

**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
Wednesday, July 9, 2014, 3:00 p.m.**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Boards of Directors of the Sedona Summit II Community Facility District & Fairfield Community Facility District and to the general public that the Boards will hold a joint meeting on Wednesday, July 9, 2014 at 3:00 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. Public Hearing/discussion/possible action** on a resolution approving a feasibility report detailing proposed projects to be funded with Summit Community Facility District funds and authorizing the publication of a Notice of Public Hearing on said report.
 - b. Public Hearing/discussion/possible action** regarding adoption of a resolution approving a tentative budget for fiscal year 2014-2015 for the Sedona Summit II Community Facility District and authorizing the publication of a Notice of Public Hearing on said budget.
- 5. Matters before the Fairfield Community Facility District Governing Board:**
 - a. Public Hearing/discussion/possible action** on a resolution approving a feasibility report detailing proposed projects to be funded with Fairfield Community Facility District funds and authorizing the publication of a Notice of Public Hearing on said report.
 - b. Public Hearing/discussion/possible action** regarding adoption of a resolution approving a tentative budget for fiscal year 2014-2015 for the Fairfield Community Facility District and authorizing the publication of a Notice of Public Hearing on said budget.
- 6. Adjournment**

Posted: _____

By: _____

Susan L. Irvine, Secretary

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

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

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MEMORANDUM

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

From: Tabatha Miller, 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: July 9, 2014

Exhibits:

Sedona Summit II Community Facility District

- A. Draft Feasibility Report
- B. Resolution No. 2014-1
- C. Resolution No. 2014-2
- D. General Plan

Fairfield Community Facility District

- A. Draft Feasibility Report
- B. Resolution No. 2014-1
- C. Resolution No. 2014-2
- D. General Plan

This memo is intended to provide guidance to the Governing Boards of the Sedona Summit II and Fairfield Community Facility Districts concerning the necessary procedures to adopt a budget for the Community Facility Districts. A Community Facility District (CFD) is a special taxing district formed to pay for major infrastructure improvements intended to benefit a certain geographical area. The City has two CFDs. The Fairfield CFD was created in 1998 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 a number of business items (detailed later in the memo). Likewise, the City Clerk, City Manager, City Attorney, Finance Director and City Engineer perform parallel duties for the CFDs.

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 order to appropriate the CFD funds that have accumulated since the inception of the CFDs and the 2014-2015 estimated revenues, the Boards must meet several statutory requirements. The first is to review the Feasibility Report for each CFD and approve a notice of public hearing on the report. The Feasibility Report sets forth the projects which qualify for use of CFD funds, in whole or in part. To determine whether a project is appropriate, staff looked to the General Plan for future infrastructure improvements which were adopted when each CFD was originally formed. Not only must the projects fit within the General Plans but also benefit the Districts.

After consulting with outside legal counsel, Michael Cafiso, staff concluded that infrastructure projects which are beneficial to the City as a whole and in particular visitors to the City of Sedona, might best fit within the CFDs' General Plans. As such, Staff has identified two City-wide parks projects and two pedestrian and roadway improvement projects along State Route 89A for funding (See Feasibility Reports).

After passing a resolution approving the Notice of Hearing on the Feasibility Report, the Board must adopt a Tentative Budget for the 2014-2015 fiscal year before July 15th. A similar notice of public hearing will then be approved and published prior to final adoption of the budget. The final budget must be adopted by October 1st. The public hearing on the Feasibility Report and 2014-2015 Budget is scheduled for September 10, 2014, subject to Board approval as outlined in this memo.

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

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

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

As the Sedona Summit II Community Facility District Board:

1. **Agenda Item 4a:** Open Public Hearing regarding a resolution approving a feasibility report detailing the proposed projects to be funded with Sedona Summit II Community Facility District funds and authorize Notice of Public Hearing on said report.
Motion: I move to approve Resolution No. 2014-1, of the Sedona Summit II Community Facility District approving the feasibility report and authorizing publication of the notice of public hearing on report.
2. **Agenda Item 4b:** Open Public Hearing regarding adoption of a resolution approving the Tentative Budget for fiscal year 2014-2015.

Motion: I move to approve Resolution No. 2014-2, of the Sedona Summit II Community Facility District approving the Tentative Budget for fiscal year 2014-2015 and authorizing publication of the notice of public hearing on budget.

As the Fairfield Community Facility District Board:

1. **Agenda Item 5a:** Open Public Hearing regarding a resolution approving a feasibility report detailing the proposed projects to be funded with Fairfield Community Facility District funds and authorize Notice of Public Hearing on said report.

Motion: I move to approve Resolution No. 2014-1, of the Fairfield Community Facility District approving the feasibility report and authorizing publication of the notice of public hearing on report.

2. **Agenda Item 5b:** Open Public Hearing regarding adoption of a resolution approving the Tentative Budget for fiscal year 2014-2015.

Motion: I move to approve Resolution No. 2014-2, of the Fairfield Community Facility District approving the Tentative Budget for fiscal year 2014-2015 and authorizing publication of the notice of public hearing on budget.

The final adoption of the 2014-2015 budget and public input on the Feasibility Reports are scheduled at a separate joint meeting of the two CFD Boards on September 10, 2014.

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Sedona Summit II

Community Facilities District
Draft Feasibility Report

DRAFT

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.

PROJECTS

The projects to be constructed by the District are composed of : (1) Development of a master plan to guide future development, construction and operations of the newly acquired by the City of Sedona parcel located at 250 Brewer Road; (2) Construction of an outdoor performance facility within the City of Sedona Posse Grounds Park; (3) Design and construction of sidewalk additions along SR 89A in the Uptown tourist section of town; and (4) Roadway and pedestrian access improvements to Uptown State Route 89A.

Each of these projects fit within the District's General Plan for infrastructure improvements and benefit the District by providing new city-wide recreation amenities and improving vehicular and pedestrian access to the city, in particular its popular visitor attractions. Each of these projects increases the value of Sedona as a desirable tourist destination.

Construction Contracts for the Projects will be bid and awarded pursuant to the public bid process of Title 34 of the Arizona Revised Statutes and applicable City requirement and administered in conformance to applicable law and such requirements. The District shall use \$210,641 of collected Assessment Revenues to finance the Projects. Remaining funds to finance the projects will be contributed by the City of Sedona and the Fairfield Community Facilities District.

(I) Brewer Road Park Master Plan and Development

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

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

Shown below is a summary of the estimated construction costs of the Project. These amounts are estimated and are subject to the results of public bidding, and if such amounts are approved by the Board, cannot be exceeded. Upon completion of the Project, the District will dedicate the Project to the City of

Sedona. Accordingly, it is not anticipated that there will be any operating or maintenance expenses borne by the District unless they are proposed and budgeted for in future years. Instead, the City will assume all future operating and maintenance expenses. The dollar figure provided below for construction is an estimate and will need to be further refined in future budget years once the Master Plan is complete.

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

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

Source of Funding	FY 2015	FY 2016	FY 2017	Total
Fairfield Community Facilities District	\$ 125,000	\$ 140,000	\$ 140,000	\$ 405,000
Sedona Summit II Community Facilities District		\$ 37,000	\$ 37,000	\$ 74,000
City of Sedona	\$ 25,000	\$ 123,000	\$ 103,000	\$ 251,000
Total Funding Sources	\$ 150,000	\$ 300,000	\$ 280,000	\$ 730,000

A map showing the location of the project will be provided in final draft.

