton  
District Manager  
Fairfield Community Facilities District

Published: \_\_\_\_\_, 2016