

**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, July 23, 2019, 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 public that the Boards will hold a joint meeting on Tuesday, July 23, 2019, 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 June 25, 2019.
  - b. Public hearing/discussion/possible action** regarding adoption of a resolution approving revisions to the fiscal years 2018-2020 Feasibility Report for the Sedona Summit II Community Facility District.
  - c. Public hearing/discussion/possible action** regarding adoption of a resolution approving the final budget for fiscal year 2019-2020 for the Sedona Summit II Community Facility District.
- 5. Matters before the Fairfield Community Facility District Governing Board:**
  - a. Discussion/possible action** regarding approval of minutes from June 25, 2019.
  - b. Public hearing/discussion/possible action** regarding adoption of a resolution approving revisions to the fiscal years 2018-2020 Feasibility Report for the Fairfield Community Facility District.
  - c. Public hearing/discussion/possible action** regarding adoption of a resolution approving the final budget for fiscal year 2019-2020 for the Fairfield Community Facility District.
- 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 forty-eight 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:** July 23, 2019

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## **Exhibits:**

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

- A. Minutes June 25, 2019
- B. Resolution No. 2019-3 with Revised Feasibility Report
- C. Resolution No. 2019-4 with Fiscal Year 2019-20 Budget

### **Fairfield Community Facility District**

- A. Minutes June 25, 2019
- B. Resolution No. 2019-3 with Revised Feasibility Report
- C. Resolution No. 2019-4 with Fiscal Year 2019-20 Budget

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. This is the second joint meeting this year.

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 City Council, sitting as the Governing Board of each CFD, will review and take possible action on the revised Feasibility Reports and Budgets (detailed later in the memo). Likewise, the City 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 serve as Directors for the CFDs and the Mayor serves as Chair. Please use these references during the meetings.

At this second joint meeting, the Boards will open a public hearing on the revised Feasibility Report for each CFD and possibly approve resolutions approving such reports. The revised Feasibility Reports set forth the project which qualifies for use of CFD funds, in whole or in part. To determine whether the project is appropriate, staff looked to the General Plan for future infrastructure improvements which were adopted

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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.

when each CFD was originally formed. Not only must the projects fit within the General Plans but also benefit the Districts. As discussed at the June 25, 2019 meeting, the projects included are the Brewer Road Park and the Sunset Park improvements.

After passing a resolution approving the revised Feasibility Reports and proposed projects, the Boards will open a public hearing to review the already adopted Tentative Budgets for the 2019-20 fiscal year for each CFD. The Boards will then consider approving a resolution adopting final budgets for 2019-20.

The Boards must adopt the Final Budgets for the 2018-19 fiscal year on or before October 1st. Notices of public hearings have been printed in the Red Rock News and notices have been sent via certified mail to the developments, as required by A.R.S. §48-716.

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

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 3a:** Approval of minutes from June 25, 2019.  
**Motion:** I move to approve the minutes from June 25, 2019.
2. **Agenda Item 3b:** Open Public Hearing regarding a resolution approving revisions to the fiscal years 2018-2020 feasibility report detailing the proposed projects to be funded with Sedona Summit II Community Facility District funds.  
**Motion:** I move to approve Resolution No. 2019-3, of the Sedona Summit II Community Facility District approving the revised feasibility report.
3. **Agenda Item 3c:** Open Public Hearing regarding adoption of a resolution approving the Final Budget for fiscal year 2019-20.  
**Motion:** I move to approve Resolution No. 2019-4, of the Sedona Summit II Community Facility District approving the Final Budget for fiscal year 2019-20.

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

1. **Agenda Item 4a:** Approval of minutes from June 25, 2019.  
**Motion:** I move to approve the minutes from June 25, 2019.
2. **Agenda Item 4b:** Open Public Hearing regarding a resolution approving revisions to the fiscal years 2018-2020 feasibility report detailing the proposed projects to be funded with Fairfield Community Facility District funds.  
**Motion:** I move to approve Resolution No. 2019-3, of the Fairfield Community Facility District approving the revised feasibility report.
3. **Agenda Item 4c:** Open Public Hearing regarding adoption of a resolution approving the Final Budget for fiscal year 2019-20.  
**Motion:** I move to approve Resolution No. 2019-4, of the Fairfield Community Facility District approving the Final Budget for fiscal year 2019-20.

**Action Minutes**  
**Sedona Summit II Community Facility District Board of Directors**  
**Vultee Conference Room, 106 Roadrunner Drive, Sedona, AZ 86336**  
**Tuesday, June 25, 2019, 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 Bill Chisholm, Director John Currivan, Director Janice Hudson, Director Scott Jablow, Director John Martinez, and Director Jessica Williamson.

**Sedona City Staff present:** City Manager Justin Clifton, City Attorney Robert Pickels, Jr., Director of Financial Services Cherie Wright, Budget & Accounting Supervisor Jessica Tucker, City Clerk Susan Irvine.

3. **Presentation/discussion/possible direction regarding an overview of Community Facilities Districts (CFD) and allowable uses of CFD funds**

Presentation by Cherie Wright.

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

- a. **Discussion/possible action regarding approval of minutes from July 24, 2018.**

**Motion:** Director Martinez moved to approve the minutes dated July 24, 2018. Director Jablow seconded. **Vote:** Motion carried unanimously with seven (7) in favor (Moriarty, Chisholm, Currivan, Hudson, Jablow, Martinez, and Williamson) and zero (0) opposed.

