

**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, August 10, 2021, 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, August 10, 2021, at 3:30 p.m. 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. Matters before the Sedona Summit II Community Facility District Governing Board:**
 - a. Discussion/possible action** regarding approval of minutes from July 13, 2021.
 - b. Public hearing/discussion/possible action** regarding adoption of a Resolution approving the final budget for fiscal year 2021-2022 for the Sedona Summit II Community Facility District.
- 4. Matters before the Fairfield Community Facility District Governing Board:**
 - a. Discussion/possible action** regarding approval of minutes from July 13, 2021.
 - b. Public hearing/discussion/possible action** regarding adoption of a Resolution approving the final budget for fiscal year 2021-2022 for the Fairfield Community Facility District.
- 5. Adjournment**

Posted: 08/05/2021

By: DJ

Susan L. Irvine, District Clerk

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

To: Sedona Summit II and Fairfield Community Facility Districts' Governing Boards
From: Cherie R. 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 Boards¹
Date: August 3, 2021

Exhibits:

Sedona Summit II Community Facility District

- A. General Plan
- B. Adopted Feasibility Report
- C. Minutes July 13, 2021
- D. Resolution No. 2021-2 with Fiscal Year 2021-22 Budget

Fairfield Community Facility District

- A. General Plan
- B. Adopted Feasibility Report
- C. Minutes July 13, 2021
- D. Resolution No. 2021-2 with Fiscal Year 2021-22 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 Final Budgets. 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 Chairperson. 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 2021-22 estimated revenues, the Boards must meet several statutory requirements. In 2020, the Boards adopted a Feasibility Report for each District. The Feasibility Reports set forth the projects which qualify for use of CFD funds, in whole or

¹ 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.

in part. To determine whether a project is appropriate, staff looked to the General Plans for future infrastructure improvements, which were adopted when each CFD was originally formed. Not only must the projects fit within the General Plans but also benefit the Districts.

The Boards must adopt the Final Budgets for the 2021-22 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.

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 July 13, 2021.
Motion: I move to approve the minutes from July 13, 2021.
2. **Agenda Item 3b:** Open Public Hearing regarding adoption of a resolution approving the Final Budget for fiscal year 2021-22.
Motion: I move to approve Resolution No. 2021-2, of the Sedona Summit II Community Facility District approving the Final Budget for fiscal year 2021-22.

As the Fairfield Community Facility District Board:

1. **Agenda Item 4a:** Approval of minutes from July 13, 2021.
Motion: I move to approve the minutes from July 13, 2021.
2. **Agenda Item 4b:** Open Public Hearing regarding adoption of a resolution approving the Final Budget for fiscal year 2021-22.
Motion: I move to approve Resolution No. 2021-2, of the Fairfield Community Facility District approving the Final Budget for fiscal year 2021-22.

**Sedona Summit II Community Facility District
General Plan
Excerpt from Development Agreement**

EXHIBIT C

DESCRIPTION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS

- A. 1. Operation and maintenance of new parks, bike paths, trails, parkways or open space, and new museums or other cultural facilities.
- 2. New recreation programs.
- 3. Improved transportation systems and/or infrastructure serving the Summit II Project.
- 4. Purchase, construction, expansion, or rehabilitation of local parks, recreation, parkway, open space and child care facilities.
- B. 1. Sanitary sewage systems, including collection, transport, storage, treatment, dispersal, effluent use and discharge.
- 2. Drainage and flood control systems, including collection, transport, diversion storage, detention, retention dispersal, use and discharge.
- 3. Water systems for domestic, industrial, irrigation, municipal or fire protection purposes including production, collection, storage, treatment transport, delivery, connection and dispersal, but not including facilities for agricultural irrigation purposes unless for the repair or replacement of existing facilities when required by other improvements permitted by this article.
- 4. Highways, streets, roadways and parking facilities including all areas for vehicular use for travel, ingress, egress and parking.
- 5. Areas for pedestrian, equestrian, bicycle or other non-motor vehicle use for travel, ingress, egress and parking.
- 6. Pedestrian malls, parks, recreational facilities other than stadiums, and open space areas for the use of members of the public for entertainment, assembly and recreation.
- 7. Landscaping including earthworks, structures, lakes and other water features, plants, trees and related water delivery systems.

8. Public buildings, public safety facilities and fire protection facilities.
9. Lighting systems.
10. Traffic control systems and devices including signals, controls, markings and signage.
11. School sites and facilities with the consent of the governing board of the school district for which the site or facility is to be acquired, constructed or renovated.
12. Equipment and other personalty related to any of the foregoing.

Sedona Summit II

Community Facilities District
Feasibility Report
Fiscal Years 2021-2023

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 benefitted by the Projects; and (vi) a plan for financing the Projects.

