

2018-01184

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Requested By: City Of Benson

David W. Stevens - Recorder

Cochise County, AZ

01-19-2018 12:30 PM Recording Fee \$13.00

When recorded return to:

Vicki L. Vivian, City Clerk
City of Benson
120 W. 6th Street
Benson, AZ 85602

RESOLUTION 48-2017

**A RESOLUTION OF THE MAYOR AND COUNCIL
OF THE CITY OF BENSON, ARIZONA,
ORDERING AND DECLARING FORMATION OF
THE VILLAGES AT VIGNETO REVITALIZATION
DISTRICT NO. 4 IN THE CITY OF BENSON, ARIZONA**

RESOLUTION 48-2017

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BENSON, ARIZONA, ORDERING AND DECLARING FORMATION OF THE VILLAGES AT VIGNETO REVITALIZATION DISTRICT NO. 4 IN THE CITY OF BENSON, ARIZONA

WHEREAS, on or about October 11, 2017, the City of Benson (the “City”) received a petition (the “Petition”) for formation of The Villages at Vigneto Revitalization District No. 4 (the “District”) pursuant to Article 1, Chapter 39, Title 48 of the Arizona Revised Statutes (the “Act”), signed by the entities who or which, on the date of the Petition, were the owners of all of the real property described on Exhibit A to the Petition, and hereto, to be included in the District, as shown on the assessment roll for State and County taxes for Cochise County, Arizona (hereinafter referred to, collectively, as the “Petitioners”); and

WHEREAS, in the Petition, the Petitioners requested, represented, attested and declared the following:

- i. The name of the District shall be “The Villages at Vigneto Revitalization District No. 4”;
- ii. The District is to be formed, and shall exist, pursuant to the terms and provisions of the Act, as such terms and provisions may be amended, waived or restricted from time to time;
- iii. The District will contain an area of approximately 1,592 acres of land, more or less, located wholly within the incorporated boundaries of the City, and will be composed of the real property described on Exhibit A hereto, which is made a part hereof for all purposes (the “Property”);
- iv. The District will be a special purpose district for purposes of Article IX, Section 19 of the Constitution of the State of Arizona, a tax levying public improvement district for the purposes of Article XIII, Section 7 of the Constitution of the State of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1, 3.2, 4 and 5 of the Arizona Revised Statutes, and will, except as otherwise provided in the Act, be considered a municipal corporation and political subdivision of the State of Arizona separate and apart from the City, and will be formed for, and have, all the rights and powers of a “district,” as such term is defined, and as provided, in the Act;
- v. A “General Plan for the Establishment of the Villages at Vigneto Revitalization District No. 4” (the “General Plan”), setting out a general description of the infrastructure improvements for which the District is proposed to be formed and the general areas to be improved and benefited, has been filed with the Clerk of the City;
- vi. The real property to be included in the District will be benefited by the infrastructure improvements for which the District is proposed to be formed;

vii. The formation of the District is to result in the levy of special assessments and/or ad valorem taxes upon the several lots in the Property in order to pay the costs of (a) the formation and operation of the District, (b) the infrastructure improvements to be financed, constructed and acquired by the District and (c) the operation and maintenance of such infrastructure improvements;

viii. The public convenience and necessity require the adoption of this resolution; and

WHEREAS, the City will in no way be liable for the payment of any of the costs of the infrastructure improvements described in the General Plan or for any debt or obligation incurred by the District, except to the extent, if any, expressly authorized by separate agreement; and

WHEREAS, as of the date hereof, (i) as shown on the assessment roll for State and County taxes in Cochise County, Arizona, all of the real property to be included in the District is owned by the Petitioners, and (ii) no registered electors reside on the real property to be included in the District; and

WHEREAS, based upon the foregoing, the Petitioners requested that the Petition be properly filed as provided by law and that the City adopt a resolution declaring its intention to form the District in the manner required by the Act; and

WHEREAS, at a meeting of the Mayor and the Council of the City of Benson, Arizona, duly called, noticed and held on October 23, 2017, at which meeting a quorum was present and acting throughout, the Mayor and Council of the City adopted Resolution No. 33-2017, declaring the intent to form the District; and

WHEREAS, not less than 20 days prior to the date hereof, the Clerk of the City caused proper notice and a copy of Resolution 33-2017, together with notice of the date, time, and location of the public hearing with respect thereto, to be mailed to all owners of real property in the proposed District, and to be published, in accordance with A.R.S. Section 48-6803, and has caused affidavits thereof to be placed in the official records of the City; and