- b. **Public hearing/discussion/possible action regarding adoption of a resolution authorizing and ratifying a Notice of Public Hearing regarding revisions to the fiscal years 2018-2020 Feasibility Report for the Sedona Summit II Community Facility District.**

Opened the Public Hearing at 3:04 p.m.

No comments were heard.

Closed the public hearing and brought back to the Board at 3:04 p.m.

**Motion:** Director Williamson moved to approve Resolution No. 2019-1, of the Sedona Summit II Community Facility District approving the feasibility report and authorizing publication of the notice of public hearing on report. Director Currivan seconded. **Vote:** Motion carried unanimously with seven (7) in favor (Moriarty, Chisholm, Currivan, Hudson, Jablow, Martinez, and Williamson) and zero (0) opposed.

- c. **Public Hearing/discussion/possible action regarding adoption of a resolution approving a tentative budget for fiscal year 2019-2020 for the Sedona Summit II Community Facility District and authorizing the publication of a Notice of Public Hearing for said budget.**

Sedona Summit II Community Facility District Board of Directors  
Special Meeting  
Tuesday, June 25, 2019  
3:00 p.m.

Opened the Public Hearing at 3:06 p.m.

No comments were heard.

Closed the public hearing and brought back to the Board at 3:06 p.m.

**Motion: Director Chisholm moved to approve Resolution No. 2019-2, of the Sedona Summit II Community Facility District approving the Tentative Budget for fiscal year 2019-20 and authorizing publication of the notice of public hearing on budget. Director Martinez seconded. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Chisholm, Currivan, Hudson, Jablow, Martinez, and Williamson) and zero (0) opposed.**

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

- a. Discussion/possible action regarding approval of minutes from July 24, 2018.**

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

- b. Public hearing/discussion/possible action regarding adoption of a resolution authorizing and ratifying a Notice of Public Hearing regarding revisions to the fiscal years 2018-2020 Feasibility Report for the Fairfield Community Facility District.**

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

- c. Public Hearing/discussion/possible action regarding adoption of a resolution approving a tentative budget for fiscal year 2019-2020 for the Sedona Summit II Community Facility District and authorizing the publication of a Notice of Public Hearing for said budget.**

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

- 6. Adjournment: Chairperson Moriarty adjourned the meeting without objection at 3:09 p.m.**

Respectfully submitted,

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Susan L. Irvine, District Secretary

**RESOLUTION NO. 2019-3**

**Sedona Summit II Community Facilities District**

**A RESOLUTION OF THE DISTRICT BOARD OF THE SEDONA SUMMIT II COMMUNITY FACILITIES DISTRICT AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING REVISIONS TO THE FISCAL YEARS 2018-2020 FEASIBILITY REPORT WHICH INCLUDES IDENTIFYING THE PUBLIC INFRASTRUCTURE OF THE PROJECTS, THE AREAS TO BE BENEFITTED, THE EXPECTED METHOD OF FINANCING AND THE SYSTEM OF PROVIDING REVENUES TO OPERATE AND MAINTAIN THE PROJECTS, ALL AS PROVIDED IN SUCH REPORT; APPROVING SUCH FEASIBILITY REPORT REVISIONS AND RESOLVING THE INTENT THEREFOR.**

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

1. Findings. Pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes (hereinafter referred to as the "Act".) the District Board caused to be prepared a study of the feasibility and benefits of the projects relating to certain public infrastructure provided for in the General Plan of the District heretofore approved by the Municipality and the District and to be financed with special homeowners assessments that have been collected. Revisions to the fiscal years 2018-2020 feasibility study having included a description of certain public infrastructure to be constructed and all other information useful to understand the projects, a map showing in general, the location of the projects, an estimate of the cost to construct, acquire, operate and maintain the projects, an estimated schedule for completion of the projects, a map or description of the area to be benefitted by the projects, and a plan for financing the projects (hereinafter referred to as the "Revised Report"). A public hearing on the Revised Report was held on the date of, but prior to, the adoption of this Resolution (hereinafter referred to as the "Revised Report Hearing"), after provision for publication and mailing to the governing board of the Municipality of notice thereof as provided by law.
2. A. Preparation of Revised Report. The preparation of the Revised Report is hereby ratified and confirmed. (Upon completion of a draft of the Revised Report, the Revised Report, marked in conspicuous fashion "DRAFT," was submitted to the District Board for their review and comment.)  
B. Approval of Revised Report. After review of the Revised Report and based on the Revised Report Hearing and the mailing of the Revised Report to the governing body of the Municipality, the Revised Report is hereby approved in the form submitted to the District Board.  
C. Resolving Intent. The District Board hereby declares (1) its intent as required by A.R.S. § 48-715, and, for purposes of A.R.S. § 48-721(A), to take such reasonable actions as may be necessary to cause the results contemplated by and set forth in the Revised Report, including particularly the acquisition of public infrastructure projects for the benefit of the areas described in the Revised Report and the consummation of the expected method of financing and an appropriate system of providing revenues to maintain such projects, all as provided in the Revised Report, and (2) that said projects shall result in proportionate, beneficial use to the residents of the surrounding area

which will include the land and those residents and visitors within the geographical limits of the Assessment Area.

3. Severability; Amendment; Ratification. (1) If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. (2) All prior acts of the District Board, of the District Manager and of the District Treasurer with respect to all matters concerning application and accounting of funds and this Resolution are hereby ratified and confirmed.
4. Effective Date. This Resolution shall be effective immediately.

PASSED by the District Board of the Sedona Summit II Community Facilities District this 23<sup>rd</sup> day of July, 2019.

