

2020-00594 RESOLUTION
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Requested By: SAN LUIS CITY CLERK
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Robyn Stallworth Piquette County Recorder, YUMA County AZ

WHEN RECORDED MAIL TO:

**CITY OF SAN LUIS
P.O. BOX 1170
SAN LUIS, ARIZONA
ATTN: CITY CLERK**



The above area is to be reserved for recording information

CAPTION HEADING:

Resolution No. 2114

Declaring its intention of operating, maintaining and repairing certain landscape improvements included within, near and adjacent to the retention and detention basins and parking and parkways and related facilities together with pertinent structures within the area described as Santa Cecilia No. 4 Subdivision

RECEIVED

JAN 30 2020

Office of the City Clerk
City of San Luis, Arizona



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 2114

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA DECLARING ITS INTENTION TO PROVIDE THE ENHANCED MUNICIPAL SERVICES OF MAINTAINING AND REPAIRING CERTAIN LANDSCAPE IMPROVEMENTS INCLUDED WITHIN, NEAR AND ADJACENT TO THE RETENTION BASINS AND PARKING AND PARKWAYS AND RELATED FACILITIES TOGETHER WITH PERTINENT STRUCTURES WITHIN THE AREA DESCRIBED AS SANTA CECILIA NO. 4 LANDSCAPE IMPROVEMENT DISTRICT, SAN LUIS, ARIZONA.

WHEREAS, pursuant to Title 48, Chapter 4, Article 2, Arizona Revised Statutes, a Municipal Improvement District (MID) may be formed for the sole purpose of the operation maintenance, repair and improvements of pedestrian malls, off-street parking facilities, retention and detention basins, and parkings and parkways;

WHEREAS, a petition has been received by Mayor and City Council of the City of San Luis to form a MID to provide operation, maintenance and repair of the landscape improvements within, near and adjacent to the retention and detention basins and the parkings and parkways and related improvements in the Santa Cecilia No. 4;

WHEREAS, the formation of a MID for the operation, maintenance and repair of the landscape improvements within, near, and adjacent to retention and detention basins and the parkings and parkways and related improvements serving Santa Cecilia No. 4 will provide a dedicated stream of funding for the maintenance of those improvements and will provide neighborhood decisions on those improvements, and will privatize the maintenance of those improvements;

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona, find and declare that the formation of the MID to provide the operation, maintenance and repair of the landscape improvements within, near, and adjacent to the retention and detention basins and the parkings and parkways and related improvements in the Santa Cecilia No. 4 to be of more than local or ordinary public benefit, and not a general public benefit, and further that the expenses of said operation, maintenance, and repair shall be Santa Cecilia No. 4 District;

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona, find and declare that the operation, maintenance, and repair of landscaping improvements in the retention and detention basins and the parkings and parkways and related

improvements in the District is incidental to the maintenance and preservation of the retention and detention basins and the parkings and parkways and related improvements, has aesthetic value, and maintains and increases the value of property within the District;

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona find and declare that the operation, maintenance, and repair of landscaping improvements within, near or adjacent to the retention and detention basins and the parkings and parkways and related improvements in the MID preserves and promotes the health, safety, and welfare of those citizens living within the District as well as preservation of the streets and parkways in the District which may be adversely impacted by drainage; and,

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona find and declare that the operation, maintenance, and repair 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 living within the District.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of San Luis as follows:

SECTION 1: The petition to form a MID for Santa Cecilia No. 4 purporting to be signed by all of the real property owners within the proposed District attached as Exhibit "A" is hereby accepted as provided in A.R.S. § 48-574(C).

SECTION 2: Santa Cecilia No. 4 Landscape, serving Santa Cecilia No. 4 to operate, maintain and repair landscaping improvements included within, near, and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures of Santa Cecilia No. 4, is hereby created.

SECTION 3: The expenses of Santa Cecilia No. 4 Landscape shall be assessed to the several properties within the MID as provided for in A.R.S. § 48-574 et seq.

SECTION 4: No sooner than fifteen (15) calendar days after this Resolution is adopted, City staff shall present a legal description of the boundary for Santa Cecilia No. 4 Landscape and a diagram for Santa Cecilia No. 4 Landscape to Mayor and City Council for consideration to declare an intention to order improvements to Santa Cecilia No. 4 Landscape as provided in A.R.S. § 48-576.

[Remainder of page left intentionally blank. Signature page follows.]

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2020.



