

RESOLUTION NO. 2026-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO MAINTAIN LANDSCAPING INCLUDED WITHIN, NEAR AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE CITY OF PEORIA AS DESCRIBED HEREIN; ADOPTING PLANS FOR CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1299, SADDLEBACK-PARCEL B13 PHASE 1, AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO AND DECLARING AN EMERGENCY.

WHEREAS, the Mayor and Council of the City of Peoria, Arizona, declare that the Maintenance of the landscaping included within, near and adjacent to a parkway and related facilities in the District to be of more than local or ordinary public benefit, and further that the cost of said maintenance shall be assessed on a certain District; and

WHEREAS, the Mayor and Council of the City of Peoria, Arizona, declare that the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities in the District is incidental to the maintenance and preservation of the parkway and related facilities, has aesthetic value, and maintains and increases the value of property within the District; and

WHEREAS, the City Council declares that the maintenance of landscaping included within and adjacent to a parkway and related facilities preserves and promotes the health, safety, and welfare of those citizens of the City of Peoria living within the District as well as preservation of the streets and parkways which may be adversely impacted by drainage and other water formations; and

WHEREAS, the City of Peoria declares that the maintenance of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens of the City living within the District; and

WHEREAS, the City Council declares that maintenance of landscaped drainage and other water control facilities and features within, near or adjacent to a parkway and related facilities tends to preserve the structural integrity of the parkway and mitigates flooding of adjacent areas and the structural integrity of the parkway and mitigates flooding of adjacent areas and the parkway by draining water to and from the parkway in furtherance of the health, safety and welfare of those citizens of the City of Peoria living within the District:

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA AS FOLLOWS:

Section 1. Definitions.

In this Resolution, the following terms shall have the following meanings:

"Assessment Diagrams" shall mean those duplicate diagrams of the property contained in the Assessment District is to be filed with the Clerk and approved by the Mayor and Council.

"Assessment District" shall mean the lots, pieces or parcels of land lying within the boundaries described on Exhibit B attached hereto and as shown on the map on file with the City Engineer.

"City" shall mean the City of Peoria, Arizona.

"City Council" or "Council" shall mean the Mayor and Council of the City.

"Clerk" shall mean the City Clerk.

"Engineer" shall mean City Engineer.

"Lots" shall mean all lots, pieces or parcels of land lying within the Assessment District.

"Parkways" shall mean those streets and rights-of-way which are designated in Exhibit B as "Parkways," and specifically those portions of Pedestrian Facilities, Parks, Retention, Detention and Storm Water Management Facilities included within or adjacent to the Assessment District.

"Plans and Specifications" shall mean the engineer's estimate for the Maintenance Improvement District No. 1299 filed with the Clerk prior to the adoption of this Resolution.

"Superintendent of Streets" shall mean the City Engineer.

Section 2. Declaration of Intention to Order an Improvement.

The public interest or convenience requires, and it is the intention of the Mayor and Council of the City of Peoria, Arizona, to order the following work, hereinafter "Work," to be performed, to wit:

The maintenance of all landscaping, including replacement of landscape materials, in the area generally described as follows:

SEE EXHIBIT "A", LEGAL DESCRIPTION OF CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1299

The Mayor and Council of the City of Peoria, Arizona designate as parkways, those areas set forth on Exhibit "B" Assessment Diagram in accordance with Title 48, Chapter 4, Article 2, Arizona Revised Statutes. The public interest and convenience require, and it is the intention of the City Council to order the Work adjacent to the designated parkways to be performed as stated herein. All items of the Work shall be performed as prescribed by the Plans and Specifications hereby approved and adopted by the Council and on file in the Office of the City Engineer and no assessment for any lot shall exceed its proportion of the Estimate. The estimate of the cost and expenses of the work or improvements on file in the offices of the Superintendent of Streets and the Clerk of the City are hereby approved and adopted by the Mayor and Council of the City. In addition to the requirements of law, the procedures set forth in the City Code will be followed regarding acceptance of bids and setting tax levies. For purposes of this Resolution and of all resolutions, ordinances and notices pertaining to this Resolution, the improvement as herein described is hereby designated City of Peoria Maintenance Improvement District No. 1299.

Section 3. Determination of Need.

In the opinion of the City Council, the Work is of more than local or ordinary public benefit. The City Council hereby orders that all amounts due or to become due with respect to the Work shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

Section 4. Preparation of Assessment Diagrams.

The City Engineer is hereby authorized and directed to prepare duplicate diagrams (Assessment Diagrams) of the property contained within the Assessment District. The diagrams shall show each separate lot, numbered consecutively, the approximate area in square feet of each lot, and the location of the lot in relation to the work proposed to be done.

Section 5. Exclusion of Certain Property.

Any public street or alley within the boundaries of the Assessment District is hereby omitted from the assessment hereafter to be made. Any lot belonging to the United States, the State, a county, city, school district or any political subdivision or institution of the State or county, which is included within the Assessment District shall be omitted from the assessment hereafter made.

Section 6. Officers Not Liable.

