

RESOLUTION NO. 2026-22

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA ORDERING THE IMPROVEMENTS OF CERTAIN STREETS AND RIGHTS-OF-WAY WITHIN THE CORPORATE LIMITS OF THE TOWN AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS THE CITY OF PEORIA STREETLIGHT IMPROVEMENT DISTRICT NO. 1196, VISTANCIA PARCEL J-18 PURSUANT TO TITLE 48, CHAPTER 4, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO FOR THE PURPOSE OF PURCHASING ELECTRICITY, WHICH INCLUDES A CHARGE FOR THE USE OF LIGHTING FACILITIES AND OTHER RELATED ITEMS TOGETHER WITH ALL APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, AND DECLARING AN EMERGENCY.

WHEREAS on the 10<sup>h</sup> day of February, 2026, the Mayor and Council of the City of Peoria, Arizona, passed and adopted Resolution No. 2026-21, declaring its intention to order the purchase of electricity for lighting the streets and public parks within the proposed district and that the cost of the purchase of electricity for lighting the streets and public parks be assessed upon a certain improvement district, to be known as City of Peoria Streetlight Improvement District No. 1196; providing that the cost of the electricity required to operate the system be assessed under the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended; and declaring an emergency; and

WHEREAS, a copy of Resolution No. 2026-21 has been published in the Peoria Times, a newspaper published and generally circulated in the City, as required by law or alternatively a petition has been filed with the City Clerk having been signed by all the owners of the real property; and

WHEREAS, the Superintendent of Streets of the City caused to be posted along the streets of the District, no more than three hundred (300) feet apart, notices of the passage of Resolution No. 2026-21, said notices being headed "Notice of Proposed Improvement", each heading in letters at least one (1) inch in height. Said notices stated the fact of the passage of said Resolution of

Intention No. 2026-21 or alternatively a petition has been filed with the City Clerk having been signed by all the owners of the real property; and

WHEREAS, more than fifteen (15) days have elapsed since the date of the last publication of said Resolution of Intention No. 2026-21 and since the completion of the posting of said notices or alternatively a petition has been filed with the City Clerk having been signed by all the owners of the real property; and

WHEREAS, no protests against the proposed improvement and no objections to the extent of the District were filed with the Clerk of the City during the time prescribed by law; and

WHEREAS, the Mayor and Council of the City having acquired jurisdiction to order the improvements as described in Resolution No. 2026-21; and

WHEREAS, the City Engineer acting as District Engineer has prepared and presented to the Mayor and Council of the City duplicate diagrams of the property contained within the District ("the Diagram") and legal description copies of which are attached and incorporated as Exhibits A and B.

NOW THEREFORE IT IS RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, as follows:

Section 1. By virtue of the authority vested in the Mayor and Council of the City by Title 48, Chapter 4, Article 2, Arizona Revised Statutes and all amendments thereto, the Mayor and Council of the City orders the work or improvement done as described in Resolution No. 2026-21 and in accordance with the Plans and Specifications approved and adopted by the Mayor and Council of the City of Peoria, Arizona.

Section 2. The Superintendent of Streets of the City is authorized and directed to prepare and execute the notice of the passage of this Resolution, which is attached as Exhibit B. Such notice shall be posted and published as provided by law.

Section 3. That the Diagram, as prepared and presented to the Mayor and Council of the City is approved by the Mayor and Council of the City.

Section 4. That the Clerk of the City is authorized and directed to certify that the Diagram was approved by the Mayor and Council of the City on the 10<sup>th</sup> day of February, 2026, and after such certification, the Clerk of the City is authorized and directed to deliver the Diagram to the Superintendent of Streets of the City.