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

ATTEST:

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

APPROVED AS TO FORM:

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Robert L. Pickels, Jr., District Counsel  
Sedona Summit II Community Facilities District

# Sedona Summit II

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Community Facilities District  
Feasibility Report  
Fiscal Years 2018-2020  
(revised)



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 project to be constructed by the District is as follows: (I) Phased implementation of a master plan for the Brewer Historic Park, located at 250 Brewer Road, Sedona AZ.

This project fits within the District's General Plan for infrastructure improvements and benefits the District by providing new city-wide recreation amenities. This project increases the value of Sedona as a desirable tourist destination and enhances the quality of experience for the owners at the Sedona Summit Resort.

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 may use up to \$20,000 of collected Assessment Revenues to finance the Projects over the course of the three-year period covered by this feasibility report. Remaining funds to finance current phases of construction will be contributed by the Fairfield Community Facilities District.

### **(I) Brewer Road Historic Park Development**

In Fiscal Years 2016 and 2017, CFD funds contributed to the development of a Master Plan to guide future development and operations at the Brewer Road historic property. The development of the master plan for the site included a significant public participation component, soliciting the input of the community and future users on what would be the most desirable amenities to include in the future park development. Now that the master plan for this property has been finalized, funds are required for implementation and construction of the planned development.

The Brewer Road Historic Park and Recreation Facility will serve visitors and citizens of the entire city. The park will be a destination and a city-wide focal point.

The entire project is anticipated to span numerous fiscal years beyond the scope of the three fiscal years addressed in this report. Any monies collected during these fiscal years may be held for larger phases of the project to be completed when adequate funding is available.

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,

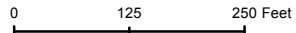
cannot be exceeded. Upon completion of the Project, the District will dedicate the Project to the City of Sedona. Accordingly, it is not anticipated that there will be any operating or maintenance expenses borne by the District unless they are proposed and budgeted for in future years. Instead, the City 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 it is determined which elements will be pursued in each phase of the project.

Category or Phase	FY 2018	FY 2019	FY 2020	3-Year Total	Estimated Future Project Costs
Design	\$ 5,325	\$0	\$ 0	\$ 5,325	\$ 75,000
Construction	46,680	0	250,000	296,680	2,100,000
Demolition/Site Prep	38,182	0	0	38,182	0
Arts Transfer	0	0	260	260	11,301
Total Project Budget	\$90,187	\$0	\$250,260	\$340,447	\$2,186,301
Estimated Operating Expenses	FY 2018	FY 2019	FY 2020	3-Year Total	Estimated Future Annual Costs
Personnel Costs	\$0	\$0	\$0	\$0	\$ 0
Materials & Supplies	0	0	0	0	600
Contractual Services	0	0	0	0	9,120
Estimated Total Operating	\$0	\$0	\$0	\$0	\$9,720
Source of Funding	FY 2018	FY 2019	FY 2020	3-Year Total	Estimated Future Project Costs
Fairfield Community Facilities District	\$90,187	\$0	\$100,000	\$190,187	\$ 90,000
Sedona Summit II Community Facilities District	0	0	20,000	20,000	50,000
City of Sedona	0	0	130,260	130,260	2,046,301
Total Funding Sources	\$90,187	\$0	\$250,260	\$340,447	\$2,186,301






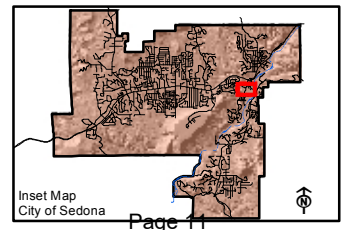
**250 Brewer Road  
Parcel #401-38-013D**

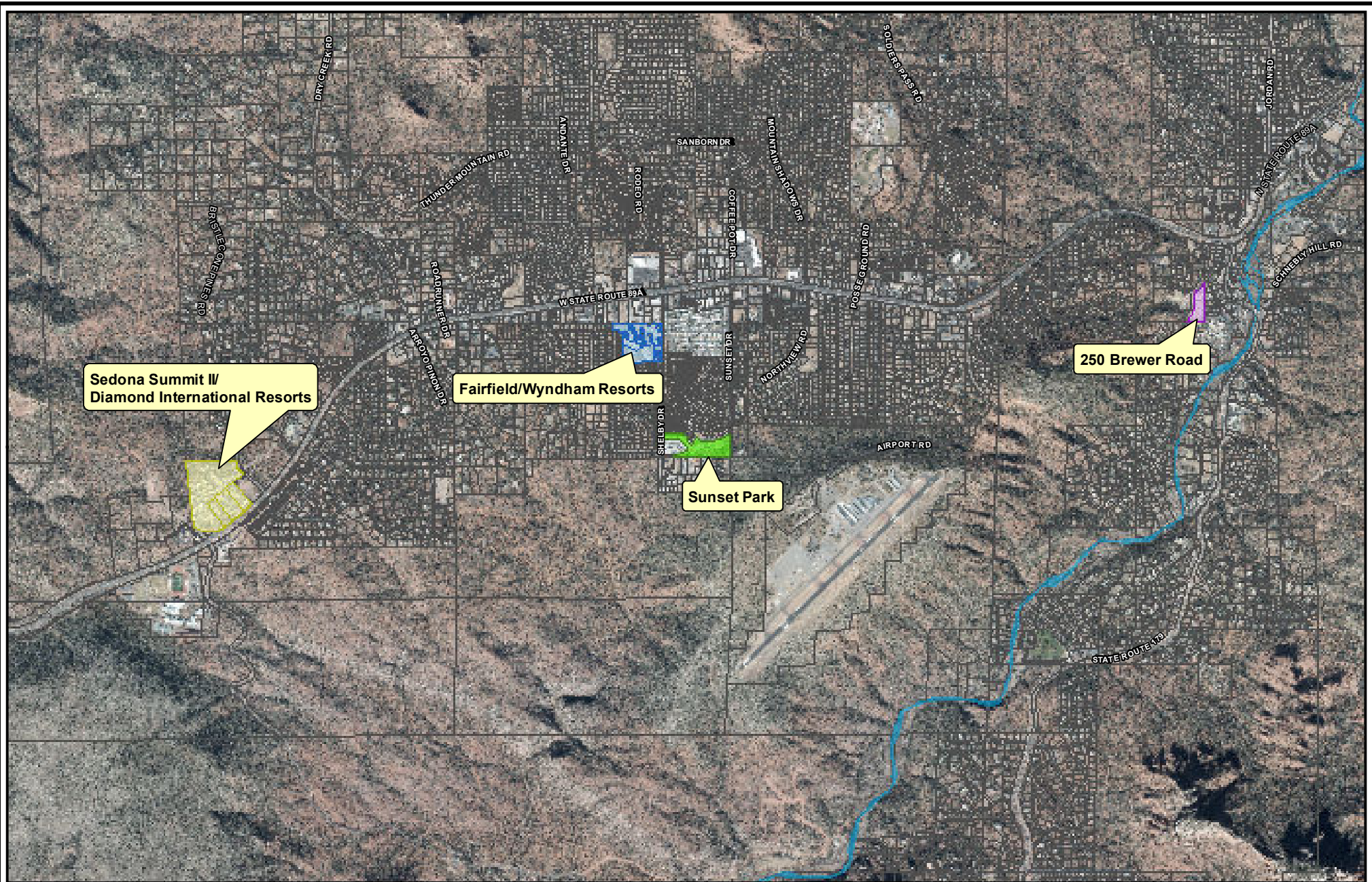
# Brewer Road Park Master Plan and Development



