

**NOTICE OF THE MEETING OF THE  
THE TOWN OF CAREFREE UTILITIES COMMUNITY FACILITIES DISTRICT**

**WHEN:** TUESDAY, FEBRUARY 9, 2021

**WHERE:** ZOOM ONLINE\*

**TIME:** 4:00 P.M.

Pursuant to A.R.S. § 10-822, notice is hereby given of the time, place and purposes of a meeting of the Board of Directors of the Town of Carefree Utilities Community Facilities District (UCFD).

*Members of the UCFD Board of Directors are participating by technological means or methods pursuant to A.R.S. §10-708.*

**CALL TO ORDER**

**ROLL CALL**

Attendees for this meeting, in addition to Greg Crossman, General Manager of the Carefree Water Company, Gary Neiss, Carefree Town Administrator, and the UCFD Board of Directors, may include:

Dan Jackson; Vice President, Willdan Financial Services

Mark Reader; Managing Director, Public Finance, Stifel

Tracey Gruden; Director, Water & Wastewater, Coe & Van Loo

Timothy Starkey, Director of Landscape Architecture, Coe & Van Loo

Michael Wright; Attorney, Sherman & Howard LLC

Christopher Kramer; Attorney, Jennings Strouss & Salmon, PLC

Michael Pearce; Attorney, Gammage & Burnham

**AGENDA**

**ITEM #1** Approval of the UCFD/CWC Meeting Minutes for December 1<sup>st</sup>, 2020 Meeting.

**ITEM #2** Presentation on the status of the acquisition of water assets and the geographic service areas within the Town of Carefree served potable water by the Town of Cave Creek.

Reading of public comments received related to Agenda Item #2.

**NOTE:** Submission of public comments at Call to the Public must be provided in typed format by email to [Kandace@Carefree.org](mailto:Kandace@Carefree.org). Comments are to be limited to not more than one-half page, double spaced, 12 point type. No more than one submission per person or legal entity per meeting will be read into the record. Please identify your town or city of residence. Comments that do not comply with the format specified may not be read during this Board meeting. Comments must be received by 12:00 noon on Tuesday, February 9, 2021.

**ITEM #3**      **Presentation regarding the Underground Water Storage Reservoir in The Boulders.**

Reading of public comments received related to Agenda Item #3.

Public comments relative to this Agenda Item read during the meeting of the Carefree Town Council on January 5, 2021 will not be re-read at this meeting but are entered into the record.

**NOTE:** Submission of public comments at Call to the Public must be provided in typed format by email to [Kandace@Carefree.org](mailto:Kandace@Carefree.org). Comments are to be limited to not more than one-half page, double spaced, 12 point type. No more than one submission per person or legal entity per meeting will be read into the record. Please identify your town or city of residence. Comments that do not comply with the format specified may not be read during this Board meeting. Comments must be received by 12:00 noon on Tuesday, February 9, 2021.

**ITEM #4**      **Review, discussion and possible action to Approve Resolution 2021-01 authorizing the acquisition by the UCFD of the parcel of land required for the construction of the Underground Water Storage Reservoir in The Boulders.**

**ITEM #5**      Adjournment

DATED this 4<sup>th</sup> day of February, 2021.

**Utilities Community Facilities District**

By: Kandace French Contreras  
Kandace French Contreras, Secretary

Items may be taken out of order

\*Due to the risks to public health caused by the possible spread of the COVID-19 virus at public gatherings, it has been determined that public meetings will be held indefinitely through technological means. Meetings will be also open to the public through technological means. In reliance on, and compliance with, the March 13, 2020 Opinion issued by Attorney General Mark Brnovich, the Town of Carefree Utilities Community Facilities District provides this special advance notice of the technological means through which public meetings may be accessed. While this special notice is in effect, public comment at meetings will only be accepted through written submissions, which may or may not be read aloud during meetings.

**Join Zoom Meeting:**

You are invited to a Zoom webinar.

When: Feb 9, 2021 04:00 PM Arizona

Topic: Meeting of the Board of the UCFD

Please click the link below to join the webinar or cut and paste to your browser:

<https://us02web.zoom.us/j/86921484437?pwd=emlKUDdCMS9wOWM5WjZTDh5OUdTdz09>

**Passcode: 206277**

**Or by telephone:**

1 346 248 7799 or 1 669 900 6833 or 1 253 215 8782 or 1 312 626 6799 or 1 929 205 6099 or 1 301 715 8592

**Webinar ID: 869 2148 4437**

**Passcode: 206277**



**FOR SPECIAL ACCOMMODATIONS**

Please contact the Town Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least three working days prior to the meeting if you require special accommodations due to a disability.

UCFD/CWC

FEB 09 2020

# 1

## AGENDA ITEM #1

**THE MINUTES WILL BE PROVIDED PRIOR TO THE  
MEETING**

RESOLUTION 2021-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TOWN OF CAREFREE, ARIZONA UTILITIES COMMUNITY FACILITIES DISTRICT (UCFD), AUTHORIZING THE CHAIRMAN OF THE BOARD OF DIRECTORS TO INSTRUCT THE ATTORNEY FOR THE UCFD TO TAKE ALL ACTIONS NECESSARY OR CONVENIENT TO ACQUIRE REAL PROPERTY IN FEE TITLE OR ANY LESSER INTEREST THEREIN NECESSARY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A WATER STORAGE RESERVOIR AND RELATED FACILITIES BY DONATION, PURCHASE, EXCHANGE, OR THE EXERCISE OF EMINENT DOMAIN, PLUS USUAL AND CUSTOMARY CLOSING COSTS AS MAY BE NECESSARY TO FURTHER THE PURPOSE OF THIS ACQUISITION; AND FURTHER AUTHORIZING THE DISBURSEMENT OF ALL NECESSARY FUNDS FOR THESE PURPOSES.