(2) Barbara Antonsen Memorial Park Outdoor Performance Venue

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

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

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

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

Source of Funding	FY 2015	FY 2016	FY 2017	Total
Fairfield Community Facilities District	\$ 888,359			\$ 888,359
Sedona Summit II Community Facilities District	\$ 11,641			\$ 11,641
City of Sedona	\$ -			\$ -
Total Funding Sources	\$ 900,000	\$ -	\$ -	\$ 900,000

A map showing the location of the project will be provided in final draft.

(3) Uptown State Route 89A Sidewalk Additions

This project adds two sections of sidewalk to reduce pedestrian traffic in the street in the heavily trafficked tourist area of Uptown Sedona, off of State Route 89A. The purpose of this project is to improve pedestrian safety by providing sidewalks in areas where pedestrian traffic has tended to overflow into the street. One sidewalk addition is for pedestrians approaching the midblock area from the north east direction, after parking in one of the provided parking lots. The second sidewalk addition is to accommodate pedestrian traffic using the public parking accessed from Arroyo Roble Road.

The popular Uptown section of Sedona draws many visitors to this congested area of shopping and dining establishments. State Route 89A runs through Uptown and serves as a major entry point into the City from the popular Oak Creek Canyon, just to the north. Visitors, both in autos and on foot, get frustrated with the congestion in this area. The Sidewalk additions add value to Uptown by providing safer and more attractive pedestrian walk ways, out of vehicle traffic.

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 2015	FY 2016	FY 2017	Total
Design	\$ 30,000			\$ 30,000
Land	\$ 3,000			
Construction	\$ 96,600			\$ 96,600
Total Project Budget	\$ 129,600	\$ -	\$ -	\$ 126,600

Estimated Operating Expenses	FY 2015	FY 2016	FY 2017	Total
Personnel Costs				\$ -
Materials & Supplies				\$ -
Contractual Services				\$ -
Total Estimated Operating	\$ -	\$ -	\$ -	\$ -

Source of Funding	FY 2015	FY 2016	FY 2017	Total
Fairfield Community Facilities District	\$ 129,600			\$ 129,600
Sedona Summit II Community Facilities District				\$ -
City of Sedona	\$ -			\$ -
Total Funding Sources	\$ 129,600	\$ -	\$ -	\$ 129,600

A map showing the location of the project will be provided in final draft.

(4) Uptown State Route 89A Roadway and Pedestrian Access Improvements

In FY13, the City of Sedona hired Peak Engineering to conduct a concept study of the area to assess the Uptown merchants/residents interest in various improvements including a median and construction of sidewalks, lights, and other pedestrian access improvements. The concept study recommended that the City construct an improved walkway with ADA access and lighting adjacent to the Wayside Chapel for better pedestrian access from the municipal parking to the new Wayside public parking area. This recommendation also came out of the Uptown Parking Study and work of the Uptown Parking Advisory Committee. This project has now been expanded to include the cost to construct a sidewalk, lighting, elevator and 12' wide staircase adjacent to the Wayside Chapel in Uptown. Right of way will need to be acquired from the adjacent property owner.

The popular Uptown section of Sedona draws many visitors to this congested area of shopping and dining establishments. State Route 89A runs through Uptown and serves as a major entry point into the City from the popular Oak Creek Canyon, just to the north. Visitors and tourist, both in autos and on foot, get frustrated with the congestion in this area. The roadway and pedestrian improvements benefit the District by improving the Sedona experience, for those just coming into the City via State Route 89A and also for those frequenting the landmark shops and restaurants.

The purpose of the project is to provide improved access to the heavily trafficked Uptown tourist area of the city and improve pedestrian safety. 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 2015	FY 2016	FY 2017	Total
Design	\$ 125,000			\$ 125,000
Land	\$ -	\$ 30,000		\$ 30,000
Construction	\$ -	\$ 800,000		\$ 800,000
Total Project Budget	\$ 125,000	\$ 830,000	\$ -	\$ 955,000

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

Source of Funding	FY 2015	FY 2016	FY 2017	Total
Fairfield Community Facilities District	\$ 106,790			\$ 106,790
Sedona Summit II Community Facilities District				\$ -
City of Sedona	\$ 18,210	\$ 830,000		\$ 848,210
Total Funding Sources	\$ 125,000	\$ 830,000	\$ -	\$ 955,000

A map showing the location of the project will be provided in final draft.



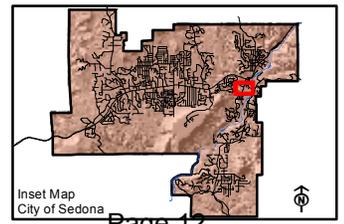
**250 Brewer Road
Parcel #401-38-013D**

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



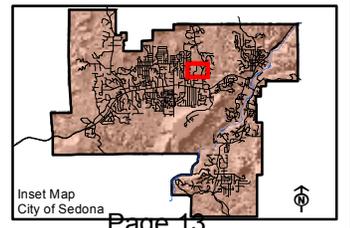


Barbara Antonsen Memorial Park Outdoor Performance Venue



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 GIS, City of Sedona, 06/30/2014
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-  Barbara Antonsen Memorial Park
-  Parcel #408-25-043A
-  Posse Grounds Park
-  Parcel Boundary





Uptown N State Route 89A Sidewalk Additions

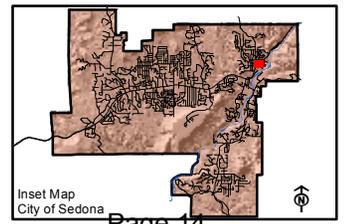


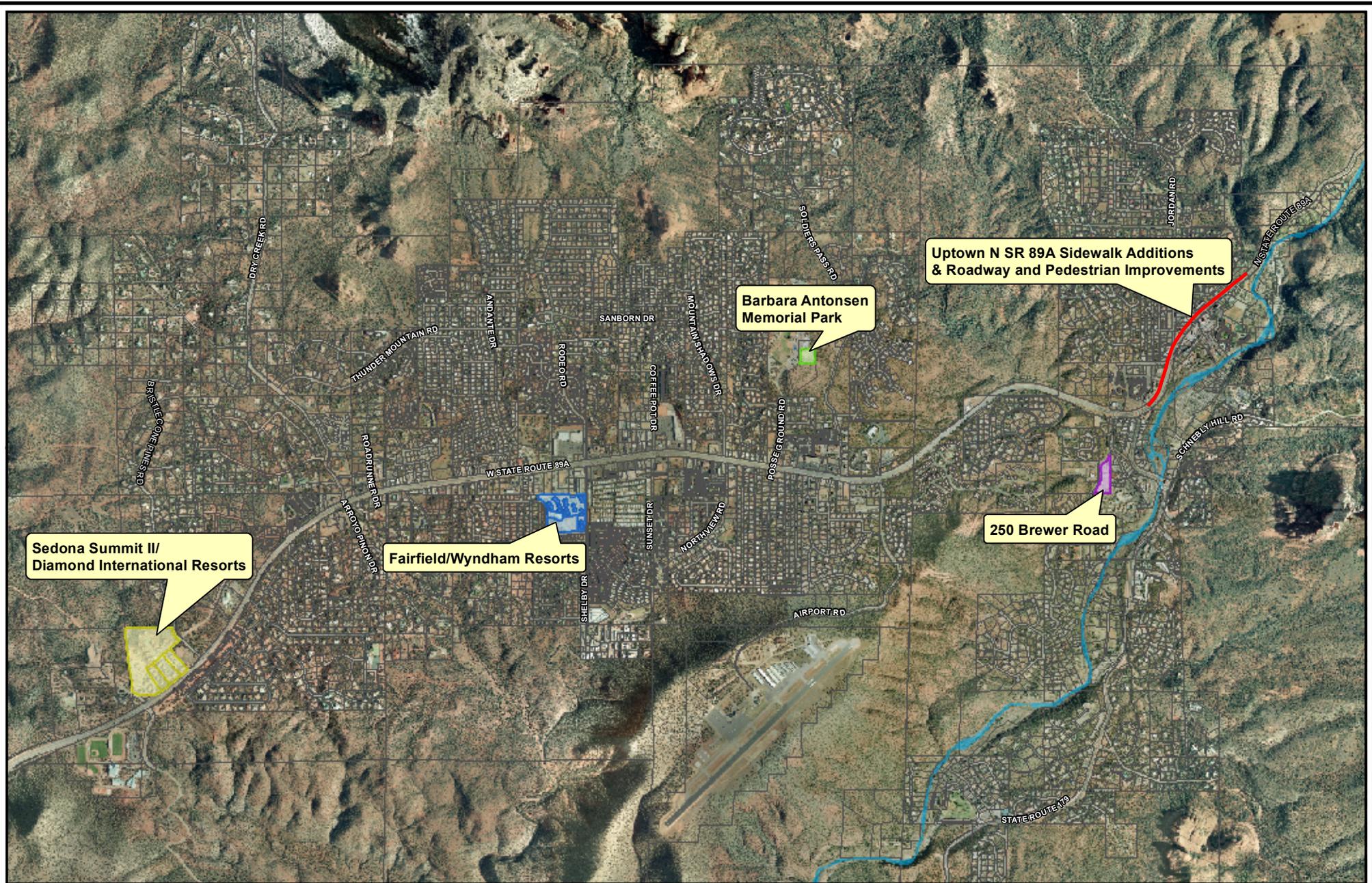
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 GIS, City of Sedona, 06/30/2014
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 Sidewalk Additions