PROJECTS

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; (II) A new concession stand at Posse Grounds Park located at 525 Posse Ground Road, Sedona AZ; and (III) New shade structures and playground equipment replacement at Posse Grounds Park located at 525 Posse Ground Road, Sedona AZ.

These projects fit within the District’s General Plan for infrastructure improvements and benefit the District by providing new citywide recreation amenities. These projects increase the value of Sedona as a desirable tourist destination and enhance 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 requirements and administered in conformance to applicable law and such requirements. The District may use up to \$539,000 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, Development Impact Fees, and the City of Sedona.

(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 citywide 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 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Project Costs
Design	\$0	\$50,000	\$70,000	\$120,000	\$90,000
Construction	491,000	920,000	400,000	1,811,000	520,000
Demolition/Site Prep	0	0	0	0	0
Arts Transfer	1,815	5,590	1,556	8,961	3,515
Total Project Budget	\$492,815	\$975,590	\$471,556	\$1,939,961	\$613,515
Estimated Operating Expenses	FY 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Annual Costs
Personnel Costs	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	0	600	600	1,200	600
Contractual Services	0	9,120	9,120	18,240	9,120
Estimated Total Operating	\$0	\$9,720	\$9,720	\$19,440	\$9,720
Source of Funding	FY 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Project Costs
Fairfield Community Facilities District	\$126,000	\$0	\$140,000	\$266,000	\$0
Sedona Summit II Community Facilities District	50,000	0	60,000	110,000	0
Development Impact Fees	133,481	411,036	114,412	658,929	258,487
City of Sedona	183,334	564,554	157,144	905,032	355,028
Total Funding Sources	\$492,815	\$975,590	\$471,556	\$1,939,961	\$613,515

(II) New Concession Stand – Posse Grounds Park

The Concession Stand has needed repairs and remodel for many years; however, the demand for the building was not large enough to justify the budget. With the increase of special events at this facility as well as the development of the new bike skills park and Pavilion, the demand on this building has increased and will continue to do so. This is the main public restroom facility for the skate park, basketball court, ballfields, special events, rentals, and bike park. This restroom will support any Pavilion rentals as well during the fall/winter seasons since those restrooms are closed. This building also provides storage for Little League equipment.

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 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Project Costs
Design	\$0	\$77,000	\$0	\$77,000	\$0
Construction	0	282,000	0	282,000	0
Contingency	0	20,000	0	20,000	0
Total Project Budget	\$0	\$379,000	\$0	\$379,000	\$0

Estimated Operating Expenses	FY 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Annual Costs
Personnel Costs	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	0	0	0	0	0
Contractual Services	0	0	1,000	1,000	1,000
Estimated Total Operating	\$0	\$0	\$1,000	\$1,000	\$1,000

Source of Funding	FY 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Project Costs
Summit Community Facilities District	\$0	\$379,000	\$0	\$379,000	\$0
Total Funding Sources	\$0	\$379,000	\$0	\$379,000	\$0

(III) New Shade Structures and Playground Equipment Replacement – Posse Grounds Park

According to the 2012 Parks and Recreation Master Plan, *Capital Maintenance Priorities – Upgrade Existing Playgrounds at Posse Grounds Community Park*, shade structures should be installed on all playgrounds within 1 to 3 years.

A design was completed in 2016 that would replace both playgrounds at Posse Grounds Park. The new playground design will be inclusive by nature so as to invite children of all abilities to play and imagine together. The rubberized playground surface will be ADA accessible so as not to eliminate anyone (adult or child) from being able to use the park. By installing this weather/sun protection structure, it will increase the life of the playground equipment and protect the users of the playground equipment.

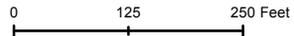
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Category or Phase	FY 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Project Costs
Construction	\$0	\$400,000	\$0	\$400,000	\$0
Contingency	0	40,000	0	40,000	0
Arts Transfer	0	2,250	0	2,250	0
Total Project Budget	\$0	\$442,250	\$0	\$442,250	\$0
Estimated Operating Expenses	FY 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Annual Costs
Personnel Costs	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	0	0	0	0	0
Contractual Services	0	0	0	0	0
Estimated Total Operating	\$0	\$0	\$0	\$0	\$0
Source of Funding	FY 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Project Costs
Summit Community Facilities District	\$0	\$50,000	\$0	\$50,000	\$0
Fairfield Community Facilities District	0	165,000	0	165,000	0
City of Sedona	0	227,250	0	227,250	0
Total Funding Sources	\$0	\$442,250	\$0	\$442,250	\$0