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

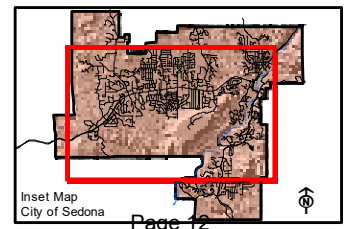
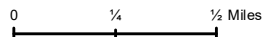




# Fairfield/Wyndham Resorts & Summit II/Diamond International Resorts

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 arising from the data contained on this map.  
 GIS, City of Sedona, 06/17/2019  
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- Sunset Park
- 250 Brewer Road
- Fairfield/Wyndham Resorts
- Sedona Summit II/Diamond International Resorts
- Oak Creek
- Parcel Boundary



**RESOLUTION NO. 2019-4  
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 FINAL BUDGET FOR FISCAL YEAR 2019-2020 PURSUANT TO A.R.S. § 48-716, AS AMENDED; FOR 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 tentative budget for Fiscal Year 2018-2020 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 approved said tentative budget for Fiscal Year 2019-2020, 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 on July 23<sup>rd</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 tentative budget prepared by the District Treasurer of SSCFD for Fiscal Year 2019-2020, attached hereto and expressly made a part hereof as Exhibit "A" is hereby 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 July 23, 2019, beginning at or after 3:30 p.m. at 106 Roadrunner Drive, Sedona, Arizona 86336 in the Sedona City Vultee Conference Room, was held

to consider said tentative budget (SSCFD), and said notice was published twice 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 23<sup>rd</sup> day of July, 2019.

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

ATTEST:

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

APPROVED AS TO FORM:

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Robert L. Pickels, Jr., District Counsel  
Sedona Summit II Community Facilities District

Sedona Summit II Community Facilities District  
 Fiscal Year 2019-2020 Budget  
 Exhibit "A"

	Estimated Special Tax Revenue	Estimated Other Misc. Revenue	FY 2019-2020 Estimated Total Collections	Estimated Fund Balance as of July 1, 2019	2019-2020 Expenditures	Total 2019-2020 Budget	Estimated Fund Balance as of June 30, 2020
Capital Projects	\$ 48,700	\$ 4,750	\$ 53,450	\$ 346,199	\$ 20,000	\$ 20,000	\$ 379,649
					\$ -	\$ -	
						\$ -	
Totals	\$ 48,700	\$ 4,750	\$ 53,450	\$ 346,199	\$ 20,000	\$ 20,000	\$ 379,649

**Action Minutes**  
**Fairfield Community Facility District Board of Directors**  
**Vultee Conference Room, 106 Roadrunner Drive, Sedona, AZ 86336**  
**Tuesday, June 25, 2019, 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 Bill Chisholm, Director John Currivan, Director Janice Hudson, Director Scott Jablow, Director John Martinez, and Director Jessica Williamson.

**Sedona City Staff present:** City Manager Justin Clifton, City Attorney Robert Pickels, Jr., Director of Financial Services Cherie Wright, Budget & Accounting Supervisor Jessica Tucker, City Clerk Susan Irvine.

3. **Presentation/discussion/possible direction regarding an overview of Community Facilities Districts (CFD) and allowable uses of CFD funds**

Presentation by Cherie Wright.