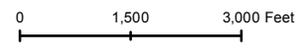
 Parcel Boundary



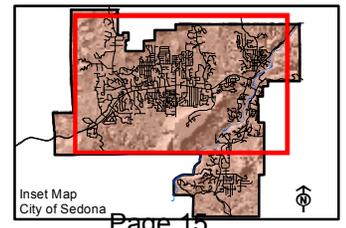


Fairfield/Wyndham Resorts & Summit II/Diamond International Resorts

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 GIS: City of Sedona, 07/01/2014
 g/projects/findept/staff/tabathamiller/cip_plan/mxds



-  Uptown Sidewalk & Improvements
-  250 Brewer Road
-  Barbara Antonsen Memorial Park
-  Fairfield/Wyndham Resorts
-  Sedona Summit II/Diamond International Resorts
-  Oak Creek
-  Parcel Boundary



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RESOLUTION NO. 2014-1

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 A 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 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. The 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 "Report"). A public hearing on the Report was held on the date of, but prior to, the adoption of this Resolution (hereinafter referred to as the "Report Hearing"), after provision for publication and mailing to the governing board of the Municipality of notice thereof as provided by law.
2. Authorization and Ratification of Notice of Hearing on Report. Notice of the public hearing on the Report provided by the District Manager and attached hereto and marked as the Exhibit (hereinafter referred to as the "Notice") is hereby authorized and ratified in all respects as well as the mailing of the Report and the Notice to the governing body of the Municipality. The providing of the Notice as provided by law and as caused by the District Manager is hereby authorized and ratified.
3. A. Preparation of Report. The preparation of the Report is hereby ratified and confirmed. (Upon completion of a draft of the Report, the Report, marked in conspicuous fashion "DRAFT," was submitted to the District Board for their review and comment.)
B. Approval of Report. After review of the Report and based on the Report Hearing and the mailing of the Report to the governing body of the Municipality, the 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 Section 48-715, Arizona Revised Statutes and, for purposes of Section 48-721(A), Arizona Revised Statutes, to take such reasonable actions as may be necessary to cause the results contemplated by and set forth in the Report, including particularly the acquisition of public infrastructure projects for the benefit of the areas described in the

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 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.

4. 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.
5. Effective Date. This Resolution shall be effective immediately.

PASSED by the District Board of the Sedona Summit II Community Facilities District this 9th day of July, 2014.

Robert M. Adams, Chairman
Sedona Summit II Community Facilities District

ATTEST:

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

APPROVED AS TO FORM:

Mike Goimarac, District Counsel
Sedona Summit II
Community Facilities District

EXHIBIT A

FORM OF NOTICE OF HEARING ON REPORT

NOTICE FOR HEARING REQUIRED BY A.R.S. § 48-715 ON REPORT OF THE FEASIBILITY AND BENEFITS OF CERTAIN PROJECTS TO BE FINANCED WITH THE PROCEEDS FROM COLLECTION OF SPECIAL HOMEOWNERS ASSESSMENTS AND THE ADOPTION OF THE RESOLUTION OF INTENTION WITH RESPECT TO CERTAIN PUBLIC INFRASTRUCTURE PURPOSES DESCRIBED IN SUCH STUDY.

Pursuant to A.R.S. § 48-715, as amended, notice is hereby given that a public hearing on the report of the feasibility and benefits of projects to be financed through the collection of special homeowners assessment taxes shall be held by the District Board on September 10, 2014, at approximately 3:00 p.m., on the same date in the Council Chambers located at 102 Roadrunner Drive, Sedona, Arizona. Such feasibility report and further information relating thereto are on file with the City Clerk of the City of Sedona, Arizona/District Clerk of the Sedona Summit II Community Facilities District. **THE MATTERS IN THE STUDY OF FEASIBILITY AND BENEFITS RELATING TO THE “WORK” AND THE “ESTIMATE” AND THE “PLANS AND SPECIFICATIONS” RELATING THERETO ARE ALSO THE SUBJECT OF THE RESOLUTION OF INTENTION RELATING TO THE WORK TO BE ADOPTED SIMULTANEOUSLY WITH THE RESOLUTION APPROVING SUCH STUDY OF FEASIBILITY AND BENEFITS AFTER SUCH HEARING, SUCH RESOLUTION DECLARING THAT SUCH DISTRICT SHALL PAY FOR VARIOUS CONSTRUCTION AND IMPROVEMENTS FROM SPECIAL HOMEOWNERS ASSESSMENTS THAT HAVE BEEN COLLECTED. THERE SHALL NOT BE A SEPARATE PUBLIC HEARING WITH RESPECT TO SUCH RESOLUTION OF INTENTION.**

Dated this 9th day of July, 2014.

Tim Ernster, District Manager
Sedona Summit II Community Facilities District

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RESOLUTION NO. 2014-2

SEDONA SUMMIT II COMMUNITY FACILITIES DISTRICT

A RESOLUTION OF THE DISTRICT BOARD OF THE SEDONA SUMMIT II FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, APPROVING A TENTATIVE BUDGET FOR FISCAL YEAR 2014-2015 PURSUANT TO A.R.S. § 48-716, AS AMENDED; SETTING A PUBLIC HEARING DATE ON SAID TENTATIVE BUDGET; AND THE AMOUNT OF ALL EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES ALL OF WHICH SHALL BE PROVIDED FOR FROM THE COLLECTION OF AN ANNUAL SPECIAL TAX; PROVIDING FOR NOTICE OF FILING THE STATEMENTS AND ESTIMATES AND NOTICE OF A PUBLIC HEARING ON THE PROPOSED BUDGET; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, on May 24, 2000, the Mayor and Council of the City of Sedona, Arizona (the "City"), adopted Resolution No. 2000-20 forming the Sedona Summit II Community Facilities District ("SSCFD"), a community facilities district in accordance with A.R.S. § 48-701 et seq., as amended, as described in Exhibit "A" attached hereto and expressly made a part hereof; and

WHEREAS, SSCFD is a special purpose district for purposes of Article IX, § 19, Constitution of Arizona, a tax-levying public improvement district for the purposes of Article XIII, § 7, Constitution of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1., 3.2, 4 and 5, A.R.S., as amended, and [except as otherwise provided in A.R.S. § 48-708(B), as amended] is considered to be a municipal corporation and political subdivision of the State of Arizona, separate and apart from the City; and

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

WHEREAS, in accordance with A.R.S. § 48-716, as amended, the District Treasurer of SSCFD has submitted to the District Board of SSCFD a proposed budget for Fiscal Year 2014-2015 which includes the costs of capital improvements to be financed by the Annual Special Tax, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax; and

WHEREAS, the District Board of SSCFD desires now to approve said tentative budget for Fiscal Year 2014-2015, and to set a date (and publish a notice thereof) for a public hearing to receive comment on the tentative budget; and

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

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

1. That certain proposed budget prepared by the District Treasurer of SSCFD for Fiscal Year 2014-2015, attached hereto and expressly made a part hereof as Exhibit "B" is hereby tentatively approved.