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

Brewer Road Park Master Plan and Development

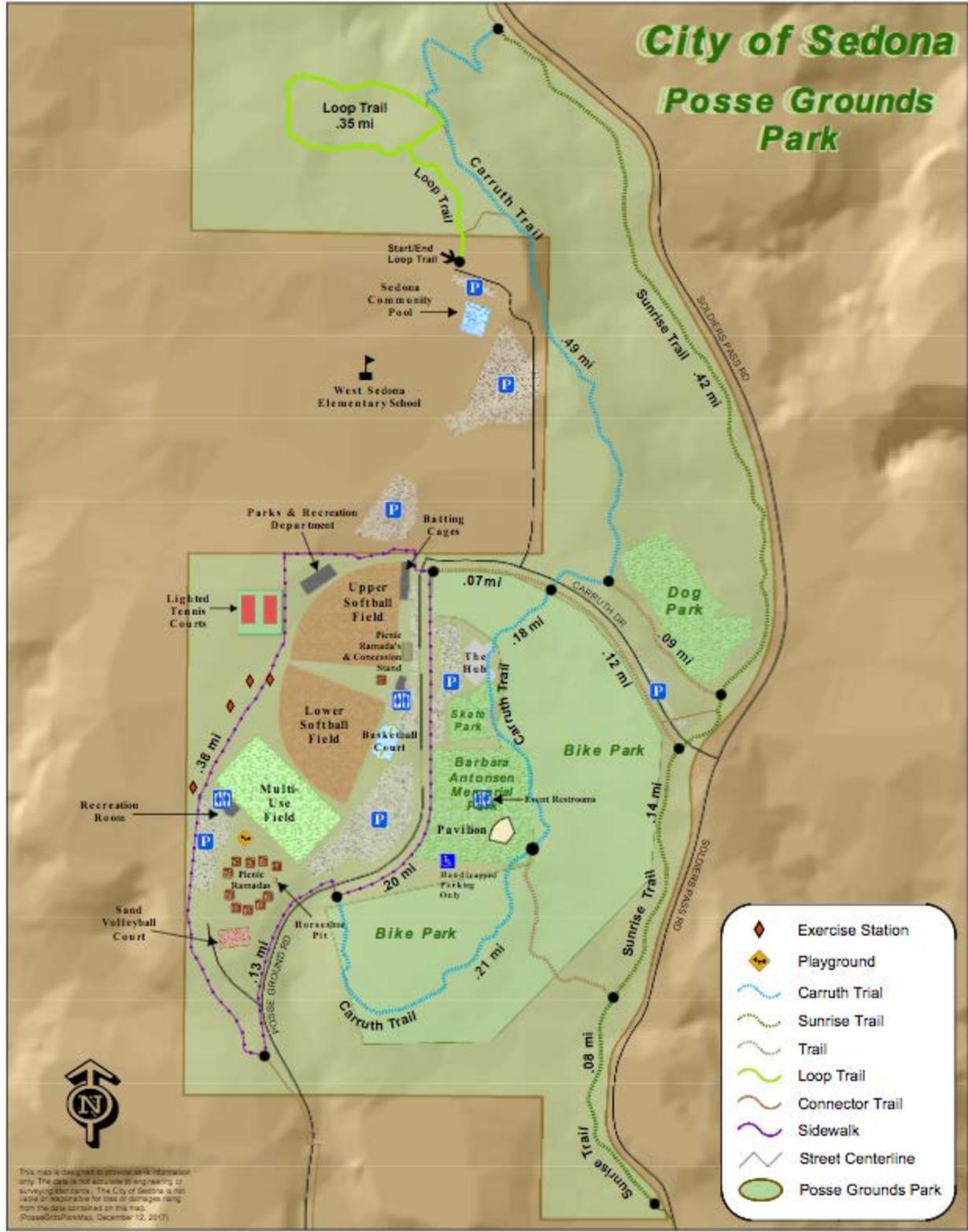


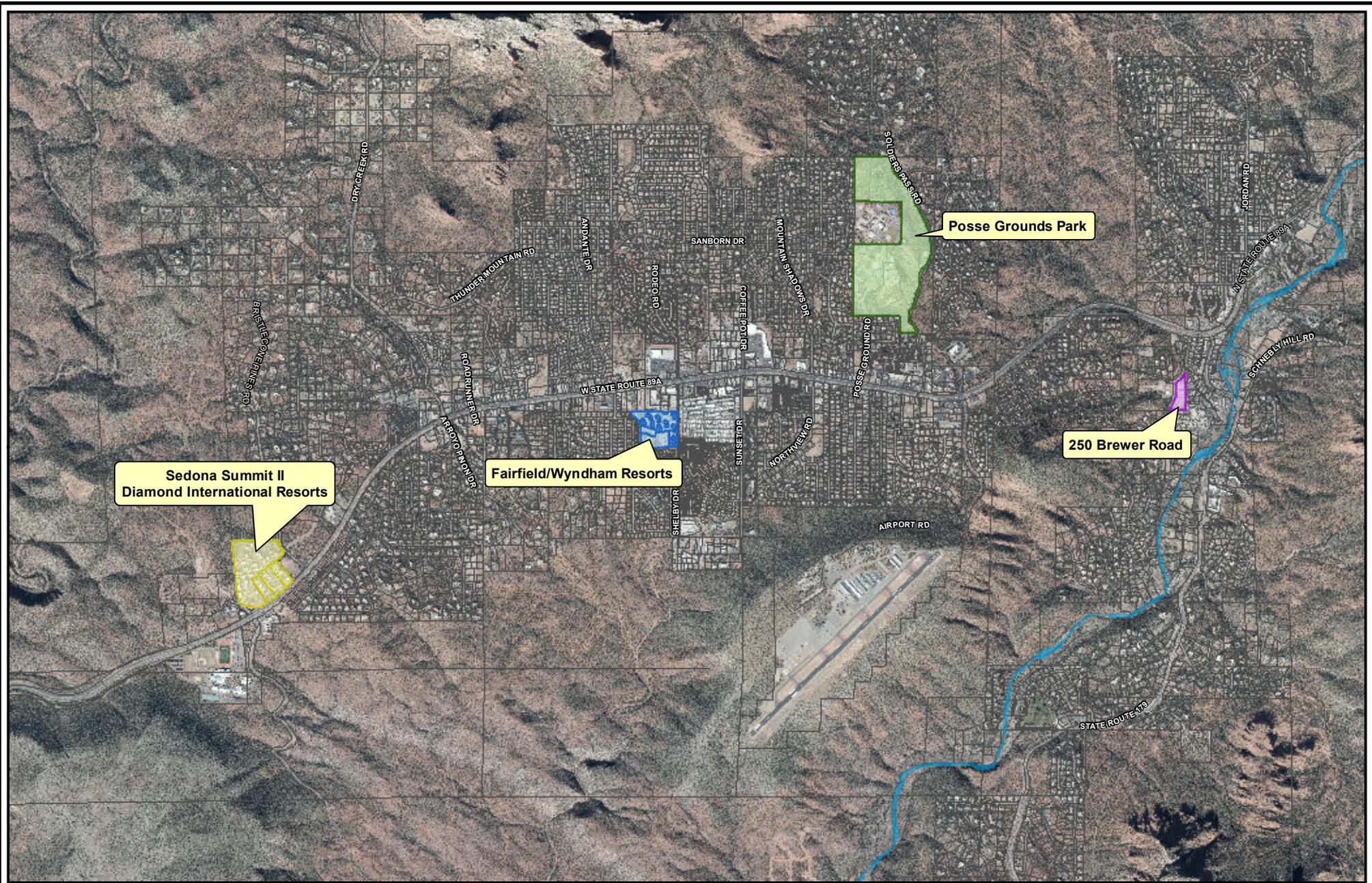
This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages rising from the data contained on this map.
 GIS, City of Sedona, 06/30/2014
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-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

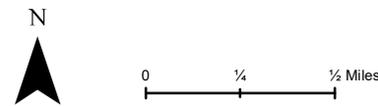


City of Sedona Posse Grounds Park



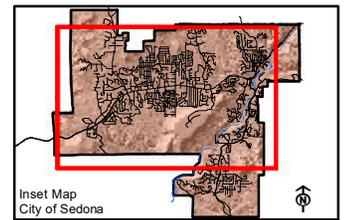


Fairfield/Wyndham Resorts & Summit II/Diamond International Resorts



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.
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- 250 Brewer Road
- Fairfield/Wyndham Resorts
- Posse Grounds Park
- Sedona Summit II/Diamond International Resorts
- Oak Creek
- Parcel Boundary



Action Minutes
Sedona Summit II Community Facility District Board of Directors
Virtual Meeting, 102 Roadrunner Drive, Sedona, AZ 86336
Tuesday, July 13, 2021, 3:30 p.m.

1. **Call to order:** Chairperson Moriarty called the meeting to order at 3:30 p.m.
2. **Roll call**

Board Members present: Chairperson Sandra Moriarty, Director Scott Jablow, Director Kathy Kinsella, Director Tom Lamkin, Director Holli Ploog, Director Jon Thompson, and Director Jessica Williamson.

