

# MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1

MINUTES OF THE MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 SPECIAL MEETING HELD ON MONDAY, JULY 15, 2019, AT 6:00 P.M., IN THE FLORENCE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

## CALL TO ORDER

Vice-Chairman Anderson called the meeting to order at 6:00 pm.

## ROLL CALL:

Present: John Anderson\*\*\*, Bill Hawkins, Karen Wall, Kristen Larsen, Michelle Cordes, Judy Hughes

Absent: Tara Walter

\*\*\*Vice-Chairman Anderson appeared telephonically.

## NEW BUSINESS

**Ordinance No. MR CFD1 116-19: Discussion/Approval/Disapproval of AN ORDINANCE OF THE MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT NO. 1 SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH \$100 OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30th DAY OF JUNE 2020, AND DECLARING AN EMERGENCY. (Rey Sanchez)**

### Ordinance No. MR CFD1 116-19:

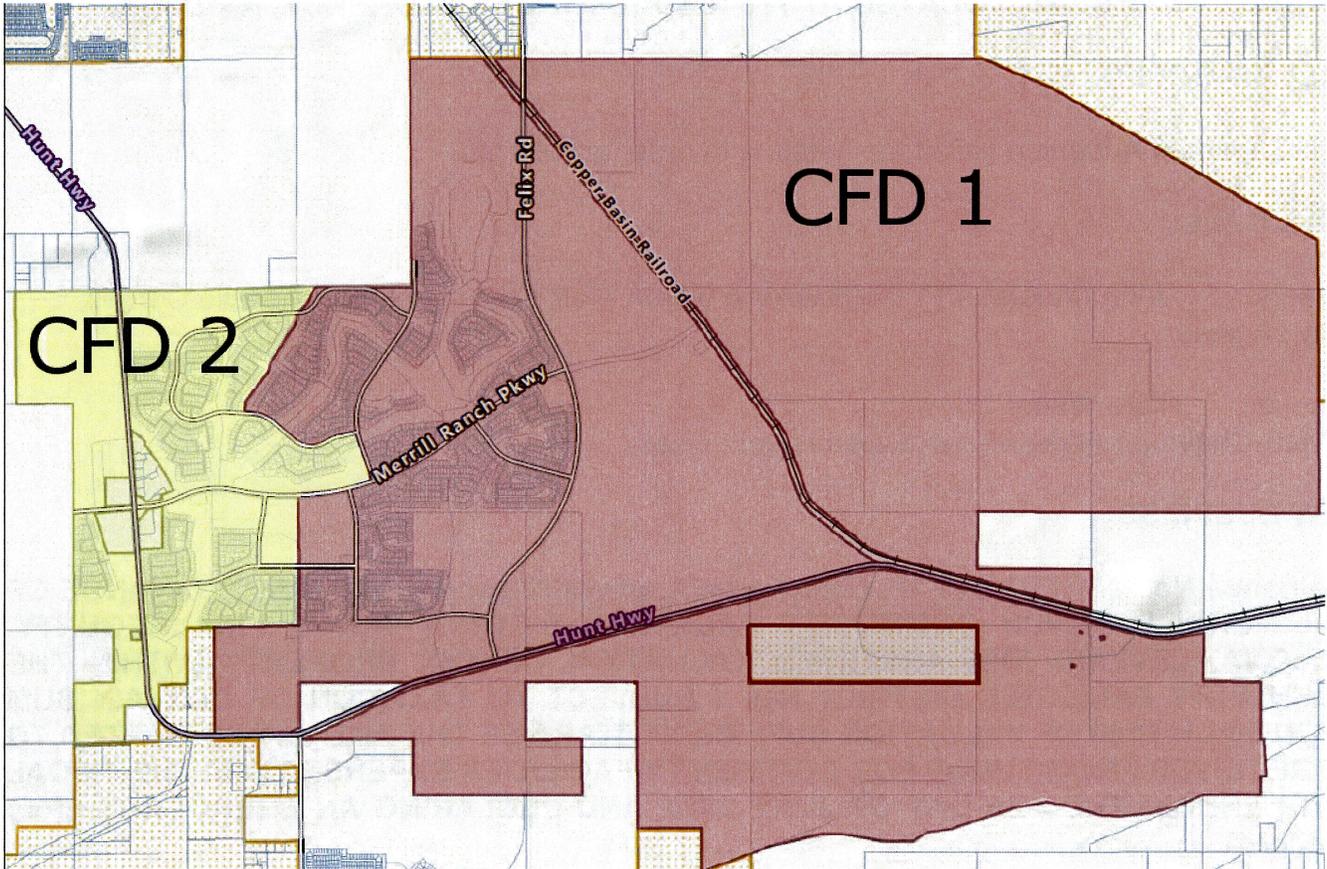
Boardmember Wall read Ordinance No. MR CFD1 116-19 by title only.