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

3. That a public hearing date of September 10, 2014, beginning at or after 3:00 p.m. at 102 Roadrunner Drive, Sedona, Arizona 86336 in the Sedona City Council Chambers, is hereby set to consider said tentative budget (SSCFD), and said notice (attached hereto and expressly made a part hereof as Exhibit "C") shall be published once in the Sedona Red Rock News no later than ten (10) days prior to said hearing date.

4. That if any provision in this Resolution is held invalid by a court of competent jurisdiction, the remaining provisions shall not be affected but shall continue in full force and effect.

5. That this Resolution shall be effective after its passage and approval according to law.

RESOLVED by the District Board of the Sedona Summit II Community Facilities District this 9th day of July, 2014.

Robert M. Adams, Chairman
Sedona Summit II Community Facilities District

ATTEST:

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

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY
TO BE INCLUDED IN THE DISTRICT

A parcel of ground lying in the Southwest Quarter of Section 15, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Beginning at the West Quarter Corner of Section 15 as marked by a found stone corner, properly marked from which a found 1956 B.L.M. brass cap monument lies North $89^{\circ}46'12''$ East (Basis Of Bearings), 5150.77 Feet;

Thence North $89^{\circ}46'12''$ East, 990.63 Feet (record 990.40 Feet) to a found brass cap in concrete at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 15, said point lying on a non-tangent curve concave to the Northeast;

Thence along said non-tangent curve through a central angle of $50^{\circ}20'12''$, along an arc length of 254.77 Feet to a found spindle and washer tag stamped "SEC RLS 13015" (set on a previous survey), said point being a non-tangent point of curvature;

Thence along said non-tangent curve concave to the Northwest through a central angle of $03^{\circ}03'31''$, along an arc length of 273.94 Feet to a set $5/8$ inch rebar with plastic cap stamped "SEC RLS 13015";

Thence South $43^{\circ}27'32''$ East, 16.00 Feet (record South $43^{\circ}27'59''$ East, 16.00 Feet) to a set $5/8$ inch rebar with plastic cap stamped "SEC RLS 13015" said point being on a non-tangent point of curvature;

Thence along said non-tangent curve to the Northwest through a central angle of $06^{\circ}23'23''$, along an arc length of 574.08 Feet to a point of reverse curvature, said point being a set $5/8$ inch rebar with plastic cap stamped "SEC RLS 13015"

Thence along said reverse curve concave to the Southeast through a central angle of $16^{\circ}28'13''$, along an arc length of 66.11 Feet to a set $5/8$ inch rebar with plastic cap stamped "SEC RLS 13015";

Thence South $36^{\circ}30'03''$ East, 571.41 Feet (record South $36^{\circ}21'11''$ East, 570.81 Feet) to a point in the center-line of U.S. Highway 89A as described in Book 843 of

Official Records, Pages 551-553, said point also being on a non-tangent point of curvature;

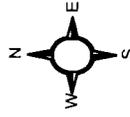
Thence along said non-tangent curve concave to the Northwest through a central angle of $00^{\circ}50'11''$ along an arc length of 83.63 Feet;

Thence South $89^{\circ}21'13''$ West, 547.20 Feet (record South $89^{\circ}23'25''$ West, 545.77 Feet) to a found brass cap in concrete on the West line of Section 15;

Thence North $06^{\circ}53'21''$ West, 1363.23 Feet (record North $06^{\circ}52'47''$ West, 1363.26 Feet) to the TRUE POINT OF BEGINNING.

Summit II

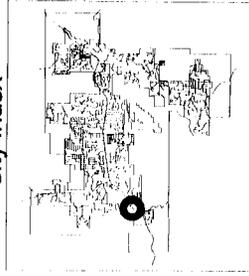
Sedona Community
Facilities District



1 inch = 200 feet

50 0 50 100 150 200 250 Feet

City Index



This map has been provided for informational purposes only, and is not necessary engineering accuracy. Every effort has been made to ensure this map is as accurate as possible. The City of Sedona shall assume no liability for the information contained on this map.



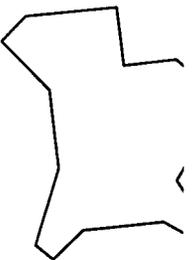
City of Sedona
IS Division
102 Roadrunner Drive
Sedona, Arizona 86336
(520) 204-7206
<http://www.city.sedona.net>
aseffert@city.sedona.net
arcview@city.sedona.net
5/10/1999

Bristlecone Pines Road

Navot! Drive

W HWY 89A

MAY 25 1999



10.10

Sedona Summit II Community Facilities District
 Fiscal Year 2014-2015 Proposed Budget
 Exhibit "B"

	Special Tax Revenue	Other Misc. Revenue	FY 2014-2015 Collections	Unreserved Fund Balance	2014-2015 Expenditures	Total 2014-2015 Tentative Budget
Capital Projects	\$ 35,000	\$ 500	\$ 35,500	\$ 101,141	\$ -	\$ -
Brewer Road Park					\$ 125,000	\$ 125,000
Barbara Antonsen Amphitheater					\$ 11,641	\$ 11,641
Uptown SR 89A Sidewalk Additions						\$ -
Uptown SR 89A Roadway & Ped. Improve.						\$ -
Totals	\$ 35,000	\$ 500	\$ 35,500	\$ 101,141	\$ 136,641	\$ 136,641

EXHIBIT "C"

Form of SSCFD Published Notice

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

NOTICE OF, THE AMOUNT OF ALL EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES PROPOSED TO BE PAID FROM THE ANNUAL SPECIAL TAXES HERETOFORE COLLECTED; AND NOTICE OF A PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2014-2015 BUDGET OF THE DISTRICT. Notice is hereby given that statements have been filed in the Office of the District Clerk of the Sedona Summit II District setting forth the amount of all proposed expenditures for public infrastructure and enhanced municipal services proposed to be paid from the Special Homeowners Assessments heretofore collected. Notice is further given of a public hearing on the proposed Fiscal Year 2014-2015 budget of the District, all pursuant to Arizona Revised Statutes § 48-716. Such hearing will be held by the District Board on September 10, 2014, beginning at or after 3:00 p.m. at 102 Roadrunner Drive, Sedona, Arizona 86336 in the Sedona City Council Chambers. Copies of the budget are available from the Office of the District Manager, 102 Roadrunner Drive, Sedona, Arizona 86336, telephone number: (928) 201-7127.

Dated this 9th day of July, 2014.

/s/ Tim Ernster

District Manager, Sedona Summit II Community Facilities District

Published: _____, 2014

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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.

