

RESOLUTION NO. 2024-86

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA DECLARING ITS INTENTION TO ORDER THE IMPROVEMENTS OF A CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE CITY AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS THE CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1291, VILLAGE F AT VISTANCIA PARCEL F-9 PROVIDING THAT THE COST OF THE MAINTENANCE OF THE LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, SHALL BE ASSESSED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AS AMENDED; AND DECLARING AN EMERGENCY.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, THAT:

SECTION 1. The public interest or convenience require and it is the intention of the Mayor and Council of the City of Peoria, Arizona to order the maintenance of landscaping within the proposed district and that the cost of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be assessed upon a certain improvement district to be known as Peoria Maintenance Improvement District No. 1291.

The estimate of the cost and expenses for the maintenance of the landscaping on file with the Superintendent of Streets and the City Clerk is approved and adopted by the Mayor and Council of the City.

SECTION 2. The maintenance of the landscaping, therefore, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit, and are of special benefit to the respective lots, pieces and parcels

of land within the real property described herein. The Mayor and Council of the City make and order that the cost and expense for the maintenance of the landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be chargeable upon a district to be known and designated as the City of Peoria Maintenance Improvement District No. 1291 and as described and bounded as set forth on Exhibits A and B attached, and declare that the district in the City benefited by the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures to be assessed, to pay the costs and expenses thereof in proportion to the benefits derived therefrom.

The City shall not assess the costs and expenses for the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures, which are for the general public benefit against the respective lots, pieces and parcels of land located within the boundaries of the City of Peoria Maintenance Improvement District No. 1291 and if a portion of the costs and expenses for the maintenance of landscaping is for the general public benefit, the City shall assess the boundaries of the City of Peoria Maintenance Improvement District No. 1291 only that portion of such costs and expenses which benefits the lots, pieces and parcels of land located within the boundaries of the City of Peoria Maintenance Improvement District No. 1291.

SECTION 3. The costs and expense for the maintenance of landscaping shall be made and all proceedings therein taken; that the Superintendent of Streets of the City shall post or cause to be posted notices thereof; that the City Clerk shall certify to the passage of this Resolution of Intention; that the Engineer shall prepare duplicate diagrams of the City of Peoria Maintenance Improvement District No. 1291 described in Section 2 of this Resolution to be assessed to pay the costs and expenses thereof, under and in accordance with the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended.

SECTION 4. The majority of owners of all of the real property within the proposed district have executed a Petition for formation of a Maintenance Improvement District and the City Council has verified the ownership of the property. Publication and posting of the notice of the passage of the Resolution of Intention will be completed as prescribed by the State Statues.

SECTION 5. Any Resolutions or parts of Resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 6. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the Mayor and Council of the

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MID 1291, Village F at Vistancia Parcel F-9  
November 19, 2024  
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City of Peoria, Arizona as required by law and is exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 19<sup>th</sup> day of November, 2024.

**CITY OF PEORIA**, an Arizona  
municipal corporation

\_\_\_\_\_  
Jason Beck, Mayor

\_\_\_\_\_  
Date Signed

ATTEST:

\_\_\_\_\_  
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Emily Jurmu, City Attorney

Effective Date: \_\_\_\_\_

EXHIBIT  
LEGAL DESCRIPTION FOR  
**MAINTENANCE IMPROVEMENT DISTRICT NO. 1291**

All that certain lot, tract, or parcel of land, situated in a portion of the Northeast Quarter of Section 14, Township 5 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

**BEGINNING** at a brass cap flush found for the East quarter corner of said Section 14;

**THENCE** North 89 deg. 46 min. 02 sec. West, a distance of 1,173.24 feet;

**THENCE** North 00 deg. 13 min. 58 sec. East, a distance of 65.00 feet;

**THENCE** North 66 deg. 02 min. 48 sec. East, a distance of 73.05 feet;

**THENCE** North 76 deg. 57 min. 16 sec. East, a distance of 86.98 feet;

**THENCE** North 74 deg. 50 min. 23 sec. East, a distance of 139.36 feet;

**THENCE** South 88 deg. 12 min. 24 sec. East, a distance of 25.47 feet;

**THENCE** South 11 deg. 39 min. 21 sec. East, a distance of 10.62 feet;

**THENCE** South 34 deg. 21 min. 33 sec. East, a distance of 27.81 feet;

**THENCE** South 66 deg. 49 min. 09 sec. East, a distance of 31.96 feet;

**THENCE** North 89 deg. 49 min. 06 sec. East, a distance of 43.69 feet;

**THENCE** North 71 deg. 28 min. 29 sec. East, a distance of 55.09 feet;

**THENCE** North 55 deg. 49 min. 28 sec. East, a distance of 96.22 feet;

**THENCE** North 15 deg. 24 min. 57 sec. East, a distance of 41.02 feet;

**THENCE** North 66 deg. 55 min. 41 sec. East, a distance of 45.22 feet;

**THENCE** North 49 deg. 55 min. 25 sec. East, a distance of 99.15 feet;

**THENCE** North 31 deg. 13 min. 24 sec. East, a distance of 65.21 feet;

**THENCE** North 22 deg. 01 min. 17 sec. East, a distance of 85.70 feet;

**THENCE** North 05 deg. 30 min. 36 sec. West, a distance of 47.23 feet;

**THENCE** North 06 deg. 52 min. 21 sec. East, a distance of 111.20 feet;

**THENCE** North 49 deg. 08 min. 31 sec. East, a distance of 129.43 feet to a 5/8" rebar found with a 1-1/2" aluminum cap (no R.L.S. ID);

**THENCE** North 16 deg. 03 min. 54 sec. East, a distance of 477.17 feet to a U.S. Department of Interior – Bureau of Reclamation brass cap flush found in concrete;

**THENCE** North 49 deg. 06 min. 30 sec. East, a distance of 274.10 feet;

**THENCE** South 00 deg. 03 min. 51 sec. West, a distance of 1,316.83 feet to the **POINT OF BEGINNING**, containing 560,092 square feet or 12.858 acres of land, more or less.



**EXHIBIT "B"**

**IS ON FILE IN THE**

**CITY OF PEORIA**  
**CITY CLERK'S OFFICE**  
**8401 W. MONROE STREET**  
**PEORIA, AZ 85345**