**AN ORDINANCE OF THE MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT NO. 1 SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH \$100 OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30th DAY OF JUNE 2020, AND DECLARING AN EMERGENCY.**

Mr. Rey Sanchez, District Treasurer, provided a presentation in which he outlined the following:

- MR CFD 1 Tax Levy Adoption
  - State law requires the Town to advertise and adopt the secondary property tax levy in the same way as the primary tax levy.

- The levy was advertised in the newspaper and Town website.
- Council held a Public Hearing on July 01, 2019.
- The recommended tax rate for FY19/20 will be set at \$.72 per \$100 of net assessed valuation (NAV).
- CFD 1 levy will collect \$208,464.



- Where tax can be found on their statement

PINAL COUNTY						2018 PROPERTY TAX STATEMENT			ARIZONA	
<b>PARCEL NUMBER</b>	<b>AREA CODE</b>	<b>PRIMARY TAX RATE PER \$100 ASSESSED VALUE</b>	<b>SECONDARY TAX RATE PER \$100 ASSESSED VALUE</b>	<b>SPECIAL DISTRICT \$ PER ACRE</b>	<b>2018 TAX SUMMARY</b>					
211-XX-XXXXX	0131	11.8851	5.3730		<b>PRIMARY PROPERTY TAX</b>		2,505.50			
<b>ASSESSMENT</b>					<b>SECONDARY PROPERTY TAX</b>		1,132.70			
<b>VALUE IN DOLLARS</b>	<b>LEGAL CLASS</b>	<b>RATIO</b>	<b>EXEMPTIONS</b>	<b>NET ASSESSED</b>	<b>SPECIAL DISTRICT TAX</b>		0.00			
LIMITED	210,805	0301	.1000	0.00	21,081	<b>PRM/REDUCTION</b>		(397.40)		
<b>SEE PAGE 2 FOR PAYMENT COUPON</b>					<b>TOTAL TAX DUE FOR 2018</b>		<b>3,240.80</b>			
<b>SITUS ADDRESS</b>	<b>TAX AUTHORITY</b>			<b>LEVY</b>	<b>PURPOSE</b>	<b>TAX RATE</b>	<b>2017 TAX</b>	<b>2018 TAX</b>	<b>INCREASE / DECREASE</b>	
XXX XXXXXX FLORENCE AZ 85132	2000	Pinal County		PRM		3.7006	750.94	780.12	29.18	
	2000	Pinal County		PRM	Schl Resr	0.1294	25.98	27.28	1.30	
PROPERTY DESCRIPTION LOT XXX ANTHEM AT MERRILL RANCH UNIT X CAB G - SLD 044 SEC 19 4S-9E	2010	School Equalization		PRM		0.4741	97.88	99.96	2.08	
	4154	Town of Florence		PRM		11.1060	227.76	233.16	5.40	
	7001	Florence USD #001		PRM		4.2984	849.34	906.14	56.80	
	7001	Florence USD #001		SEC	"B" Bonds	1.3872	225.96	292.44	66.48	
	8150	Pinal County Jr College		PRM		2.1766	448.30	458.84	10.54	
REDUCTION RATE 1.8851	8150	Pinal County Jr College		SEC	Bonds	0.1857	62.22	39.16	-23.06	
Michael P. McCord Pinal County Treasurer PO Box 729 Florence, AZ 85132	11900	Fire Dist Assistance Tax		SEC		0.0643	12.92	13.56	0.64	
	14613	Central AZ Water Conservation		SEC		0.1400	28.10	29.52	1.42	
	14900	Pinal County Library		SEC		0.0965	19.38	20.34	0.96	