In no event will the City of Peoria or any officer thereof be liable for any portion of the cost of said Improvement District nor for any delinquency of persons or property assessed.

Section 7. Annual Statement.

The City Council shall make annual statements and estimates of the expenses of the District which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all real and personal property in the District as provided in A.R.S. § 48-574 and amendments thereto.

Section 8. Statutory Authority.

The Work and all proceedings pertaining thereto shall be performed under the provisions of Title 48, Article 2, specifically Section 48-574, and all amendments thereto and pursuant to Article I, Section 3, (8) of the Peoria City Charter.

Section 9. Delegation of Authority.

The City Engineer is hereby authorized to fill in any blanks and to make any minor corrections necessary to complete the Plans and Specifications and the Contract Documents.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 10th day of February, 2026.

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: _____

CERTIFICATION OF CITY ENGINEER

I hereby certify that I have read the description set out under the definition "Assessment District" and approve the same. I further certify that I have read the description set out under the definition "Work" and approve the same.

Jack Situ, Dev. & Eng. Director

CERTIFICATION OF CITY CLERK

I hereby certify that the above and foregoing Resolution No. 2026-17 duly passed by the Mayor and Council of the City of Peoria, Arizona at a regular meeting held on February 10, 2026 and that a quorum was present there and that the vote thereon was _____ ayes and _____ nays. _____ were no vote or absent.

City Clerk, City of Peoria

EXHIBIT "A"
VILLAGE 13 PHASE 1 (R250033) MID BOUNDARY DESCRIPTION

A PORTION OF LAND LOCATED IN SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST, THE EAST HALF OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST & THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, BEING MARKED BY A GLO BRASS CAP, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 3, BEING MARKED BY A GLO BRASS CAP BEARS, SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST, 2635.55 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, 329.08 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST, 1160.31 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 19 DEGREES 08 MINUTES 44 SECONDS EAST, 285.67 FEET;

THENCE NORTH 88 DEGREES 21 MINUTES 37 SECONDS EAST, 199.14 FEET;

THENCE SOUTH 13 DEGREES 34 MINUTES 23 SECONDS EAST, 206.61 FEET;

THENCE SOUTH 87 DEGREES 02 MINUTES 54 SECONDS EAST, 77.42 FEET;

THENCE NORTH 21 DEGREES 25 MINUTES 30 SECONDS EAST, 257.54 FEET;

THENCE SOUTH 67 DEGREES 32 MINUTES 34 SECONDS EAST, 380.88 FEET;

THENCE NORTH 22 DEGREES 27 MINUTES 26 SECONDS EAST, 444.39 FEET;

THENCE SOUTH 84 DEGREES 57 MINUTES 20 SECONDS EAST, 624.59 FEET;

THENCE NORTH 72 DEGREES 44 MINUTES 43 SECONDS EAST, 553.34 FEET;

THENCE SOUTH 69 DEGREES 12 MINUTES 48 SECONDS EAST, 108.57 FEET;

THENCE SOUTH 29 DEGREES 14 MINUTES 23 SECONDS EAST, 214.73 FEET;

THENCE NORTH 64 DEGREES 39 MINUTES 48 SECONDS EAST, 199.34 FEET;

THENCE SOUTH 82 DEGREES 28 MINUTES 11 SECONDS EAST, 596.51 FEET;

THENCE SOUTH 53 DEGREES 57 MINUTES 02 SECONDS EAST, 431.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, FROM WHICH THE CENTER BEARS NORTH 53 DEGREES 57 MINUTES 02 SECONDS WEST, 1155.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16 DEGREES 01 MINUTES 34 SECONDS, AN ARC LENGTH OF 323.06 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20 DEGREES 42 MINUTES 57 SECONDS, AN ARC LENGTH OF 417.60 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1245.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14 DEGREES 23 MINUTES 42 SECONDS, AN ARC LENGTH OF 312.80 FEET;

THENCE SOUTH 31 DEGREES 36 MINUTES 13 SECONDS EAST, 45.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH THE CENTER BEARS SOUTH 31 DEGREES 36 MINUTES 13 SECONDS WEST, 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 50 DEGREES 53 MINUTES 21 SECONDS, AN ARC LENGTH OF 1065.82 FEET;

THENCE SOUTH 07 DEGREES 30 MINUTES 26 SECONDS WEST, 134.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34 DEGREES 29 MINUTES 17 SECONDS, AN ARC LENGTH OF 722.31 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5000.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07 DEGREES 08 MINUTES 51 SECONDS, AN ARC LENGTH OF 623.75 FEET;

THENCE SOUTH 34 DEGREES 50 MINUTES 52 SECONDS WEST, 732.38 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53 DEGREES 38 MINUTES 33 SECONDS, AN ARC LENGTH OF 1123.48 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29 DEGREES 33 MINUTES 55 SECONDS, AN ARC LENGTH OF 619.21 FEET;

THENCE SOUTH 58 DEGREES 55 MINUTES 30 SECONDS WEST, 260.06 FEET;