WHEREAS, providing adequate water service to the public is a proper public purpose; and

WHEREAS, the construction, operation, and maintenance of a water storage reservoir and related facilities will further that public purpose; and

WHEREAS, the property to be acquired, described in Exhibit "A" and incorporated by reference, is necessary for the construction, operation, and maintenance of a water storage reservoir and related facilities; and

WHEREAS, the UCFD has considered various alternative sites and plans, and has concluded that the location of the storage tank on the property to be acquired is consistent with the greatest public good and least private injury;

NOW, THEREFORE, IT IS RESOLVED by the Board of Directors of the UCFD that the Chairman of the Board is hereby authorized to instruct the attorney for the UCFD to take all actions necessary or convenient to acquire the real property legally described in Exhibit "A" and mapped in Exhibit "B" in fee title or any lesser interest therein for the construction, operation, and maintenance of a water storage reservoir and related facilities by donation, purchase, exchange, or the exercise of eminent domain; execute professional services contracts in order to facilitate the acquisition of the property and property interests; and further authorizing the disbursement of funds for these purposes.

PASSED AND ADOPTED BY the Board of Directors of the Town of Carefree, Arizona Utilities Community Facilities District this \_\_\_ day of \_\_\_\_\_, 2021.

AYES \_\_\_ NAYS \_\_\_ ABSTENTIONS \_\_\_ ABSENT \_\_\_

TOWN OF CAREFREE, ARIZONA  
UTILITIES COMMUNITY FACILITIES  
DISTRICT

ATTESTED TO:

---

Les Peterson, Chairman of the  
Board of Directors

---

Kandace French Contreras  
Board Secretary/Treasurer

APPROVED AS TO FORM:

---

Michael W. Wright  
UCFD Attorney

January 6, 2021

LEGAL DESCRIPTION  
BOULDERS WATER TANK SITE  
TOWN OF CAREFREE, ARIZONA  
UTILITIES COMMUNITY FACILITIES DISTRICT

That portion of Tract R-1 of Boulders Carefree 4 Phase 1 recorded in Book 173 of Maps, Page 38, Maricopa County Records, located in a portion of the Northeast Quarter of Section 3, Township 5 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the G.L.O. Brass Cap marking the East Quarter Corner of said Section 3, from which the Maricopa County Highway Department Brass cap in hand hole marking the Northeast Corner of said Section 4 bears North 00°10'35" West, a distance of 2,618.57;

Thence North 89°57'53" West, along the South line of the Northeast Quarter of said Section 4, a distance of 70.01 feet to a Rebar with cap marked LS#33851 and the True Point of Beginning;

Thence continuing North 89°57'53" West, along said South line, a distance of 240.00 feet to a point on the Easterly right-of-way for Tom Darlington Drive;

Thence North 09°24'08" East, along said Easterly right-of-way, a distance of 177.36 feet;

Thence South 89°57'53" East, departing said easterly right-of-way, a distance of 170.00 feet;

Thence South 00°02'07" West, a distance of 120.00 feet;

Thence South 36°45'23" East, a distance of 68.68 feet to the True Point of Beginning.

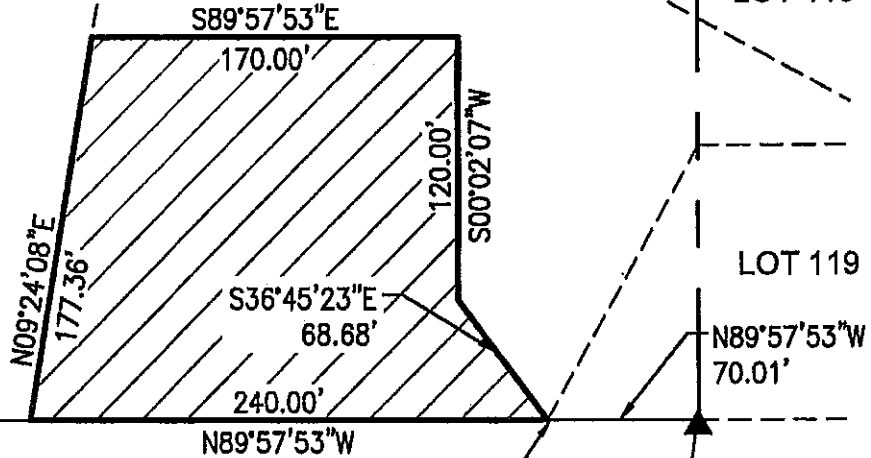
Containing 33,407 Square Feet or 0.767 Acres, more or less.



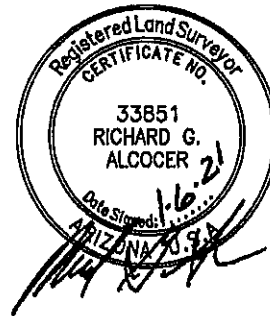
NORTHEAST CORNER, SECTION 3  
TOWNSHIP 5 NORTH, RANGE 4 EAST

TRACT R-1  
BOOK 173 OF MAPS, PAGE 38

TOM DARLINGTON DRIVE



POINT OF BEGINNING  
EAST 1/4 CORNER, SECTION 3  
TOWNSHIP 5 NORTH, RANGE 4 EAST  
POINT OF COMMENCEMENT



<p>SCALE 1" = 80' EXHIBIT</p>	<p>TOWN OF CAREFREE, ARIZONA UTILITIES COMMUNITY FACILITIES DISTRICT</p>	
<p>4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 <a href="http://www.cvlci.com">http://www.cvlci.com</a></p>	<p><b>BOULDERS WATER TANK SITE</b></p>	