Resolution No. 2026-22  
SLID 1196, Vistancia Parcel J-18  
February 10, 2026  
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PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 10<sup>th</sup> 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: \_\_\_\_\_



LEGAL DESCRIPTION  
STREET LIGHT IMPROVEMENT DISTRICT No. 1196  
"VILLAGE J AT VISTANCIA, PARCEL J-18"

All that certain lot, tract, or parcel of land, situated in a portion of the West Half of Section 11, 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:

**COMMENCING** at a found GLO cap on a 2" iron pipe stamped "1922 S. 1, 2, 11, 12" for the Northeast corner of said Section 11, from which a found GLO cap on a 1" iron pipe stamped "1922 S. 2, 11-1/4" for a witness corner of the North Quarter corner of said Section 11 bears North 89 deg. 41 min. 55 sec. West – 2,620.99 feet;

**THENCE** South 00 deg. 12 min. 34 sec. West (Basis of Bearings) along the East line of the Northeast Quarter of said Section 11, a distance of 1,379.78 feet, from which a found GLO cap on a 3/4" iron pipe stamped "1922 S. 11, 12-1/4" for the East Quarter corner of said Section 11 bears South 00 deg. 12 min. 34 sec. West – 1,258.43 feet;

**THENCE** North 89 deg. 47 min. 26 sec. West departing said East line, a distance of 3,328.55 feet, said point being the **TRUE POINT OF BEGINNING**;

**THENCE** South 25 deg. 41 min. 37 sec. East, a distance of 108.03 feet;

**THENCE** South 00 deg. 00 min. 00 sec. East, a distance of 557.70 feet;

**THENCE** South 29 deg. 55 min. 18 sec. East, a distance of 212.51 feet;

**THENCE** South 04 deg. 55 min. 57 sec. West, a distance of 201.44 feet;

**THENCE** South 22 deg. 12 min. 25 sec. East, a distance of 96.47 feet;

**THENCE** South 68 deg. 44 min. 24 sec. East, a distance of 88.75 feet;

**THENCE** South 21 deg. 15 min. 36 sec. West, a distance of 237.90 feet;

**THENCE** North 68 deg. 44 min. 24 sec. West, a distance of 35.00 feet;



**THENCE** South 89 deg. 31 min. 04 sec. West, a distance of 438.38 feet;

**THENCE** North 19 deg. 52 min. 22 sec. West, a distance of 218.41 feet;

**THENCE** North 20 deg. 23 min. 25 sec. West, a distance of 400.69 feet;

**THENCE** North 19 deg. 58 min. 12 sec. West, a distance of 312.63 feet;

**THENCE** North 04 deg. 39 min. 35 sec. West, a distance of 174.77 feet;

**THENCE** North 15 deg. 35 min. 29 sec. East, a distance of 140.89 feet;

**THENCE** North 40 deg. 27 min. 57 sec. East, a distance of 404.24 feet;

**THENCE** South 70 deg. 41 min. 37 sec. East, a distance of 357.25 feet to the **POINT OF BEGINNING**, containing 863,752 square feet or 19.829 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**



**CITY OF PEORIA, ARIZONA  
NOTICE**

OF THE PASSAGE OF A RESOLUTION ORDERING  
THE IMPROVEMENT CONSISTING OF  
AUTHORIZING THE PURCHASE OF ELECTRICITY  
FOR LIGHTING THE STREETS AND PUBLIC PARKS  
FOR THE IMPROVEMENT DISTRICT KNOWN AS  
CITY OF PEORIA STREETLIGHT IMPROVEMENT  
DISTRICT NO. 1196, VISTANCIA PARCEL J-18.

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 10<sup>h</sup> day of February, 2026, the Mayor and Council of the City of Peoria adopted Resolution No. 2026-22; ordering the improvements of certain streets and rights-of-way within the corporate limits of the town and creating an Improvement District known as the City of Peoria Streetlight Improvement District No. 1196, pursuant to Title 48, Chapter 4, Arizona Revised Statutes; and amendments thereto for the purpose of purchasing electricity, which includes a charge for the use of lighting facilities 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 Streetlight Improvement District No. 1196 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.

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