Sedona City Staff present: City Manager Karen Osburn, Deputy City Manager Joanne Keene, City Attorney Kurt Christianson, Director of Financial Services Cherie Wright, 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 August 11, 2020.**

Motion: Director Kinsella moved to approve the minutes dated August 11, 2020. **Director Ploog seconded. Vote:** Motion carried unanimously with seven (7) in favor (Moriarty, Jablow, Kinsella, Lamkin, Ploog, Thompson, and Williamson) and zero (0) opposed.

- b. **Public hearing/discussion/possible action regarding adoption of a resolution approving a tentative budget for fiscal year 2021-2022 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 3:35 p.m.

No comments were heard.

Closed the public hearing and brought back to the Board at 3:35 p.m.

Motion: Director Williamson moved to approve Resolution No. 2021-1, of the Sedona Summit II Community Facility District approving the Tentative Budget for fiscal year 2021-22 and authorizing publication of the notice of public hearing on the budget. **Director Ploog seconded. Vote:** Motion carried unanimously with seven (7) in favor (Moriarty, Jablow, Kinsella, Lamkin, Ploog, Thompson, 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 August 11,**

Sedona Summit II Community Facility District Board of Directors
Special Meeting
Tuesday, July 13, 2021
3:30 p.m.

2020.

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 tentative budget for fiscal year 2021-2022 for the Fairfield 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 3:36 p.m.

Respectfully submitted,

Susan L. Irvine, District Clerk

**RESOLUTION NO. 2021-2
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 2021-2022 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 2021-2022 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 2021-2022, 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 August 10th, 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 2021-2022, 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 August 10, 2021, 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 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 10th day of August, 2021.

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

ATTEST:

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

APPROVED AS TO FORM:

Kurt W. Christianson, District Counsel
Sedona Summit II Community Facilities District

Sedona Summit II Community Facilities District
 Fiscal Year 2021-2022 Final Budget
 Exhibit "A"

	Estimated Special Tax Revenue	Estimated Other Misc. Revenue	FY 2021-2022 Estimated Total Collections	Estimated Fund Balance as of July 1, 2021	2021-2022 Expenditures	Total 2021-2022 Budget	Estimated Fund Balance as of June 30, 2022
Capital Projects	\$ 45,000	\$ 4,250	\$ 49,250	\$ 389,476	\$ 50,000	\$ 50,000	\$ 388,726
					\$ -	\$ -	
						\$ -	
Totals	\$ 45,000	\$ 4,250	\$ 49,250	\$ 389,476	\$ 50,000	\$ 50,000	\$ 388,726



**Fairfield Community Facility District
General Plan
Excerpt from Development Agreement**

EXHIBIT C

DESCRIPTION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS

- A.
1. Operation and maintenance of new parks, bike paths, trails, parkways or open space, and new museums or other cultural facilities.
 2. New recreation programs.
 3. Improved transportation systems and/or infrastructure serving the Fairfield Community Facility District.
 4. Purchase, construction, expansion, or rehabilitation of local parks, recreation, parkway, open space and child care facilities.
- B.
1. Sanitary sewage systems, including collection, transport, storage, treatment, dispersal, effluent use and discharge.
 2. Drainage and flood control systems, including collection, transport, diversion storage, detention, retention dispersal, use and discharge.
 3. Water systems for domestic, industrial, irrigation, municipal or fire protection purposes including production, collection, storage, treatment transport, delivery, connection and dispersal, but not including facilities for agricultural irrigation purposes unless for the repair or replacement of existing facilities when required by other improvements permitted by this article.
 4. Highways, streets, roadways and parking facilities including all areas for vehicular use for travel, ingress, egress and parking.
 5. Areas for pedestrian, equestrian, bicycle or other non-motor vehicle use for travel, ingress, egress and parking.
 6. Pedestrian malls, parks, recreational facilities other than stadiums, and

Fairfield

Community Facilities District
Feasibility Report
Fiscal Years 2021-2023

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.

PROJECTS

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) New shade structures and playground equipment replacement at Posse Grounds Park located at 525 Posse Ground Road, 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 citywide 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 \$431,000 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 City of Sedona, Development Impact Fees, and the Sedona 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 citywide 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 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Project Costs
Design	\$0	\$50,000	\$70,000	\$120,000	\$90,000
Construction	491,000	920,000	400,000	1,811,000	520,000
Demolition/Site Prep	0	0	0	0	0
Arts Transfer	1,815	5,590	1,556	8,961	3,515
Total Project Budget	\$492,815	\$975,590	\$471,556	\$1,939,961	\$613,515
Estimated Operating Expenses	FY 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Annual Costs
Personnel Costs	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	0	600	600	1,200	600
Contractual Services	0	9,120	9,120	18,240	9,120
Estimated Total Operating	\$0	\$9,720	\$9,720	\$19,440	\$9,720
Source of Funding	FY 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Project Costs
Fairfield Community Facilities District	\$126,000	\$0	\$140,000	\$266,000	\$0
Sedona Summit II Community Facilities District	50,000	0	60,000	110,000	0
Development Impact Fees	133,481	411,036	114,412	658,929	258,487
City of Sedona	183,334	564,554	157,144	905,032	355,028
Total Funding Sources	\$492,815	\$975,590	\$471,556	\$1,939,961	\$613,515