THENCE NORTH 11 DEGREES 28 MINUTES 30 SECONDS WEST, 234.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20 DEGREES 48 MINUTES 58 SECONDS, AN ARC LENGTH OF 36.33 FEET;

THENCE NORTH 32 DEGREES 17 MINUTES 29 SECONDS WEST, 119.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 56 MINUTES 39 SECONDS, AN ARC LENGTH OF 34.42 FEET;

THENCE NORTH 28 DEGREES 20 MINUTES 50 SECONDS WEST, 368.28 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3175.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12 DEGREES 06 MINUTES 04 SECONDS, AN ARC LENGTH OF 670.58 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 35 MINUTES 24 SECONDS, AN ARC LENGTH OF 33.30 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;

THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16 DEGREES 13 MINUTES 58 SECONDS, AN ARC LENGTH OF 339.98 FEET;

THENCE NORTH 05 DEGREES 21 MINUTES 56 SECONDS WEST, 123.85 FEET;

THENCE NORTH 84 DEGREES 38 MINUTES 04 SECONDS EAST, 134.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE CENTER BEARS NORTH 00 DEGREES 52 MINUTES 22 SECONDS EAST, 57.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27 DEGREES 43 MINUTES 28 SECONDS, AN ARC LENGTH OF 27.58 FEET;

THENCE NORTH 63 DEGREES 08 MINUTES 54 SECONDS EAST, 29.91 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE CONTINUING NORTH 63 DEGREES 08 MINUTES 54 SECONDS EAST, 20.91 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 50 MINUTES 40 SECONDS, AN ARC LENGTH OF 16.91 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 14 SECONDS, AN ARC LENGTH OF 19.10 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 24 MINUTES 50 SECONDS, AN ARC LENGTH OF 73.32 FEET;

THENCE NORTH 11 DEGREES 54 MINUTES 15 SECONDS EAST, 28.60 FEET;

THENCE NORTH 58 DEGREES 37 MINUTES 27 SECONDS EAST, 122.48 FEET;

THENCE NORTH 10 DEGREES 11 MINUTES 28 SECONDS WEST, 422.48 FEET;

THENCE NORTH 01 DEGREES 49 MINUTES 58 SECONDS WEST, 296.23 FEET;

THENCE NORTH 29 DEGREES 09 MINUTES 37 SECONDS EAST, 730.40 FEET;

THENCE NORTH 45 DEGREES 31 MINUTES 30 SECONDS WEST, 92.04 FEET;

THENCE NORTH 15 DEGREES 37 MINUTES 50 SECONDS WEST, 56.83 FEET;

THENCE SOUTH 88 DEGREES 25 MINUTES 42 SECONDS WEST, 110.45 FEET;

THENCE NORTH 18 DEGREES 15 MINUTES 45 SECONDS WEST, 266.40 FEET;

THENCE NORTH 20 DEGREES 07 MINUTES 19 SECONDS EAST, 344.64 FEET TO SAID **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 12,720,378 SQUARE FEET OR 292.0197 ACRES, MORE OR LESS.



EXHIBIT "B"

IS ON FILE IN THE

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

**CITY OF PEORIA, ARIZONA
NOTICE**

OF THE PASSAGE OF A RESOLUTION ORDERING THE IMPROVEMENT CONSISTING OF AUTHORIZING THE MAINTENANCE OF LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITHIN APPURTENANT STRUCTURES AS SHOWN ON THE PLANS FOR THE IMPROVEMENT DISTRICT KNOWN AS CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1299, SADDLEBACK-PARCEL B13 PHASE 1.

This notice is given pursuant to the provisions of Title 48, Chapter 4, Article 2, Sections 48-571 to 48-619, both inclusive, Arizona Revised Statutes, as amended.

On the 10th day of February, 2026 the Mayor and Council of the City of Peoria adopted Resolution No. 2026-18; ordering the improvements of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together within appurtenant structures shown on the plans, within the corporate limits of the City and creating an Improvement District known as the City of Peoria Maintenance Improvement District No. 1299, pursuant to Title 48, Chapter 4, Arizona Revised Statutes; and amendments thereto for the purpose of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together within appurtenant structures, which includes a charge for the maintenance of landscaping and other related items, together with all appurtenant structures as shown on the plans; and directing that this notice been given.

Any owner, or any other person having an interest in any lot, piece or parcel of land situated within the above-described assessment district, who claims that any of the provisions, acts or proceedings relative to the above described improvements are irregular, defective, illegal, erroneous or faulty, may file with the City Clerk, Room 150, 8401 West Monroe Street, Peoria, Arizona 85345, within 15 days from the date of the first publication of this notice, a written notice specifying in what way said acts or proceedings are irregular, defective, illegal, erroneous or faulty.

Further information concerning City of Peoria Maintenance Improvement District No. 1299 may be obtained by contacting Mr. Jack Situ, Development & Engineering Director, City of Peoria, Arizona, 8401 West Monroe, Peoria, Arizona 85345, (623) 773-7691.

DATED AND SIGNED this ____ day of _____, 2026.

Jack Situ, P.E.
Superintendent of Streets
City of Peoria, Arizona