Fairfield

Community Facilities District
Draft Feasibility Report

DRAFT

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 : (1) Development of a master plan to guide future development, construction and operations of the newly acquired by the City of Sedona parcel located at 250 Brewer Road; (2) Construction of an outdoor performance facility within the City of Sedona Posse Grounds Park; (3) Design and construction of sidewalk additions along SR 89A in the Uptown tourist section of town; and (4) Roadway and pedestrian access improvements to Uptown State Route 89A.

Each of these projects fit within the District's General Plan for infrastructure improvements and benefit the District by providing new city-wide recreation amenities and improving vehicular and pedestrian access to the city, in particular its popular visitor attractions. Each of these projects increases the value of Sedona as a desirable tourist destination.

Construction Contracts for the Projects will be bid and awarded pursuant to the public bid process of Title 34 of the Arizona Revised Statutes and applicable City requirement and administered in conformance to applicable law and such requirements. The District shall use \$1,404,479 of collected Assessment Revenues to finance the Projects. Remaining funds to finance the projects will be contributed by the City of Sedona and the Sedona Summit II Community Facilities District.

(1) Brewer Road Park Master Plan and Development

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

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

Shown below is a summary of the estimated construction costs of the Project. These amounts are estimated and are subject to the results of public bidding, and if such amounts are approved by the Board, cannot be exceeded. Upon completion of the Project, the District will dedicate the Project to the City of

Sedona. Accordingly, it is not anticipated that there will be any operating or maintenance expenses borne by the District unless they are proposed and budgeted for in future years. Instead, the City will assume all future operating and maintenance expenses. The dollar figure provided below for construction is an estimate and will need to be further refined in future budget years once the Master Plan is complete.

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

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

Source of Funding	FY 2015	FY 2016	FY 2017	Total
Fairfield Community Facilities District	\$ 125,000	\$ 140,000	\$ 140,000	\$ 405,000
Sedona Summit II Community Facilities District		\$ 37,000	\$ 37,000	\$ 74,000
City of Sedona	\$ 25,000	\$ 123,000	\$ 103,000	\$ 251,000
Total Funding Sources	\$ 150,000	\$ 300,000	\$ 280,000	\$ 730,000

A map showing the location of the project will be provided in final draft.

(2) Barbara Antonsen Memorial Park Outdoor Performance Venue

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

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

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

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

Source of Funding	FY 2015	FY 2016	FY 2017	Total
Fairfield Community Facilities District	\$ 888,359			\$ 888,359
Sedona Summit II Community Facilities District	\$ 11,641			\$ 11,641
City of Sedona	\$ -			\$ -
Total Funding Sources	\$ 900,000	\$ -	\$ -	\$ 900,000

A map showing the location of the project will be provided in final draft.

(3) Uptown State Route 89A Sidewalk Additions

This project adds two sections of sidewalk to reduce pedestrian traffic in the street in the heavily trafficked tourist area of Uptown Sedona, off of State Route 89A. The purpose of this project is to improve pedestrian safety by providing sidewalks in areas where pedestrian traffic has tended to overflow into the street. One sidewalk addition is for pedestrians approaching the midblock area from the north east direction, after parking in one of the provided parking lots. The second sidewalk addition is to accommodate pedestrian traffic using the public parking accessed from Arroyo Roble Road.

The popular Uptown section of Sedona draws many visitors to this congested area of shopping and dining establishments. State Route 89A runs through Uptown and serves as a major entry point into the City from the popular Oak Creek Canyon, just to the north. Visitors, both in autos and on foot, get frustrated with the congestion in this area. The Sidewalk additions add value to Uptown by providing safer and more attractive pedestrian walk ways, out of vehicle traffic.

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 2015	FY 2016	FY 2017	Total
Design	\$ 30,000			\$ 30,000
Land	\$ 3,000			
Construction	\$ 96,600			\$ 96,600
Total Project Budget	\$ 129,600	\$ -	\$ -	\$ 126,600

Estimated Operating Expenses	FY 2015	FY 2016	FY 2017	Total
Personnel Costs				\$ -
Materials & Supplies				\$ -
Contractual Services				\$ -
Total Estimated Operating	\$ -	\$ -	\$ -	\$ -

Source of Funding	FY 2015	FY 2016	FY 2017	Total
Fairfield Community Facilities District	\$ 129,600			\$ 129,600
Sedona Summit II Community Facilities District				\$ -
City of Sedona	\$ -			\$ -
Total Funding Sources	\$ 129,600	\$ -	\$ -	\$ 129,600

A map showing the location of the project will be provided in final draft.

(4) Uptown State Route 89A Roadway and Pedestrian Access Improvements

In FY13, the City of Sedona hired Peak Engineering to conduct a concept study of the area to assess the Uptown merchants/residents interest in various improvements including a median and construction of sidewalks, lights, and other pedestrian access improvements. The concept study recommended that the City construct an improved walkway with ADA access and lighting adjacent to the Wayside Chapel for better pedestrian access from the municipal parking to the new Wayside public parking area. This recommendation also came out of the Uptown Parking Study and work of the Uptown Parking Advisory Committee. This project has now been expanded to include the cost to construct a sidewalk, lighting, elevator and 12' wide staircase adjacent to the Wayside Chapel in Uptown. Right of way will need to be acquired from the adjacent property owner.

The popular Uptown section of Sedona draws many visitors to this congested area of shopping and dining establishments. State Route 89A runs through Uptown and serves as a major entry point into the City from the popular Oak Creek Canyon, just to the north. Visitors and tourist, both in autos and on foot, get frustrated with the congestion in this area. The roadway and pedestrian improvements benefit the District by improving the Sedona experience, for those just coming into the City via State Route 89A and also for those frequenting the landmark shops and restaurants.

The purpose of the project is to provide improved access to the heavily trafficked Uptown tourist area of the city and improve pedestrian safety. 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 2015	FY 2016	FY 2017	Total
Design	\$ 125,000			\$ 125,000
Land	\$ -	\$ 30,000		\$ 30,000
Construction	\$ -	\$ 800,000		\$ 800,000
Total Project Budget	\$ 125,000	\$ 830,000	\$ -	\$ 955,000

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

Source of Funding	FY 2015	FY 2016	FY 2017	Total
Fairfield Community Facilities District	\$ 106,790			\$ 106,790
Sedona Summit II Community Facilities District				\$ -
City of Sedona	\$ 18,210	\$ 830,000		\$ 848,210
Total Funding Sources	\$ 125,000	\$ 830,000	\$ -	\$ 955,000

A map showing the location of the project will be provided in final draft.



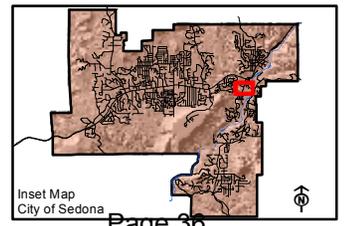
250 Brewer Road
Parcel #401-38-013D

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

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



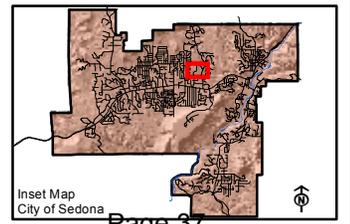


Barbara Antonsen Memorial Park Outdoor Performance Venue



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/findep/staff/tabathamiller/cip_plan/mxds

-  Barbara Antonsen Memorial Park
-  Parcel #408-25-043A
-  Posse Grounds Park
-  Parcel Boundary





