

*Pursuant to A.R.S. §38-431.02, notice is hereby given that the Board of Directors of the Villages at Vigneto Community Facilities District #1 will hold the following meeting which will be open to the public:*

**NOTICE AND AGENDA  
FOR MEETING  
OF THE BOARD OF DIRECTORS OF  
THE VILLAGES AT VIGNETO COMMUNITY FACILITIES DISTRICT #1**

**Tuesday, October 1, 2019  
On or about 4:15 p.m. MST  
at  
City Hall (Conference Room)  
120 W. 6th Street  
Benson, Arizona 85602**

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Vicki L. Vivian, CMC, District Clerk

**Agenda**

The Board will consider and may act on any or all of the following items:

1. Call to order
2. Approval of Minutes of the November 15, 2018
3. Discussion and possible action regarding Resolution 1-2019 of the Board of Directors of the Villages at Vigneto Community Facilities District No. 1 adopting the tentative budget of the District for the fiscal year beginning July 1, 2019 and ending June 30, 2020
4. Adjournment

POSTED this 27th day of September, 2019

Executive Sessions – Upon a vote of the majority of the Board of Directors, the Board may enter into Executive Sessions pursuant to Arizona Revised Statutes §38-431.03 (A)(3) to obtain legal advice on matters listed on the Agenda.

**MEETING OF THE BOARD OF DIRECTORS OF  
THE VILLAGES AT VIGNETO COMMUNITY FACILITIES DISTRICT #1  
HELD NOVEMBER 15, 2018 7:00 P.M. AT  
THE CITY OF BENSON COMMUNITY CENTER,  
705 W. UNION STREET, BENSON, ARIZONA 85602**

**1. Call to order**

Brad Hamilton called the meeting to order at 7:04 p.m. with the Pledge of Allegiance.

Present were: Board Directors Cindy Batten, John Davis, Celia Jenkins, and Richard Polheber. Absent was: Board Director Mark Fenn.

**2. Selection of Officers (Chair and Vice Chair) of the Board of Directors**

Director John Davis stated he would like to nominate himself to be the Vice Chair and Mark Fenn to be the Chair. Director Richard Polheber then moved to appoint Mark Fenn as Chair and John Davis as Vice Chair. Seconded by Director Celia Jenkins. Motion passed 4-0.

**3. Authorization to enter into the Development Agreement with the City of Benson**

City Attorney Paul Loucks addressed the Board and briefly explained the Development Agreement. Mr. Loucks stated the City formed the districts with a condition that the developer enter into a development agreement and by statute, the District Board is technically already a party to the agreement, adding the Board action is really a formality. Mr. Loucks then spoke about the agreement outlining the parameters of the development, including debt structure, adding the City has some control over what the debt structure looks like because the formation of the districts was conditionally granted and if the debt structure looks substantially different, the City has the ability to go back and try to take some corrective action. Mr. Loucks then stated this was not intended to be coercive, but was to ensure appropriate debt from the Mayor and Council's perspective. Mr. Loucks then stated the Council hired a separate bond counsel and while he could tell the Board that the district could issue both GO (General Obligation) bonds and assessment bonds, but more detailed information could be asked of the bond counsel. Mr. Loucks then spoke about the district being under the same laws as a county or city regarding procurement and the district has the ability to utilize the City for assistance in the procurement laws. Mr. Loucks also spoke about City staff being the staff of the district and that the Board could change that at any time. Mr. Loucks then stated he would like to ask the Board to specify which Board Director would be signing the agreement, if they chose to approve it.

Director Celia Jenkins moved to approve the Development Agreement with the City of Benson and have Director Mark Fenn execute the agreement, adding in Director Fenn's absence, Director John Davis could execute the agreement. Seconded by Director Richard Polheber. Motion passed 4-0.

4. **Discussion about a budget for Fiscal Year 2019-2020, and possible direction to the District Treasurer (currently, the City Finance Director) to prepare said budget in accordance**

City Attorney Paul Loucks spoke about the timeframe, adding there are requirements to have a draft budget, required meetings, introducing a budget to the public and adopting a budget, but the goal is to adopt a budget by July 1, which is the beginning of the fiscal year. Mr. Loucks then stated he was looking for direction to start contemplating a budget.

Director Cindy Batten moved to direct the City's Finance Director, Seth Judd, who is currently the District Treasurer, to prepare a budget for the district. Seconded by Vice Chair John Davis. Motion passed 4-0.