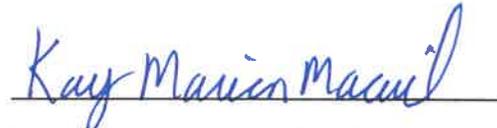
Gerardo Sanchez, Mayor

ATTEST:



Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney

**PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF SAN LUIS NEW SUBDIVISION, SANTA CECILIA NO. 4
(OWNER: RIEDEL HOLDINGS, LLC)**

**To: Honorable Mayor and City Council
 City of San Luis, Arizona**

Pursuant to Arizona Revised Statutes ("A.R.S.") §48-574, the undersigned property owner respectfully petitions the Mayor and City Council of the City of San Luis, Arizona (the "City Council") to order the formation of a Municipal Improvement District (the "District") under A.R.S., Title 48, Chapter 4, Article 2. In support of this petition, the undersigned agrees to waive certain rights under Arizona Improvement District Law and to consent to the formation and completion of the District.

1. Area of District. The proposed District is described by a map/diagram and by a legal description on "Exhibit A" that is attached hereto and incorporated herein by reference. The proposed District consists of 36.79 acres and is entirely within the corporate boundaries of the City of San Luis.
2. Ownership. The undersigned (is) (are) the sole owner(s) of the real property within the proposed District (the "Petitioner(s)") including any required public dedications of property.
3. Purpose. The District is proposed to be formed for the purpose of the operation, maintenance, repair and improvements of landscape, irrigation, and hardscape in parkways and parkings adjacent to designated public roadways within the proposed District.
4. Public Convenience and Necessity. The necessity for the proposed District is for the operation, maintenance, repair and improvements of landscape, irrigation, and hardscape in parkways and parkings adjacent to designated public roadways within the proposed District by the levying of special assessments in the proposed District.
5. Waiver and Consent. The Petitioners, with full knowledge of their rights being waived hereunder, hereby expressly waive all of the following:
 - (a) Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work relating to the District.
 - (b) Any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements pursuant to A.R.S §48-578.
 - (c) All rights to petition to dissolve the district pursuant to A.R.S. §48-574(N).
 - (d) All protest rights whatsoever under A.R.S. §48-579(A) and (B) as amended, which provide for protests against the work; and

(e) All objections to the filing of and legislative adoption by the City Council of the plans and specifications, the Engineer's estimate and the Assessment Diagram, all of which provide for the completion of the District.

Further, the improvements described above are of more than local or ordinary public benefit, and not a general public benefit.

In Witness whereof the parties have executed this Petition and waiver agreement as of the 7 day of JANUARY 2020.

PROPERTY OWNER
NAME, ADDRESS AND
SIGNATURE

DATE

PROPERTY
(Tax Parcel Nos.)

RIEDEL HOLDINGS, LLC
P.O BOX 1649
SAN LUIS, AZ 85349

By: [Signature]
Nieves Riedel, Owner

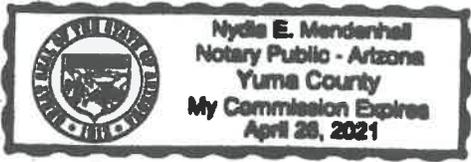
APN 227-10-013

STATE OF ARIZONA)
)ss.
County of Yuma)

The foregoing acknowledged before me this 07 day of January 2020 by Nieves Riedel, Owner of Riedel Holdings, LLC, an Arizona Corporation, on behalf of said corporation.

My Commission Expires

[Signature]
Notary Public



ACCEPTED AND APPROVED BY:

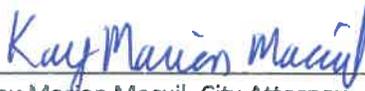
CITY OF SAN LUIS, ARIZONA an
ARIZONA MUNICIPAL CORPORATION

By 
Gerardo Sanchez, Mayor

ATTEST:


Sonia Cornelio, City Clerk

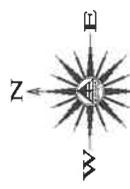
APPROVED AS TO FORM:


Kay Marion Macuil, City Attorney

SANTA CECILIA No. 4 SUBDIVISION

A SUBDIVISION OF LOT 3A OF SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK 30 OF PLATS, PAGE 98, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA AND A PORTION OF THE NW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA. DATE OF PREPARATION: AUGUST 2018 NUMBER OF LOTS: 173 ACREAGE: 36.79 ACRES

FINAL PLAT



LINE DATA

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	85.37	N47°02'59"W	L7	52.06	S09°59'23"W
L2	18.57	N47°02'59"W	L8	52.06	S75°51'00"W
L3	18.57	N47°02'59"W	L9	52.06	S80°02'59"W
L4	35.34	N47°02'59"W	L10	52.06	S20°02'59"W
L5	35.37	S46°02'15"W	L11	17.68	S46°02'15"W