(II) New Shade Structures and Playground Equipment Replacement – Posse Grounds Park

According to the 2012 Parks and Recreation Master Plan, *Capital Maintenance Priorities – Upgrade Existing Playgrounds at Posse Grounds Community Park*, shade structures should be installed on all playgrounds within 1 to 3 years.

A design was completed in 2016 that would replace both playgrounds at Posse Grounds Park. The new playground design will be inclusive by nature so as to invite children of all abilities to play and imagine together. The rubberized playground surface will be ADA accessible so as not to eliminate anyone (adult or child) from being able to use the park. By installing this weather/sun protection structure, it will increase the life of the playground equipment and protect the users of the playground equipment.

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 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Project Costs
Construction	\$0	\$400,000	\$0	\$400,000	\$0
Contingency	0	40,000	0	40,000	0
Arts Transfer	0	2,250	0	2,250	0
Total Project Budget	\$0	\$442,250	\$0	\$442,250	\$0
Estimated Operating Expenses	FY 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Annual Costs
Personnel Costs	\$0	\$0	\$0	\$0	\$0
Materials & Supplies	0	0	0	0	0
Contractual Services	0	0	0	0	0
Estimated Total Operating	\$0	\$0	\$0	\$0	\$0
Source of Funding	FY 2021	FY 2022	FY 2023	3-Year Total	Estimated Future Project Costs
Summit Community Facilities District	\$0	\$50,000	\$0	\$50,000	\$0
Fairfield Community Facilities District	0	165,000	0	165,000	0
City of Sedona	0	227,250	0	227,250	0
Total Funding Sources	\$0	\$442,250	\$0	\$442,250	\$0