Uptown N State Route 89A Sidewalk Additions

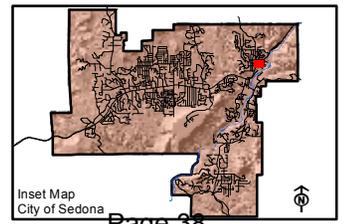


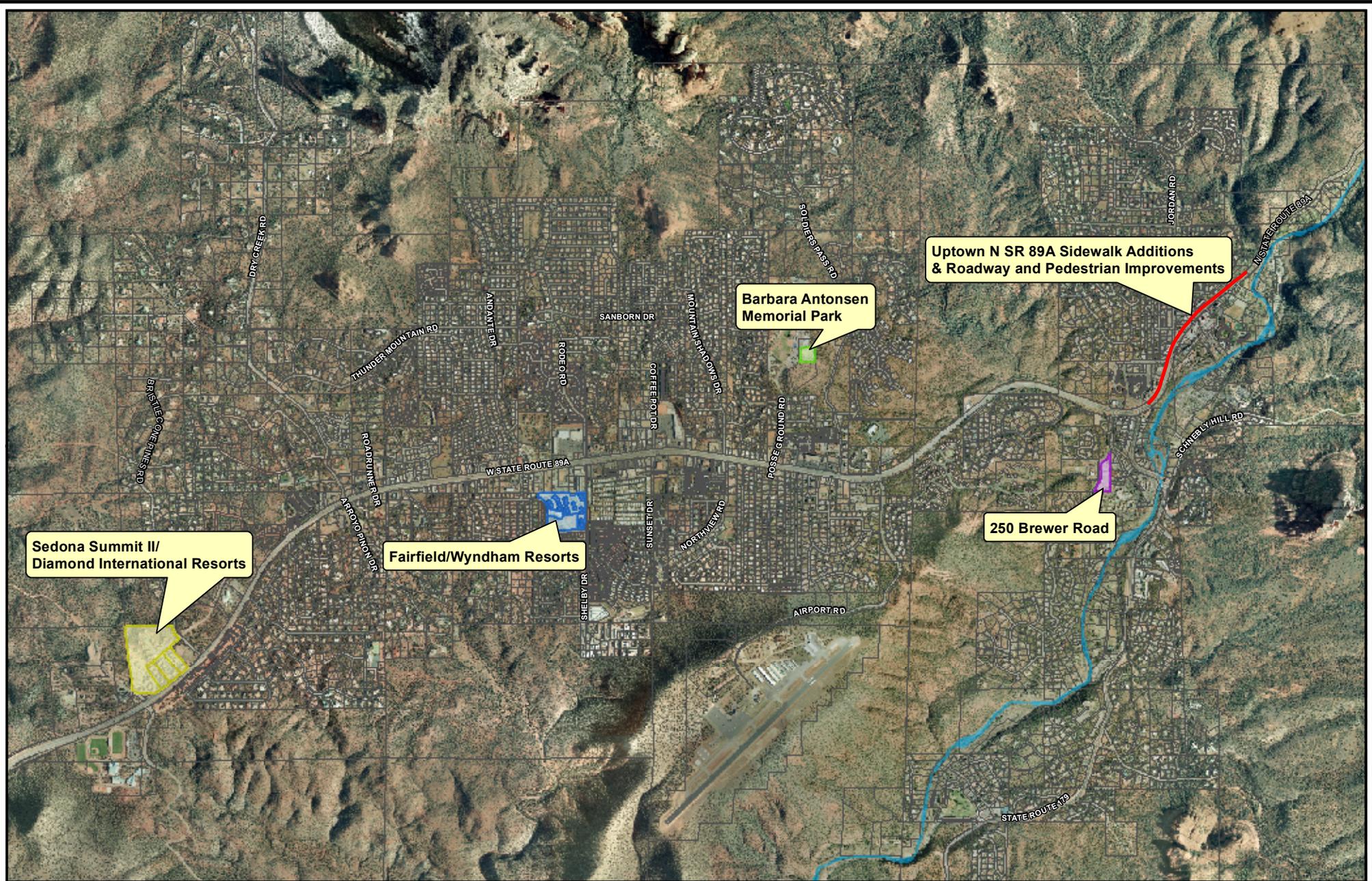
0 45 90 Feet

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
g:/projects/findep/staff/tabathamiller/cip_plan/mxds

 Sidewalk Additions

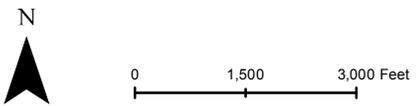
 Parcel Boundary



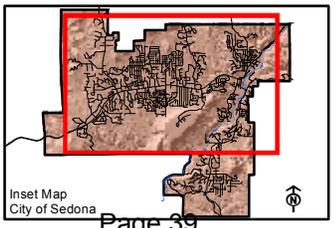


Fairfield/Wyndham Resorts & Summit II/Diamond International Resorts

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, 07/01/2014
 g/projects/findept/staff/tabathamiller/cip_plan/mxds



-  Uptown Sidewalk & Improvements
-  250 Brewer Road
-  Barbara Antonsen Memorial Park
-  Fairfield/Wyndham Resorts
-  Sedona Summit II/Diamond International Resorts
-  Oak Creek
-  Parcel Boundary



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RESOLUTION NO. 2014-1

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 A 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, A.R.S. (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. The 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 "Report"). A public hearing on the Report was held on the date of, but prior to, the final adoption of this Resolution (hereinafter referred to as the "Report Hearing"), after provision for publication and mailing to the governing board of the Municipality of notice thereof as provided by law.
2. Authorization and Ratification of Notice of Hearing on Report. Notice of the public hearing on the Report provided by the District Manager and attached hereto and marked as the Exhibit C (hereinafter referred to as the "Notice") is hereby authorized and ratified in all respects as well as the mailing of the Report and the Notice to the governing body of the Municipality. The providing of the Notice as provided by law and as caused by the District Manager is hereby authorized and ratified.
3. A. Preparation of Report. The preparation of the Report is hereby ratified and confirmed. (Upon completion of a draft of the Report, the Report, marked in conspicuous fashion "DRAFT," was submitted to the District Board for their review and comment.)
B. Approval of Report. After review of the Report and based on the Report Hearing and the mailing of the Report to the governing body of the Municipality, the 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 Report, including particularly the acquisition of public infrastructure projects for the benefit of the areas described in the 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 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.

4. 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.
5. Effective Date. This Resolution shall be effective immediately.

PASSED by the District Board of the Fairfield Community Facilities District this 9th day of July, 2014.

Robert M. Adams, Chairman
Fairfield Community Facilities District

ATTEST:

Susan L. Irvine, District Clerk
Fairfield Community Facilities District

APPROVED AS TO FORM:

Mike Goimarac, District Counsel
Fairfield Community Facilities District

EXHIBIT

FORM OF NOTICE OF HEARING ON REPORT

NOTICE FOR HEARING REQUIRED BY A.R.S. § 48-715 ON REPORT OF THE FEASIBILITY AND BENEFITS OF CERTAIN PROJECTS TO BE FINANCED WITH THE PROCEEDS FROM COLLECTION OF SPECIAL HOMEOWNERS ASSESSMENTS AND THE ADOPTION OF THE RESOLUTION OF INTENTION WITH RESPECT TO CERTAIN PUBLIC INFRASTRUCTURE PURPOSES DESCRIBED IN SUCH STUDY

Pursuant to A.R.S. § 48-715, as amended, notice is hereby given that a public hearing on the report of the feasibility and benefits of projects to be financed through the collection of special homeowners assessment taxes shall be held by the District Board on September 10, 2014, at approximately 3:00 p.m., on the same date in the Council Chambers located at 102 Roadrunner Drive, Sedona, Arizona. Such feasibility report and further information relating thereto are on file with the City Clerk of the City of Sedona, Arizona/District Clerk of the Fairfield Community Facilities District. **THE MATTERS IN THE STUDY OF FEASIBILITY AND BENEFITS RELATING TO THE “WORK” AND THE “ESTIMATE” AND THE “PLANS AND SPECIFICATIONS” RELATING THERETO ARE ALSO THE SUBJECT OF THE RESOLUTION OF INTENTION RELATING TO THE WORK TO BE ADOPTED SIMULTANEOUSLY WITH THE RESOLUTION APPROVING SUCH STUDY OF FEASIBILITY AND BENEFITS AFTER SUCH HEARING, SUCH RESOLUTION DECLARING THAT SUCH DISTRICT SHALL PAY FOR VARIOUS CONSTRUCTION AND IMPROVEMENTS FROM SPECIAL HOMEOWNERS ASSESSMENTS THAT HAVE BEEN COLLECTED. THERE SHALL NOT BE A SEPARATE PUBLIC HEARING WITH RESPECT TO SUCH RESOLUTION OF INTENTION.**

Dated this 9th day of July, 2014.