WHEREAS, the City has conducted the public hearing required by A.R.S. Section 48-6804, with respect to which persons claiming an interest in the real property to be included in the District and any qualified electors in the District, among others, were afforded the opportunity to file objections, both in writing and in person, to the purported benefits to be derived from the District, the formation of the District or the General Plan for the District; and

WHEREAS, the Mayor and Council have received and considered the objections, both in writing and in person, presented at the public hearing held on this date, including the testimony and evidence presented in support of or opposition to the objections,

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

Section 1. Matters Noticed, Acknowledged and Agreed to by the City. The Mayor and Council hereby notice, acknowledge and agree as follows:

(a) The Petitioners seek formation of the District to exercise the rights and powers set forth in the Act,

(b) As required by the Act, the General Plan has been filed with the Clerk of the City,

(c) The Petition and all supporting materials deemed necessary have been filed with, and received by, the Mayor and Council and are hereby incorporated herein as if set forth in full herein,

(d) The purposes for which the organization of the District is sought are as described in the Petition and are purposes for which a district may be organized pursuant to the Act, and

(e) The public convenience and necessity require the adoption of this Resolution.

Section 2. Approval of General Plan of the District. The General Plan of the District submitted to the City Clerk on initially submitted on August 14, 2017 and resubmitted on October 11, 2017, is found to be a General Plan within the meaning of the Act.

Section 3. Granting of Petition: Formation and Powers of District. The Petition is hereby granted, and the District, to be known as The Villages at Vigneto Revitalization District No. 4 of Benson, Arizona, is hereby formed as a revitalization district pursuant to the terms and provisions of, and with the powers and authority conferred by, the Act, with jurisdiction over the Property. Based on the Petition and the recitals in this Resolution, all requirements of posting, publication, mailing, notice, protest, hearing and election required by the Act in connection with the formation of the District and adoption of this Resolution have been satisfied. The District shall have and may exercise all such powers as may be necessary or appropriate to accomplish the construction and acquisition of infrastructure improvements described in the Petition and the General Plan.

Section 4. District Boundaries and Map. The District boundaries are as described on Exhibit A hereto. A map showing the District boundaries is set forth as Exhibit B hereto and is hereby approved.

Section 5. Dissemination of Resolution. Pursuant to A.R.S. § 42-17257, the Petitioners shall cause a copy of this Resolution to be delivered to each of the County Assessor, the Board of Supervisors of Cochise County, Arizona, and the Department of Revenue of the State of Arizona.

Section 6. District Board of Directors. The District shall be governed by a Board of Directors comprised, initially, of the following members who shall serve terms of one year:

Dennis Krahn

Eric Hollensbe

June Prinz

The subsequent District board will be elected in accordance with the Act.

Section 7. Levy of Taxes. Formation of the District may result in the levy of taxes by the District on all taxable property located within the District to pay the operation and maintenance expenses of the District.

Section 8. Development Agreement and Intergovernmental Agreement. By this Resolution and pursuant to Arizona Revised Statutes Section 48-6807, the District is hereby a party to that certain Development Agreement and Intergovernmental Agreement to be executed concurrently with this Resolution by the City and the Petitioner owning the majority of land in the District, and the District Board will execute such Agreement at its first meeting.

Section 9. No General Liability of the City. NONE OF THE CITY OR THE STATE, NOR THE GENERAL FUNDS OF EITHER, NOR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT), SHALL BE LIABLE, DIRECTLY OR, INDIRECTLY, FOR THE COSTS OF THE INFRASTRUCTURE IMPROVEMENTS CONTEMPLATED BY THE GENERAL PLAN NOR FOR THE PAYMENT OR REPAYMENT OF ANY OBLIGATION, LIABILITY, COST, EXPENSE, BOND OR INDEBTEDNESS OF THE DISTRICT, EXCEPT TO THE EXTENT, IF ANY, EXPRESSLY AUTHORIZED BY SEPARATE AGREEMENT, AND NEITHER THE CREDIT NOR THE TAXING POWER OF THE CITY, THE STATE OF ARIZONA NOR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) WILL BE PLEDGED THEREFOR.

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PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Benson, Arizona, this 28th day of December, 2017.