5. **Confirmation that the general plan (part of the formation application) is on file with the Clerk, and action to ratify an intent to conduct District activities consistent therewith**

Deputy City Clerk Denise Tapia confirmed that the General Plan is on file with the City Clerk at the City of Benson. City Attorney Paul Loucks then addressed the Board briefly reviewing the general plan for the proposed development.

Vice Chair John Davis moved to confirm that the general plan is on file with the Clerk and ratify an intent to conduct district activities consistent with it. Seconded by Director Celia Jenkins. Motion passed 4-0.

6. **Adjournment**

Director Celia Jenkins moved to adjourn at 7:33 p.m. Seconded by Director Richard Polheber. Motion passed 4-0.

**RESOLUTION 1-2019**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE VILLAGES AT VIGNETO COMMUNITY FACILITIES DISTRICT NO. 1 ADOPTING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VILLAGES AT VIGNETO COMMUNITY FACILITIES DISTRICT NO. 1** as follows:

Section 1. The statements and schedules contained in the budget attached hereto as Exhibit A and incorporated by reference herein, are hereby approved for the purpose as hereinafter set forth as the tentative budget for the Villages at Vigneto Community Facilities District No. 1 for the Fiscal Year 2019-20. The statements and estimates of the operation and maintenance expenses of the District, the costs of capital improvements and other expenditures for public infrastructure and the amount needed to pay any general obligation bonds of the District (collectively, the “District Expenditures”), which are to be paid from ad valorem taxes collected in the District are hereby filed with the District Clerk.

Section 2. The District Clerk is authorized and directed to cause to be mailed to the governing body of the City of Benson, Arizona and published in the manner prescribed by law, a notice that the District Board will meet for the purpose of conducting a final hearing for District taxpayers on the statements and estimates of District Expenditures filed with the District Clerk and on the adoption of the 2019-20 Annual Budget for the District; said hearing to be conducted at \_\_\_\_ am (pm) on \_\_\_\_\_, 2019 at \_\_\_\_\_, with final approval of the District’s annual budget on \_\_\_\_\_, same time and place.

**PASSED AND ADOPTED** by the Board of Directors of the Villages at Vigneto Community Facilities District No. 1, on the 1st of October, 2019.

\_\_\_\_\_  
District Chairman

ATTEST:

\_\_\_\_\_  
District Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
District Attorney

The signed version of Resolution 1-2019 is on file in the Office of the District Clerk located at: 120 W. 6th Street, Benson, AZ 85602

**The Villages at Vigneto Community Facilities District No. 1**  
**FY 19 - 20**

Sources	FY 18 - 19			FY 20 - 19
	FY 18 - 19	Budget	Estimated	
Property Tax: Debt Service (includes 5%) delinquency)	\$ -	\$ -	\$ -	\$ -
Property Tax: O&M	-	-	-	-
Special Assessments: Debt Service	-	-	-	-
Special Assessments: Prepayments	-	-	-	-
Subsidy	-	-	-	-
Developer Contribution	-	-	-	-
Escrow Held	-	-	-	-
Transfer from Other Funds	-	-	-	-
Investment Income	-	-	-	-
Other Fees & Revenues	-	-	-	-
Other Sources:	-	-	-	-
Acquisition & Construction	-	-	-	-
Bond Proceeds - Refunding	-	-	-	-
Cost of Issuance	-	-	-	-
Prior Year Fund Balance	-	-	-	-
<b>Total Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Uses	FY 18 - 19			FY 20 - 19
	FY 18 - 19	Budget	Estimated	
Deve Service - GO Bonds	\$ -	\$ -	\$ -	\$ -
Debt Service - Speacial Assessments	-	-	-	-
Debt Service - Prepayments	-	-	-	-
Capital Improvements	-	-	-	-
Refunding - Prepayment	-	-	-	-
Bond Issuance Costs	-	-	-	-
Administrative Fee	-	-	-	-
Operations and Maintenance	-	-	-	-
Transfers to Other Funds	-	-	-	-
Undesignated Fund Balances - SA Debt	-	-	-	-
Undesignated Fund Balances - GO Debt	-	-	-	-
Undesignated Fund Balances - O&M	-	-	-	-
Undesignated Fund Balances - Cap	-	-	-	-
<b>Total Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Sources Over / (Under) Uses	\$ -	\$ -	\$ -	\$ -
Total Full Cash Value	-	-	-	-
Total Limited Property Valuation	-	-	-	-
Tax Rate - Debt Service (includes 5% deliquency)	-	-	-	-
Tax Rate - O & M	-	-	-	-