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

- a. **Discussion/possible action regarding approval of minutes from July 24, 2018.**

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 authorizing and ratifying a Notice of Public Hearing regarding revisions to the fiscal years 2018-2020 Feasibility Report for the Sedona Summit II Community Facility District.**

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

- c. **Public hearing/discussion/possible action regarding adoption of a resolution approving a tentative budget for fiscal year 2019-2020 for the Sedona Summit II Community Facility District and authorizing the publication of a Notice of Public Hearing for said budget.**

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

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

- a. **Discussion/possible action regarding approval of minutes from July 24, 2018.**

**Motion:** Director Williamson moved to approve the minutes dated July 24, 2018. Director Currivan seconded. **Vote:** Motion carried unanimously with seven (7) in favor (Moriarty, Chisholm, Currivan, Hudson, Jablow, Martinez, and Williamson) and zero (0) opposed.

Fairfield Community Facility District Board of Directors  
Special Meeting  
Tuesday, June 25, 2019  
3:00 p.m.



- b. Public hearing/discussion/possible action regarding adoption of a resolution authorizing and ratifying a Notice of Public Hearing regarding revisions to the fiscal years 2018-2020 Feasibility Report for the Fairfield Community Facility District.**

Opened the Public Hearing at 3:07 p.m.

No comments were heard.

Closed the public hearing and brought back to the Board at 3:07 p.m.

**Motion: Director Chisholm moved to approve Resolution No. 2019-1, of the Fairfield Community Facility District approving the feasibility report and authorizing publication of the notice of public hearing on report. Director Martinez seconded. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Chisholm, Currivan, Hudson, Jablow, Martinez, and Williamson) and zero (0) opposed.**

- c. Public Hearing/discussion/possible action regarding adoption of a resolution approving a tentative budget for fiscal year 2019-2020 for the Sedona Summit II Community Facility District and authorizing the publication of a Notice of Public Hearing for said budget.**

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 Hudson moved to approve Resolution No. 2019-2, of the Fairfield Community Facility District approving the Tentative Budget for fiscal year 2019-20 and authorizing publication of the notice of public hearing on budget. Director Williamson seconded. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Chisholm, Currivan, Hudson, Jablow, Martinez, and Williamson) and zero (0) opposed.**

- 6. Adjournment: Chairperson Moriarty adjourned the meeting without objection at 3:09 p.m.**

Respectfully submitted,

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Susan L. Irvine, District Secretary

**RESOLUTION NO. 2019-3**

**Fairfield Community Facilities District**

**A RESOLUTION OF THE DISTRICT BOARD OF THE FAIRFIELD COMMUNITY FACILITIES DISTRICT AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING REVISIONS TO THE FISCAL YEARS 2018-2020 FEASIBILITY REPORT WHICH INCLUDES IDENTIFYING THE PUBLIC INFRASTRUCTURE OF THE PROJECTS, THE AREAS TO BE BENEFITTED, THE EXPECTED METHOD OF FINANCING AND THE SYSTEM OF PROVIDING REVENUES TO OPERATE AND MAINTAIN THE PROJECTS, ALL AS PROVIDED IN SUCH REPORT; APPROVING SUCH FEASIBILITY REPORT AND RESOLVING THE INTENT THEREFOR.**

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

1. Findings. Pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes (hereinafter referred to as the "Act".) the District Board caused to be prepared a study of the feasibility and benefits of the projects relating to certain public infrastructure provided for in the General Plan of the District heretofore approved by the Municipality and the District and to be financed with special homeowners assessments that have been collected. Revisions to the fiscal years 2018-2020 feasibility study having included a description of certain public infrastructure to be constructed and all other information useful to understand the projects, a map showing in general, the location of the projects, an estimate of the cost to construct, acquire, operate and maintain the projects, an estimated schedule for completion of the projects, a map or description of the area to be benefitted by the projects and a plan for financing the projects (hereinafter referred to as the "Revised Report"). A public hearing on the Revised Report was held on the date of, but prior to, the final adoption of this Resolution (hereinafter referred to as the "Revised Report Hearing"), after provision for publication and mailing to the governing board of the Municipality of notice thereof as provided by law.
2. A. Preparation of Revised Report. The preparation of the Revised Report is hereby ratified and confirmed. (Upon completion of a draft of the Revised Report, the Revised Report, marked in conspicuous fashion "DRAFT," was submitted to the District Board for their review and comment.)  
B. Approval of Revised Report. After review of the Revised Report and based on the Revised Report Hearing and the mailing of the Revised Report to the governing body of the Municipality, the Revised Report is hereby approved in the form submitted to the District Board.  
C. Resolving Intent. The District Board hereby declares (1) its intent as required by A.R.S. § 48-715 and, for purposes of A.R.S. § 48-721(A), to take such reasonable actions as may be necessary to cause the results contemplated by and set forth in the Revised Report, including particularly the acquisition of public infrastructure projects for the benefit of the areas described in the Revised Report and the consummation of the expected method of financing and an appropriate system of providing revenues to maintain such projects, all as provided in the Revised Report, and (2) that said projects shall result in proportionate, beneficial use to the residents of the surrounding area

which will include the land and those residents and visitors within the geographical limits of the Assessment Area.

3. Severability; Amendment; Ratification. (1) If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. (2) All prior acts of the District Board, of the District Manager and of the District Treasurer with respect to all matters concerning application and accounting of funds and this Resolution are hereby ratified and confirmed.
4. Effective Date. This Resolution shall be effective immediately.

PASSED by the District Board of the Fairfield Community Facilities District this 23<sup>rd</sup> day of July, 2019.