Tim Ernster, District Manager
Fairfield Community Facilities District

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RESOLUTION NO. 2014-2

FAIRFIELD COMMUNITY FACILITIES DISTRICT

A RESOLUTION OF THE DISTRICT BOARD OF THE FAIRFIELD COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, APPROVING A TENTATIVE BUDGET FOR FISCAL YEAR 2014-2015 PURSUANT TO A.R.S. § 48-716, AS AMENDED; SETTING A PUBLIC HEARING DATE ON SAID TENTATIVE BUDGET; AND THE AMOUNT OF ALL EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES ALL OF WHICH SHALL BE PROVIDED FOR FROM THE COLLECTION OF AN ANNUAL SPECIAL TAX ; PROVIDING FOR NOTICE OF FILING THE STATEMENTS AND ESTIMATES AND NOTICE OF A PUBLIC HEARING ON THE PROPOSED BUDGET ; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

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

WHEREAS, FCFD 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 FCFD 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 FCFD has submitted to the District Board of FCFD a proposed budget for Fiscal Year 2014-2015 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 FCFD desires now to approve said tentative budget for Fiscal Year 2014-2015, and to set a date (and publish a notice thereof) for a public hearing to receive comment on the tentative budget and

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

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

1. That certain proposed budget prepared by the District Treasurer of FCFD for Fiscal Year 2014-2015, attached hereto and expressly made a part hereof as Exhibit "B," is hereby tentatively approved.

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

3. That a public hearing date of September 10, 2014, beginning at or after 3:00 p.m. at 102 Roadrunner Drive, Sedona, Arizona 86336 in the Sedona City Council Chambers, is hereby set to consider said tentative budget (FCFD, and said notice (attached hereto and expressly made a part hereof as Exhibit "D") shall be published once in the Sedona Red Rock News no later than ten (10) days prior to said hearing date.

4. That if any provision in this Resolution is held invalid by a court of competent jurisdiction, the remaining provisions shall not be affected but shall continue in full force and effect.

5. That this Resolution shall be effective after its passage and approval according to law.

RESOLVED by the District Board of the Fairfield Community Facilities District this 9th day of July, 2014.

Robert M. Adams, Chairman
Fairfield Community Facilities District

ATTEST:

Susan L. Irvine, District Clerk
Fairfield Community Facilities District



EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY TO BE INCLUDED IN THE DISTRICT



SEC, Inc. • Rojo Vista Building
20 Stutz Bearcat Dr. #6 • Sedona, Arizona 86336

Fairfield
96-1003PX

LEGAL DESCRIPTION
(Revised Tract "I")

A tract lying in Final Plat Fairfield Sedona as recorded in Book 38 of Maps and Plats, Pages 42-43 in the County Recorder's Office, Yavapai County, Arizona described as follows:

Beginning at the Northeast Corner of Tract "I" as shown on said plat;

Thence South 00 Degrees, 08 Minutes, 39 Seconds East 545.94 feet to a point on the east line of said Tract;

Thence South 08 Degrees, 09 Minutes, 53 Seconds West 81.22 feet to a point of curvature, the central point of which lies South 81 Degrees, 50 Minutes, 07 Seconds East 25.00 feet;

Thence through a central angle of 08 Degrees, 18 Minutes, 32 Seconds on a curve to the left, an arc length of 3.63 feet;

Thence South 00 Degrees, 08 Minutes, 39 Seconds East 73.14 feet to a point of curvature, the central point of which lies South 89 Degrees, 51 Minutes, 21 Seconds West 25.00 feet;

Thence through a central angle of 90 Degrees, 00 Minutes, 00 Seconds on a curve to the right, an arc length of 39.27 feet;

Thence South 89 Degrees, 51 Minutes, 21 Seconds West 14.76 feet to a point of curvature, the central point of which lies North 00 Degrees, 08 Minutes, 39 Seconds West 275.00 feet;

Thence through a central angle of 07 Degrees, 05 Minutes, 15 Seconds on a curve to the right, an arc length of 34.02 feet;

Thence North 83 Degrees, 03 Minutes, 24 Seconds West 63.14 feet;

Thence North 01 Degree, 50 Minutes, 35 Seconds West 338.83 feet;

Thence South 78 Degrees, 10 Minutes, 48 Seconds West 274.06 feet;

Thence North 07 Degrees, 06 Minutes, 28 Seconds East 57.41 feet;

Thence North 48 Degrees, 07 Minutes, 33 Seconds West 22.47 feet;

Thence North 78 Degrees, 39 Minutes, 13 Seconds West 159.22 feet;

Thence North 69 Degrees, 40 Minutes, 27 Seconds West 172.89 feet to a non-tangent point of curvature, the central point of which lies South 83 Degrees, 40 Minutes, 27 Seconds West 200.00 feet;

Thence through a central angle of 78 Degrees, 07 Minutes, 07 Seconds on a curve to the left in a northwesterly direction an arc length of 272.69 feet;



Fairfield
96-1003PX
(Revised Tract "I")
Page 2

Thence North 00 Degrees, 15 Minutes, 41 Seconds West 95.65 feet;

Thence South 89 Degrees, 57 Minutes, 27 Seconds East 100.69 feet;

Thence North 89 Degrees, 59 Minutes, 41 Seconds East 154.36 feet;

Thence North 88 Degrees, 19 Minutes, 56 Seconds East 19.57 feet;

Thence South 89 Degrees, 55 Minutes, 52 Seconds East 321.62 feet;

Thence South 39 Degrees, 11 Minutes, 29 Seconds East 64.61 feet;

Thence North 89 Degrees, 57 Minutes, 38 Seconds East 49.54 feet;

Thence North 39 Degrees, 19 Minutes, 44 Seconds East 64.49 feet;

Thence South 89 Degrees, 55 Minutes, 52 Seconds East 26.42 feet;

Thence South 89 Degrees, 12 Minutes, 10 Seconds East 12.63 feet;

Thence North 89 Degrees, 55 Minutes, 03 Seconds East 166.89 feet to the **TRUE POINT OF BEGINNING** containing 8.00 acres, more or less.