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

Brewer Road Park Master Plan and Development

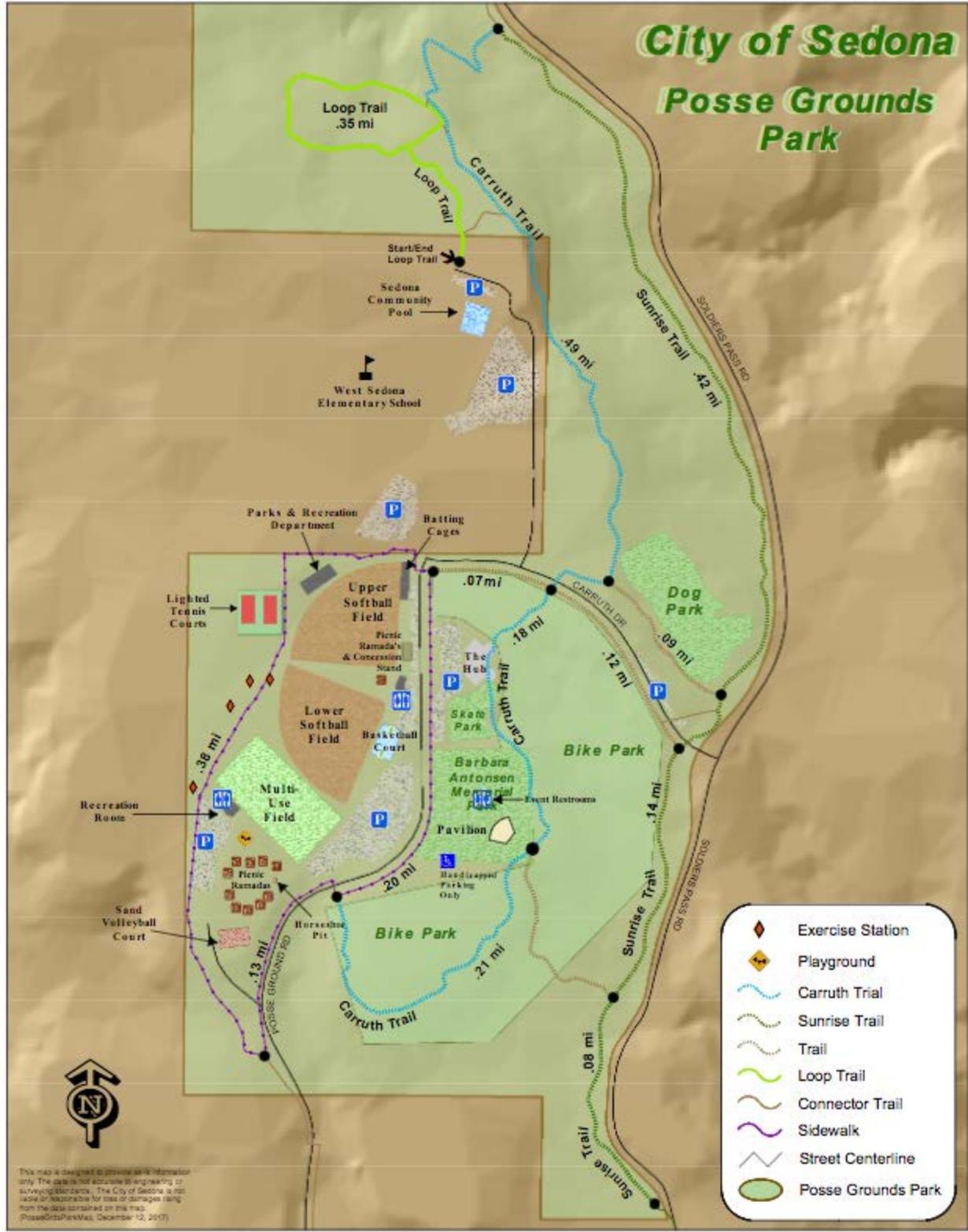


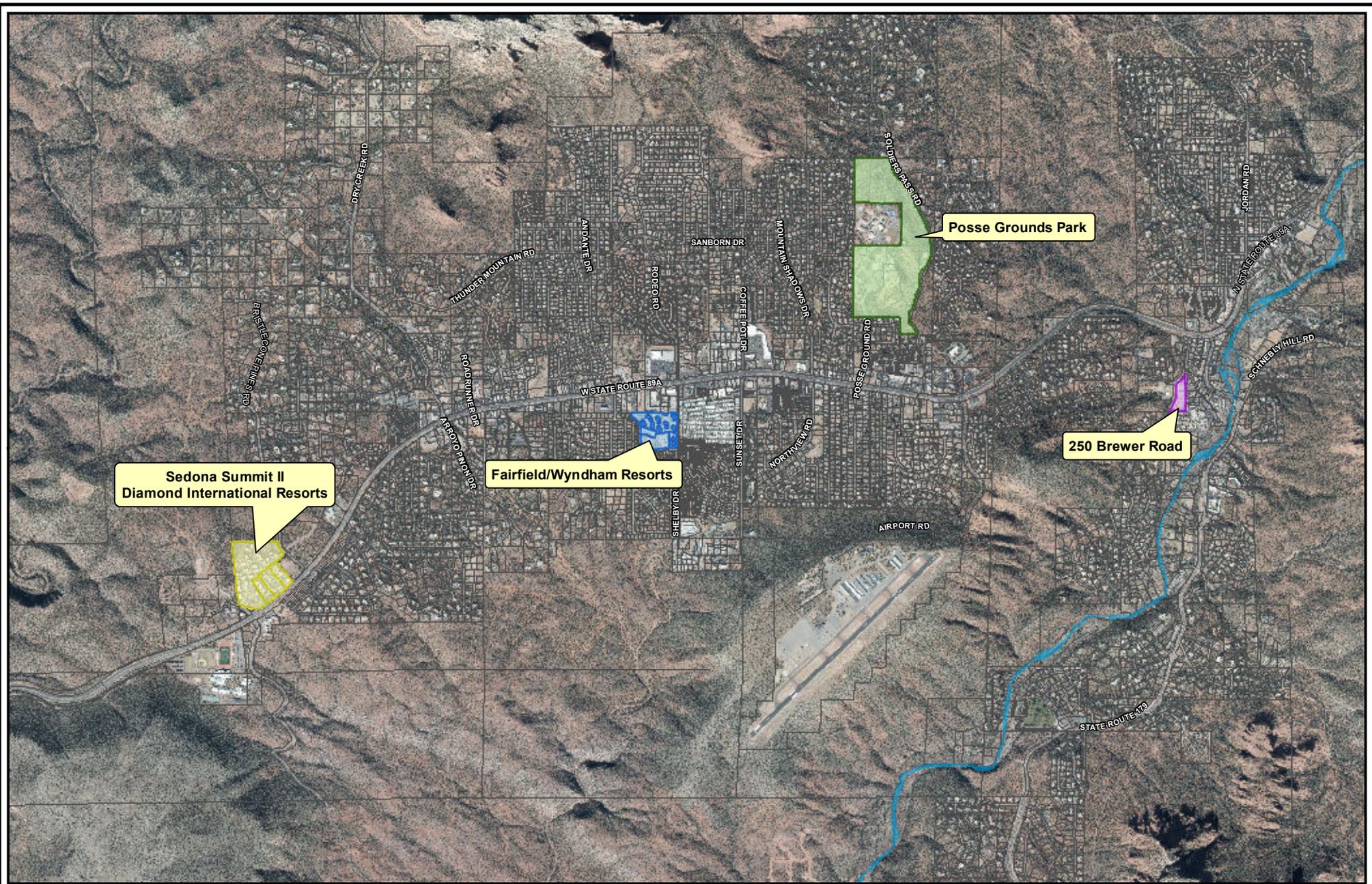
This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages rising from the data contained on this map.
 GIS, City of Sedona, 06/30/2014
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-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