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Sandra J. Moriarty, Chairperson  
Fairfield Community Facilities District

ATTEST:

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Susan L. Irvine, District Secretary  
Fairfield Community Facilities District

APPROVED AS TO FORM:

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Robert L. Pickels, Jr., District Counsel  
Fairfield Community Facilities District

# Fairfield

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Community Facilities District  
Feasibility Report  
Fiscal Years 2018-2020  
(revised)

This Feasibility Report ("Report") has been prepared by engineers and other qualified persons for presentation to the District Board (the "Board") of the Fairfield 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: (I) Phased implementation of a master plan for the development of the Brewer Historic Park, located at 250 Brewer Road, Sedona AZ; and (II) Construction of improvements to Sunset Park, located at 655 Sunset Drive, Sedona AZ.

Each of these projects fits within the District's General Plan for infrastructure improvements and benefits the District by providing new and improved city-wide recreation amenities. Each of these projects increases the value of Sedona as a desirable tourist destination and enhances the quality of experience for the owners at the Fairfield Sedona Resort.

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 requirements and administered in conformance to applicable law and such requirements. The District shall use up to \$350,187 of collected Assessment Revenues to finance the Projects over the course of the three-year period covered by this feasibility report. Remaining funds to finance current phases of construction will be contributed by the City of Sedona and the Summit Community Facilities District.

### **(I) Brewer Road Historic Park Development**

In Fiscal Years 2016 and 2017, CFD funds contributed to the development of a Master Plan to guide future development and operations at the Brewer Road historic property. The development of the master plan for the site included a significant public participation component, soliciting the input of the community and future users on what would be the most desirable amenities to include in the future park development. Now that the master plan for this property has been finalized, funds are required for implementation and construction of the planned development.

The Brewer Road Historic Park and Recreation Facility will serve visitors and citizens of the entire city. The park will be a destination and a city-wide focal point.

The entire project is anticipated to span numerous fiscal years beyond the scope of the three fiscal years addressed in this report. Any monies collected during these fiscal years may be held for larger phases of the project to be completed when adequate funding is available.

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 it is determined which elements will be pursued in each phase of the project.

Category or Phase	FY 2018	FY 2019	FY 2020	3-Year Total	Estimated Future Project Costs
Design	\$ 5,325	\$0	\$ 0	\$ 5,325	\$ 0
Construction	46,680	0	250,000	296,680	2,100,000
Demolition/Site Prep	38,182	0	0	38,182	0
Arts Transfer	0	0	260	260	11,301
<b>Total Project Budget</b>	<b>\$90,187</b>	<b>\$0</b>	<b>\$250,260</b>	<b>\$340,447</b>	<b>\$2,186,301</b>
Estimated Operating Expenses	FY 2018	FY 2019	FY 2020	3-Year Total	Estimated Future Annual Costs
Personnel Costs	\$0	\$0	\$0	\$0	\$ 0
Materials & Supplies	0	0	0	0	600
Contractual Services	0	0	0	0	9,120
<b>Estimated Total Operating</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,720</b>
Source of Funding	FY 2018	FY 2019	FY 2020	3-Year Total	Estimated Future Project Costs
Fairfield Community Facilities District	\$90,187	\$0	\$100,000	\$190,187	\$ 90,000
Sedona Summit II Community Facilities District	0	0	20,000	20,000	50,000
City of Sedona	0	0	130,260	130,260	2,046,301
<b>Total Funding Sources</b>	<b>\$90,187</b>	<b>\$0</b>	<b>\$250,260</b>	<b>\$340,447</b>	<b>\$2,186,301</b>

**(II) Sunset Park Improvements**

This project includes the replacement of wood chips with a rubberized, cleaner, and more accessible playground surface and the installation of addition trees and benches. While wood chips are technically considered ADA accessible, they are dirty, painful, in constant need of refurbishing, and really not friendly for wheelchairs or strollers regardless of their designation. The playgrounds at Sunset Park are highly used. There are summer camps, mommy & tot groups, homeschool groups, and everyday park users that play on these playgrounds. It is the park recommended to tourists because of the shaded playgrounds and splash pad. Resurfacing popular playgrounds with a new user-friendly surface will reduce maintenance needs. In addition, additional trees and benches will provide shaded areas for parents and other park visitors to sit and enjoy the park.

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.

Category or Phase	FY 2018	FY 2019	FY 2020	3-Year Total	Estimated Future Project Costs
Construction	\$0	\$0	\$185,000	\$185,000	\$0
Total Project Budget	\$0	\$0	\$185,000	\$185,000	\$0
Estimated Operating Expenses	FY 2018	FY 2019	FY 2020	3-Year Total	Estimated Future Annual Costs
Personnel Costs	\$0	\$0	\$ (290)	\$ (290)	\$ (290)
Materials & Supplies	0	0	(4,710)	(4,710)	(4,710)
Contractual Services	0	0	0	0	0
Estimated Total Operating	\$0	\$0	\$(5,000)	\$(5,000)	\$(5,000)
Source of Funding	FY 2018	FY 2019	FY 2020	3-Year Total	Estimated Future Project Costs
Fairfield Community Facilities District	\$0	\$0	\$160,000	\$160,000	\$0
City of Sedona	0	0	25,000	25,000	0
Total Funding Sources	\$0	\$0	\$185,000	\$185,000	\$0






250 Brewer Road  
Parcel #401-38-013D

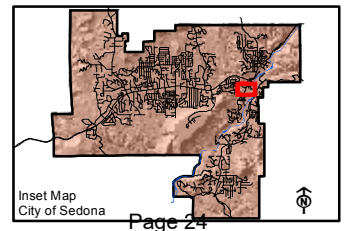
# Brewer Road Park Master Plan and Development