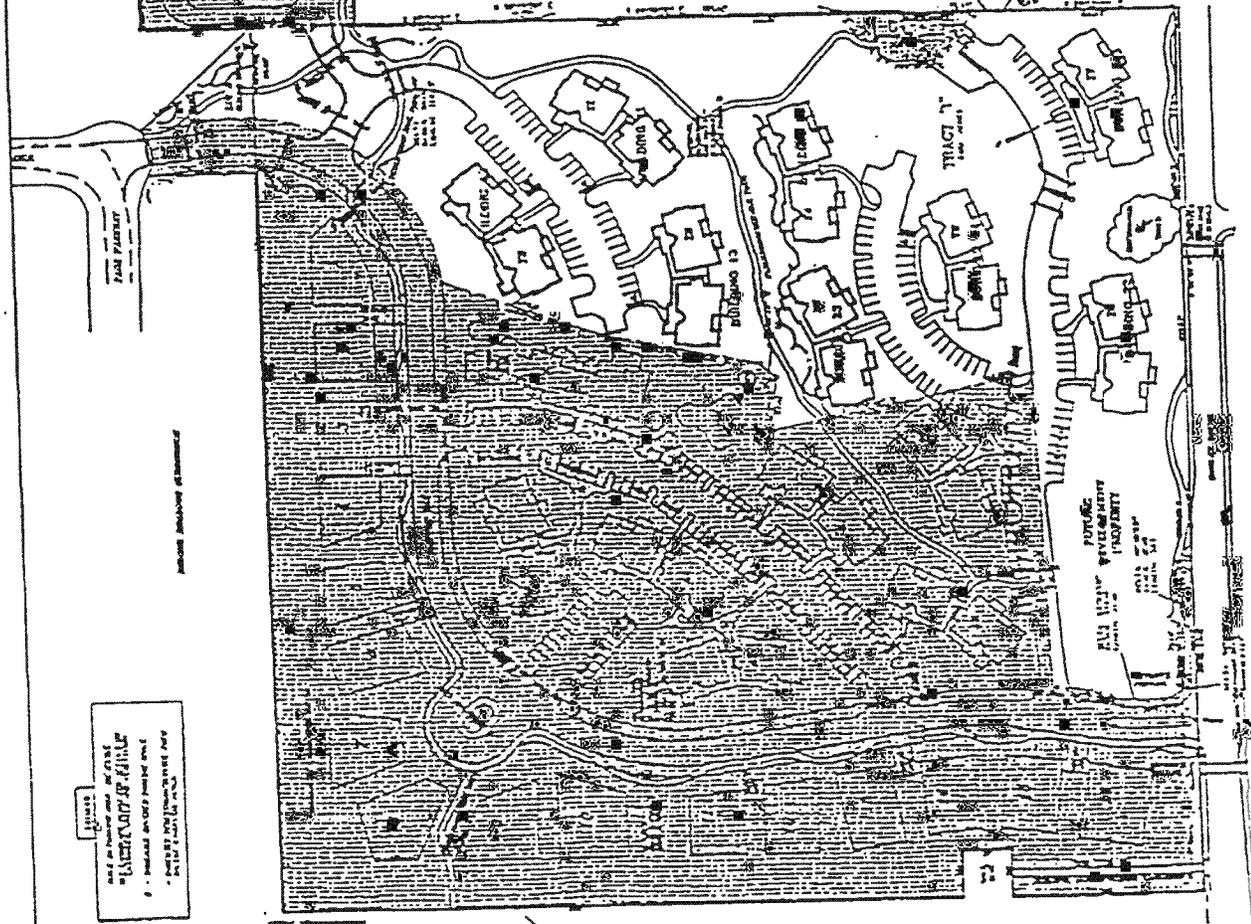
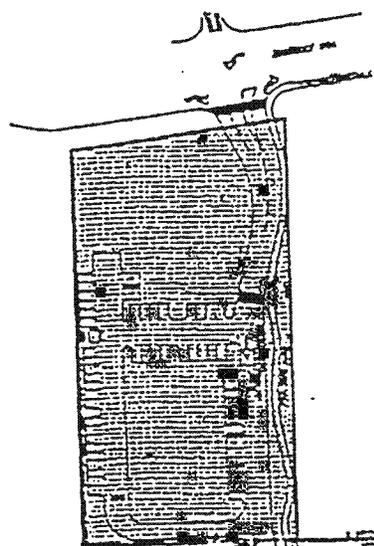


AMENDED FINAL PLAT (AMENDMENTS TO TRACT "I") FAIRFIELD SEDONA AT RED ROCK CONDOMINIUM

A PORTION OF SECTIONS 11 & 14,
T.17N., R.9E., G. & S.R.M.,
CITY OF SEDONA
YAVAPAI COUNTY, ARIZONA.
ASSESSORS PCL #408-28-018
21.0 ACRES ±

DEVELOPER
FAIRFIELD COMMUNITIES, INC.

SFC		SEC 11 & 14, T.17N., R.9E.	
OWNER	DATE	REVISION	BY



NOTES

1. ALL LOTS ARE TO BE CONVEYED TO THE BUYER.
2. THE BUYER SHALL BE RESPONSIBLE FOR ALL UTILITIES AND RECORDING FEES.
3. THE BUYER SHALL BE RESPONSIBLE FOR ALL RECORDING FEES.

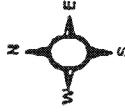
EXHIBIT B

MAP OF PROPERTY
TO BE INCLUDED IN THE DISTRICT

Fairfield

Sedona Community
Facilities District

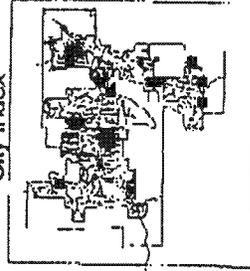
-  District Boundary
-  Parcels



1 inch = 150 feet



City Index



This plan has been prepared for information purposes only and is for reference only. It does not constitute a contract. Every effort has been made to ensure the accuracy of the information. The City of Sedona and its employees assume no liability for errors or omissions.



City of Sedona
100 Parkside Drive
Sedona, Arizona 86356
Phone: 928.233.7200
Fax: 928.233.7201
www.cityofsedona.gov
sedona@cityofsedona.gov

TRACT I
408-28-364

WHIPPET WY

WHIPPET WY

Fairfield Community Facilities District
 Fiscal Year 2014-2015 Proposed Budget
 Exhibit "B"

	Special Tax Revenue	Other Misc. Revenue	FY 2014-2015 Collections	Unreserved Fund Balance	2014-2015 Expenditures	Total 2014-2015 Tentative Budget
Capital Projects	\$ 135,000	\$ 7,500	\$ 142,500	\$ 982,249	\$ -	\$ -
Brewer Road Park					\$ -	\$ -
Barbara Antonsen Amphitheater					\$ 888,359	\$ 888,359
Uptown SR 89A Sidewalk Additions					\$ 129,600	\$ 129,600
Uptown SR 89A Roadway & Ped. Improve.					\$ 106,790	\$ 106,790
Totals	\$ 135,000	\$ 7,500	\$ 142,500	\$ 982,249	\$ 1,124,749	\$ 1,124,749

EXHIBIT "C"

Form of FCFD Published Notice

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

NOTICE OF, THE AMOUNT OF ALL EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES PROPOSED TO BE PAID FROM THE ANNUAL SPECIAL TAXES HERETOFORE COLLECTED ; AND NOTICE OF A PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2014-2015 BUDGET OF THE DISTRICT, Notice is hereby given that statements have been filed in the Office of the District Clerk of the Fairfield Community Facilities District setting forth the amount of all proposed expenditures for public infrastructure and enhanced municipal services proposed to be paid from the Special Homeowners Assessments heretofore collected, Notice is further given of a public hearing on the proposed Fiscal Year 2014-2015 budget of the District, all pursuant to Arizona Revised Statutes § 48-716. Such hearing will be held by the District Board on September 10, 2014, beginning at or after 3:00 p.m. at 102 Roadrunner Drive, Sedona, Arizona 86336 in the Sedona City Council Chambers. Copies of the budget are available from the Office of the District Manager, 102 Roadrunner Drive, Sedona, Arizona 86336, telephone number: (928) 201-7127.

Dated this 9th day of July, 2014.

/s/ Tim Ernster
District Manager
Fairfield Community Facilities District

Published: _____, 2014



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