	15625	Pinal County Flood		SEC		0.1693	34.00	35.70	1.70	
	18006	Town of Florence/Anthem at Merrill Ranch CFD #1		SEC		0.3000	60.22	63.24	3.02	
	18006	Town of Florence/Anthem at Merrill Ranch CFD #1		SEC	Bonds	2.9800	652.46	628.20	-24.26	
	30002	Cntri AZ Vly Inst Tech(CAVIT)		SEC		0.0500	10.04	10.54	0.50	
<b>TOTALS</b>							<b>3,505.50</b>	<b>3,638.20</b>	<b>132.70</b>	
<b>BEGINNING 2015, TAX BILL DETAIL IS DISPLAYED AS GROSS TAXES BEFORE REDUCTIONS</b>										
211-XX-XXXXX THIS IS A CALENDAR YEAR TAX NOTICE		MAKE CHECKS PAYABLE TO: Pinal County Treasurer PO Box 729 Florence, AZ 85132			PAYMENT INFORMATION					
THERE WILL BE A \$31.25 CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS.		PLEASE INCLUDE YOUR PARCEL NUMBER ON YOUR CHECK.			Nov. 01, 2018 First half 2018 taxes due, delinquent after 5:00 PM.					
					Dec. 31, 2018 Final day to pay 2018 current full year taxes without interest.					
					May. 01, 2019 Second half 2018 taxes due, delinquent after 5:00 PM.					
<b>SEE PAGE 2 FOR PAYMENT OPTIONS AND ADDRESS CHANGE INFORMATION</b>										

- CFD 1 Historical Rate

FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
3.55	\$3.55	\$3.55	\$3.28	\$0.72
Example: \$100,000 home equals \$72				

Councilmember Cordes inquired if the fee is increasing by \$0.72. She also inquired why is there a difference in fees from MRCFD1 and MRCFD2 and when does this end.

Mr. Sanchez explained that the fee is being reduced to \$0.72 per \$100 of NAV. The reason for the decrease is because the debt service in MRCFD1 has decreased. There will no longer be rates once there is no debt service. Debt service is normally for 20 to 25 years.

On motion of Boardmember Hawkins, seconded by Boardmember Larsen, to adopt Ordinance No. MRCFD1 116-19.

Roll Call Vote:

Boardmember Hughes: Yes

Boardmember Cordes: Yes

Boardmember Larsen: Yes

Boardmember Wall: Yes

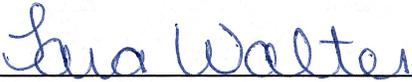
Boardmember Hawkins: Yes

Vice-Chairman Anderson: Yes

Motion passed: Yes: 6; No: 0

## ADJOURNMENT

On motion of Boardmember Cordes, seconded by Boardmember Hughes, and carried (6-0) to adjourn the meeting.



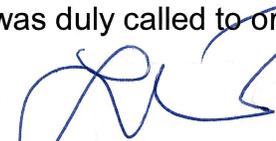
Tara Walter, Chairman

**ATTEST:**



Lisa Garcia, District Clerk

I certify that the following is a true and correct copy of the minutes of the Merrill Ranch Community Facilities District No. 1 Special Meeting held on July 15, 2019, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, District Clerk