0 125 250 Feet

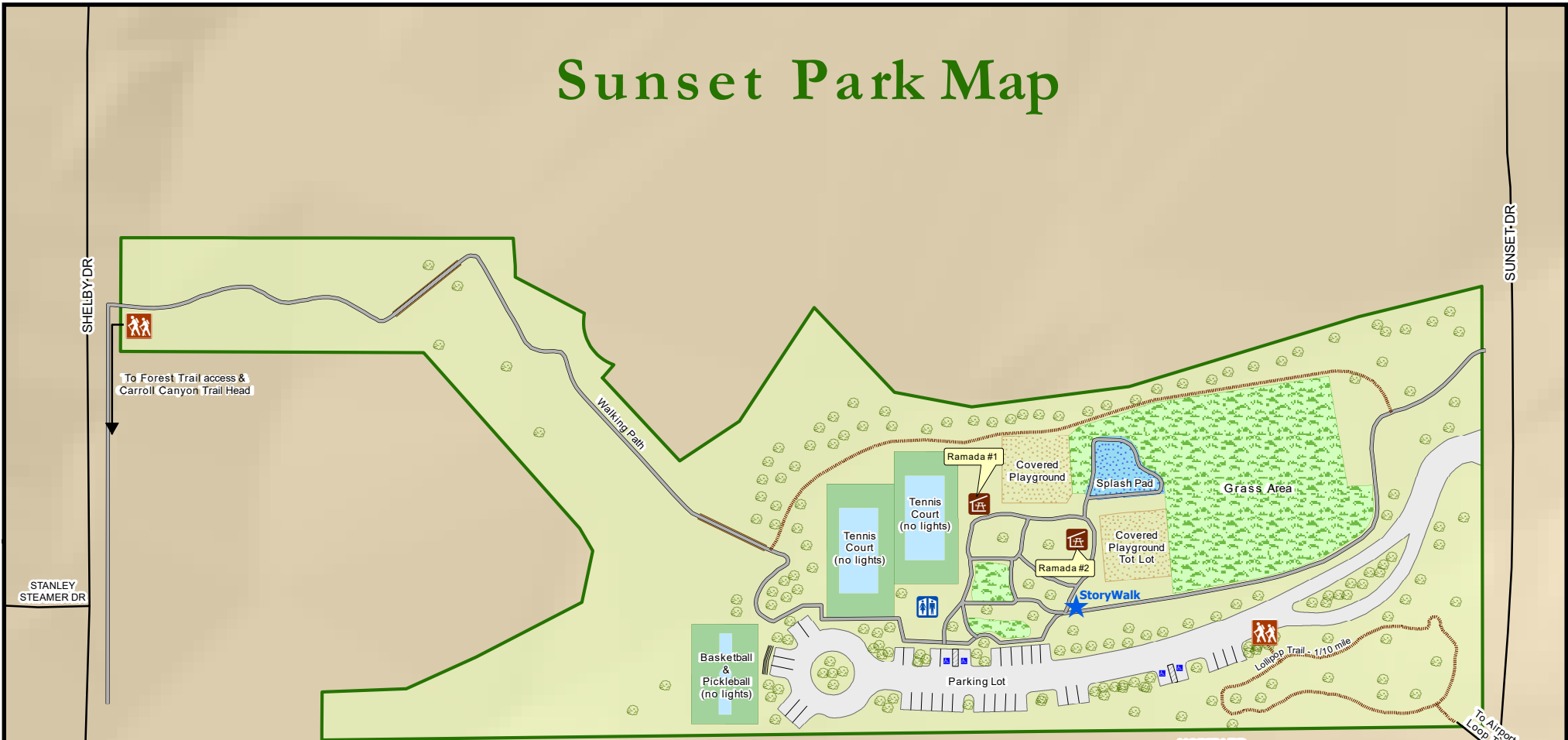
This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages rising from the data contained on this map.  
GIS, City of Sedona, 06/30/2014  
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-  250 Brewer Road Parcel #401-38-013D
-  Parcel Boundary
-  Oak Creek