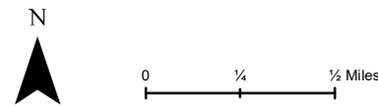


City of Sedona Posse Grounds Park



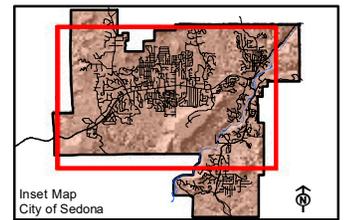


Fairfield/Wyndham Resorts & Summit II/Diamond International Resorts



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 - 07/08/2020
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-  250 Brewer Road
-  Fairfield/Wyndham Resorts
-  Posse Grounds Park
-  Sedona Summit II/Diamond International Resorts
-  Oak Creek
-  Parcel Boundary



Action Minutes
Fairfield Community Facility District Board of Directors
Virtual Meeting, 102 Roadrunner Drive, Sedona, AZ 86336
Tuesday, July 13, 2021, 3:30 p.m.

1. **Call to order:** Chairperson Moriarty called the meeting to order at 3:30 p.m.
2. **Roll call**

Board Members present: Chairperson Sandra Moriarty, Director Scott Jablow, Director Kathy Kinsella, Director Tom Lamkin, Director Holli Ploog, Director Jon Thompson, and Director Jessica Williamson.

Sedona City Staff present: City Manager Karen Osburn, Deputy City Manager Joanne Keene, City Attorney Kurt Christianson, Director of Financial Services Cherie Wright, 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 August 11, 2020.**

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 tentative budget for fiscal year 2021-2022 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 August 11, 2020.**

Motion: Director Ploog moved to approve the minutes dated August 11, 2020. Director Kinsella seconded. **Vote:** Motion carried unanimously with seven (7) in favor (Moriarty, Jablow, Kinsella, Lamkin, Ploog, Thompson, and Williamson) and zero (0) opposed.

- b. **Public hearing/discussion/possible action regarding adoption of a resolution approving a tentative budget for fiscal year 2021-2022 for the Fairfield Community Facility District and authorizing the publication of a Notice of Public Hearing for said budget.**

Opened the Public Hearing at 3:36 p.m.

No comments were heard.

Closed the public hearing and brought back to the Board at 3:36 p.m.

Motion: Director Jablow moved to approve Resolution No. 2021-1, of the Fairfield Community Facility District approving the Tentative Budget for fiscal year 2021-22 and authorizing publication of the notice of public hearing on the budget. Director Williamson seconded. Vote: Motion carried unanimously with seven (7) in favor (Moriarty, Jablow, Kinsella, Lamkin, Ploog, Thompson, and Williamson) and zero (0) opposed.

6. Adjournment: Chairperson Moriarty adjourned the meeting without objection at 3:37 p.m.

Respectfully submitted,

Susan L. Irvine, District Clerk

RESOLUTION NO. 2021-2

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 2021-2022 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 2021-2022 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 2021-2022, 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 August 10th, 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 2021-2022, 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 August 10th, 2021, 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 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 10th day of August, 2021.

Sandra J. Moriarty, Chairperson
Fairfield Community Facilities District

ATTEST:

Susan L. Irvine, District Clerk
Fairfield Community Facilities District

APPROVED AS TO FORM:

Kurt W. Christianson, District Counsel
Fairfield Community Facilities District

Fairfield Community Facilities District
 Fiscal Year 2021-2022 Final Budget
 Exhibit "A"

	Estimated Special Tax Revenue	Estimated Other Misc. Revenue	FY 2021-2022 Estimated Total Collections	Estimated Fund Balance as of July 1, 2021	2021-2022 Expenditures	Total 2021-2022 Budget	Estimated Fund Balance as of June 30, 2022
Capital Projects	\$ 122,400	\$ 590	\$ 122,990	\$ 114,657	\$ 165,000	\$ 165,000	\$ 72,647
						\$ -	
						\$ -	
Totals	\$ 122,400	\$ 590	\$ 122,990	\$ 114,657	\$ 165,000	\$ 165,000	\$ 72,647