AREAS

CHORD	DIRECTION	CHORD	ANGLE	AREA	LOT	AREA	LOT	AREA	LOT	AREA	
477	N07°02'59"W	35.37	18.70	60.00	36.36	477	684.72	480	600.00	512	637.00
478	N47°02'59"W	18.57	60.00	63.14	36.36	478	63.14	481	600.00	515	637.00
479	N47°02'59"W	18.57	60.00	63.14	36.36	479	63.14	484	600.00	518	637.00
480	N47°02'59"W	18.57	60.00	63.14	36.36	480	63.14	487	600.00	521	637.00
481	N47°02'59"W	18.57	60.00	63.14	36.36	481	63.14	490	600.00	524	637.00
482	N47°02'59"W	18.57	60.00	63.14	36.36	482	63.14	493	600.00	527	637.00
483	N47°02'59"W	18.57	60.00	63.14	36.36	483	63.14	496	600.00	530	637.00
484	N47°02'59"W	18.57	60.00	63.14	36.36	484	63.14	499	600.00	533	637.00
485	N47°02'59"W	18.57	60.00	63.14	36.36	485	63.14	502	600.00	536	637.00
486	N47°02'59"W	18.57	60.00	63.14	36.36	486	63.14	505	600.00	539	637.00
487	N47°02'59"W	18.57	60.00	63.14	36.36	487	63.14	508	600.00	542	637.00
488	N47°02'59"W	18.57	60.00	63.14	36.36	488	63.14	511	600.00	545	637.00
489	N47°02'59"W	18.57	60.00	63.14	36.36	489	63.14	514	600.00	548	637.00
490	N47°02'59"W	18.57	60.00	63.14	36.36	490	63.14	517	600.00	551	637.00
491	N47°02'59"W	18.57	60.00	63.14	36.36	491	63.14	520	600.00	554	637.00
492	N47°02'59"W	18.57	60.00	63.14	36.36	492	63.14	523	600.00	557	637.00
493	N47°02'59"W	18.57	60.00	63.14	36.36	493	63.14	526	600.00	560	637.00
494	N47°02'59"W	18.57	60.00	63.14	36.36	494	63.14	529	600.00	563	637.00
495	N47°02'59"W	18.57	60.00	63.14	36.36	495	63.14	532	600.00	566	637.00
496	N47°02'59"W	18.57	60.00	63.14	36.36	496	63.14	535	600.00	569	637.00
497	N47°02'59"W	18.57	60.00	63.14	36.36	497	63.14	538	600.00	572	637.00
498	N47°02'59"W	18.57	60.00	63.14	36.36	498	63.14	541	600.00	575	637.00
499	N47°02'59"W	18.57	60.00	63.14	36.36	499	63.14	544	600.00	578	637.00
500	N47°02'59"W	18.57	60.00	63.14	36.36	500	63.14	547	600.00	581	637.00
501	N47°02'59"W	18.57	60.00	63.14	36.36	501	63.14	550	600.00	584	637.00
502	N47°02'59"W	18.57	60.00	63.14	36.36	502	63.14	553	600.00	587	637.00
503	N47°02'59"W	18.57	60.00	63.14	36.36	503	63.14	556	600.00	590	637.00
504	N47°02'59"W	18.57	60.00	63.14	36.36	504	63.14	559	600.00	593	637.00
505	N47°02'59"W	18.57	60.00	63.14	36.36	505	63.14	562	600.00	596	637.00
506	N47°02'59"W	18.57	60.00	63.14	36.36	506	63.14	565	600.00	599	637.00
507	N47°02'59"W	18.57	60.00	63.14	36.36	507	63.14	568	600.00	602	637.00
508	N47°02'59"W	18.57	60.00	63.14	36.36	508	63.14	571	600.00	605	637.00
509	N47°02'59"W	18.57	60.00	63.14	36.36	509	63.14	574	600.00	608	637.00
510	N47°02'59"W	18.57	60.00	63.14	36.36	510	63.14	577	600.00	611	637.00
511	N47°02'59"W	18.57	60.00	63.14	36.36	511	63.14	580	600.00	614	637.00
512	N47°02'59"W	18.57	60.00	63.14	36.36	512	63.14	583	600.00	617	637.00
513	N47°02'59"W	18.57	60.00	63.14	36.36	513	63.14	586	600.00	620	637.00
514	N47°02'59"W	18.57	60.00	63.14	36.36	514	63.14	589	600.00	623	637.00
515	N47°02'59"W	18.57	60.00	63.14	36.36	515	63.14	592	600.00	626	637.00
516	N47°02'59"W	18.57	60.00	63.14	36.36	516	63.14	595	600.00	629	637.00
517	N47°02'59"W	18.57	60.00	63.14	36.36	517	63.14	598	600.00	632	637.00