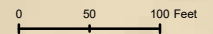
# Sunset Park Map



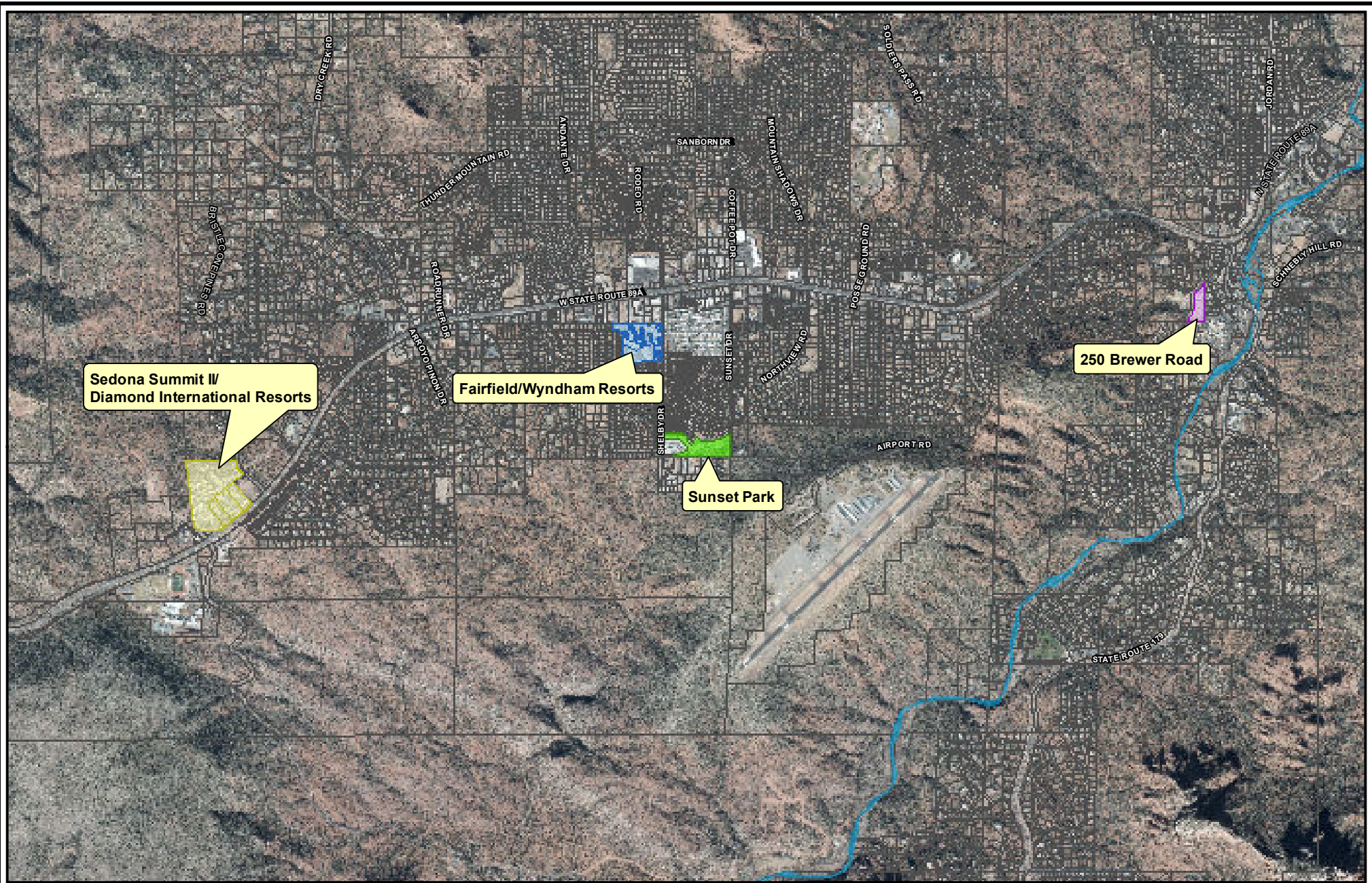
**Sunset Park is a day use only park!**  
**Park Hours: dawn to dusk**

-  Picnic Ramada #1 & #2  
Each ramada includes two picnic tables & a BBQ grill.
-  Begin StoryWalk
-  Restrooms
-  Trail / Shared Use Path

-  Sidewalk
-  Shared Use Path



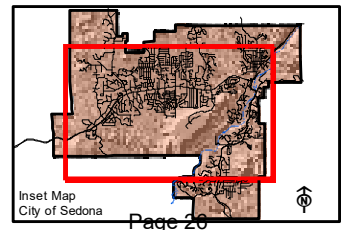
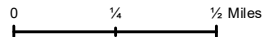
This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages arising from the data contained on this map. GIS, City of Sedona. Updated 05/22/2019



## Fairfield/Wyndham Resorts & Summit II/Diamond International Resorts

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 arising from the data contained on this map.  
 GIS, City of Sedona, 06/17/2019  
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- Sunset Park
- 250 Brewer Road
- Fairfield/Wyndham Resorts
- Sedona Summit II/Diamond International Resorts
- Oak Creek
- Parcel Boundary



**RESOLUTION NO. 2019-4**

**FAIRFIELD COMMUNITY FACILITIES DISTRICT**

**A RESOLUTION OF THE DISTRICT BOARD OF THE FAIRFIELD COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, APPROVING A FINAL BUDGET FOR FISCAL YEAR 2019-2020 PURSUANT TO A.R.S. § 48-716, AS AMENDED; FOR 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; 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 A.R.S. Title 35, Chapter 3, Articles 3, 3.1., 3.2, 4 and 5, 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 tentative budget for Fiscal Year 2019-2020 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 approved said tentative budget for Fiscal Year 2019-2020, and 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 scheduled for July 23<sup>rd</sup>, 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 tentative budget prepared by the District Treasurer of Fairfield for Fiscal Year 2019-2020, attached hereto and expressly made a part hereof as Exhibit "A" is hereby 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 July 23, 2019, beginning at or after 3:30 p.m. at 106 Roadrunner Drive, Sedona, Arizona 86336 in the Sedona City Vultee Conference Room, was held to consider said tentative budget (Fairfield), and said notice was published twice 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 23<sup>rd</sup> day of July, 2019.

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Sandra J. Moriarty, Chairperson  
Fairfield Community Facilities District

ATTEST:

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Susan L. Irvine, District Secretary  
Fairfield Community Facilities District

APPROVED AS TO FORM:

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Robert L. Pickels, Jr., District Counsel  
Fairfield Community Facilities District

Fairfield Community Facilities District  
 Fiscal Year 2019-2020 Budget  
 Exhibit "A"

	Estimated Special Tax Revenue	Estimated Other Misc. Revenue	FY 2019-2020 Estimated Total Collections	Estimated Fund Balance as of July 1, 2019	2019-2020 Expenditures	Total 2019-2020 Budget	Estimated Fund Balance as of June 30, 2020
Capital Projects	\$ 122,200	\$ 700	\$ 122,900	\$ 153,398	\$ 260,000	\$ 260,000	\$ 16,298
						\$ -	
						\$ -	
Totals	\$ 122,200	\$ 700	\$ 122,900	\$ 153,398	\$ 260,000	\$ 260,000	\$ 16,298