518	N47°02'59"W	18.57	60.00	63.14	36.36	518	63.14	601	600.00	635	637.00
519	N47°02'59"W	18.57	60.00	63.14	36.36	519	63.14	604	600.00	638	637.00
520	N47°02'59"W	18.57	60.00	63.14	36.36	520	63.14	607	600.00	641	637.00
521	N47°02'59"W	18.57	60.00	63.14	36.36	521	63.14	610	600.00	644	637.00
522	N47°02'59"W	18.57	60.00	63.14	36.36	522	63.14	613	600.00	647	637.00
523	N47°02'59"W	18.57	60.00	63.14	36.36	523	63.14	616	600.00	650	637.00
524	N47°02'59"W	18.57	60.00	63.14	36.36	524	63.14	619	600.00	653	637.00
525	N47°02'59"W	18.57	60.00	63.14	36.36	525	63.14	622	600.00	656	637.00
526	N47°02'59"W	18.57	60.00	63.14	36.36	526	63.14	625	600.00	659	637.00
527	N47°02'59"W	18.57	60.00	63.14	36.36	527	63.14	628	600.00	662	637.00
528	N47°02'59"W	18.57	60.00	63.14	36.36	528	63.14	631	600.00	665	637.00
529	N47°02'59"W	18.57	60.00	63.14	36.36	529	63.14	634	600.00	668	637.00
530	N47°02'59"W	18.57	60.00	63.14	36.36	530	63.14	637	600.00	671	637.00
531	N47°02'59"W	18.57	60.00	63.14	36.36	531	63.14	640	600.00	674	637.00
532	N47°02'59"W	18.57	60.00	63.14	36.36	532	63.14	643	600.00	677	637.00
533	N47°02'59"W	18.57	60.00	63.14	36.36	533	63.14	646	600.00	680	637.00
534	N47°02'59"W	18.57	60.00	63.14	36.36	534	63.14	649	600.00	683	637.00
535	N47°02'59"W	18.57	60.00	63.14	36.36	535	63.14	652	600.00	686	637.00
536	N47°02'59"W	18.57	60.00	63.14	36.36	536	63.14	655	600.00	689	637.00
537	N47°02'59"W	18.57	60.00	63.14	36.36	537	63.14	658	600.00	692	637.00
538	N47°02'59"W	18.57	60.00	63.14	36.36	538	63.14	661	600.00	695	637.00
539	N47°02'59"W	18.57	60.00	63.14	36.36	539	63.14	664	600.00	698	637.00
540	N47°02'59"W	18.57	60.00	63.14	36.36	540	63.14	667	600.00	701	637.00
541	N47°02'59"W	18.57	60.00	63.14	36.36	541	63.14	670	600.00	704	637.00
542	N47°02'59"W	18.57	60.00	63.14	36.36	542	63.14	673	600.00	707	637.00
543	N47°02'59"W	18.57	60.00	63.14	36.36	543	63.14	676	600.00	710	637.00
544	N47°02'59"W	18.57	60.00	63.14	36.36	544	63.14	679	600.00	713	637.00
545	N47°02'59"W	18.57	60.00	63.14	36.36	545	63.14	682	600.00	716	637.00
546	N47°02'59"W	18.57	60.00	63.14	36.36	546	63.14	685	600.00	719	637.00
547	N47°02'59"W	18.57	60.00	63.14	36.36	547	63.14	688	600.00	722	637.00
548	N47°02'59"W	18.57	60.00	63.14	36.36	548	63.14	691	600.00	725	637.00
549	N47°02'59"W	18.57	60.00	63.14	36.36	549	63.14	694	600.00	728	637.00
550	N47°02'59"W	18.57	60.00	63.14	36.36	550	63.14	697	600.00	731	637.00
551	N47°02'59"W	18.57	60.00	63.14	36.36	551	63.14	700	600.00	734	637.00
552	N47°02'59"W	18.57	60.00	63.14	36.36	552	63.14	703	600.00	737	637.00
553	N47°02'59"W	18.57	60.00	63.14	36.36	553	63.14	706	600.00	740	637.00
554	N47°02'59"W	18.57	60.00	63.14	36.36	554	63.14	709	600.00	743	637.00
555	N47°02'59"W	18.57	60.00	63.14	36.36	555	63.14	712	600.00	746	637.00
556	N47°02'59"W	18.57	60.00	63.14	36.36	556	63.14	715	600.00	749	637.00
557	N47°02'59"W	18.57	60.00	63.14	36.36	557	63.14	718	600.00	752	637.00
558	N47°02'59"W	18.57	60.00	63.14	36.36	558	63.14	721	600.00	755	637.00
559	N47°02'59"W	18.57	60.00	63.14	36.36	559	63.14	724	600.00	758	637.00
560	N47°02'59"W	18.57									