CITY OF BENSON, ARIZONA,
an Arizona municipal corporation



By: Toney D. King, Sr., Mayor

ATTEST:



By: Vicki L. Vivian, CMC, City Clerk

APPROVED AS TO FORM:


Counsel for City

Exhibit A - Legal Description
Exhibit B - Boundary Map

EXHIBIT A

Legal Description

DESCRIPTION OF REVITALIZATION DISTRICT 4 (RD-4)

Those portions of Sections 15, 16, 17, 10, 20, 21, Township 18 South, Range 20 East, Gila and Salt River Meridian, all in Cochise County, Arizona, described as follows:

BEGINNING at the southeast corner of said Section 15;

Thence North 89 degrees 51 minutes 49 seconds West, 2651.95 feet along the South line of said Section 15 to the South Quarter corner thereof;

Thence North 89 degrees 46 minutes 21 seconds West, 2651.73 feet along the South line of said Section 15 to the Southwest corner thereof, also being the Northeast corner of said Section 21;

Thence South 00 degrees 06 minutes 13 seconds West, 2647.15 feet along the East line of said Section 21 to the east Quarter corner thereof;

Thence South 00 degrees 05 minutes 02 seconds West, 2649.47 feet along said East line of Section 21 to the southeast corner thereof;

Thence South 89 degrees 54 minutes 37 seconds West, 2644.96 feet along the South line of said Section 21 to the South Quarter corner thereof;

Thence North 89 degrees 48 minutes 01 seconds West, 2638.89 feet along the said South line of Section 21 to the Southwest corner thereof, also being the Southeast corner of said Section 20;

Thence North 89 degrees 48 minutes 24 seconds West, 5291.23 feet along the South line of said Section 20 to the Southwest corner thereof, also being the Southeast corner of said Section 19;

Thence North 89 degrees 55 minutes 05 seconds West, 2537.60 feet along the South line of said Section 19 to a point of non-tangent curvature on the east right-of-way of State Route 90, from which point the radius point bears North 84 degrees 57 minutes 37 seconds West;

Continue along the said East right-of-way of State Route 90 the following courses;

Thence along a curve to the left, having a radius of 23118.32 feet and a central angle of 001 degrees 46 minutes 55 seconds, 718.98 feet;

Thence South 86 degrees 44 minutes 32 seconds East, 50.00 feet to a point of non-tangent curvature, from which point the radius point bears North 86 degrees 44 minutes 32 seconds West;

Thence along a curve to the left, having a radius of 23168.32 feet and a central angle of 000 degrees 59 minutes 28 seconds, 400.75 feet;

Thence North 87 degrees 44 minutes 00 seconds West, 50.00 feet to a point of non-tangent curvature, from which point the radius point bears North 87 degrees 44 minutes 00 seconds West;

Thence along a curve to the left, having a radius of 23118.32 feet and a central angle of 002 degrees 03 minutes 54 seconds, 833.23 feet to a point of tangency;

Thence North 00 degrees 12 minutes 06 seconds East, 3350.67 feet to the intersection with the line common to said Sections 18 and 19;

Thence North 00 degrees 02 minutes 48 seconds East, 596.27 feet to an intersection with an existing drainage;

Thence the following courses along said existing drainage;

Thence North 64 degrees 46 minutes 14 seconds East, 475.99 feet;

Thence North 80 degrees 01 minutes 52 seconds East, 485.90 feet;

Thence North 53 degrees 44 minutes 44 seconds East, 311.05 feet;

Thence North 87 degrees 09 minutes 05 seconds East, 326.27 feet;

Thence South 76 degrees 50 minutes 42 seconds East, 207.23 feet;

Thence South 86 degrees 52 minutes 37 seconds East, 316.48 feet;

Thence North 56 degrees 04 minutes 00 seconds East, 138.35 feet;

Thence North 43 degrees 00 minutes 32 seconds East, 92.21 feet;

Thence North 71 degrees 23 minutes 13 seconds East, 167.88 feet;

Thence South 74 degrees 14 minutes 50 seconds East, 454.49 feet;

Thence South 83 degrees 50 minutes 30 seconds East, 175.56 feet;

Thence North 78 degrees 18 minutes 34 seconds East, 142.94 feet;

Thence South 71 degrees 39 minutes 36 seconds East, 486.93 feet;

Thence North 82 degrees 43 minutes 29 seconds East, 321.41 feet;

Thence North 83 degrees 36 minutes 47 seconds East, 482.03 feet;

Thence North 75 degrees 59 minutes 03 seconds East, 87.90 feet;

Thence North 68 degrees 59 minutes 27 seconds East, 386.29 feet;

Thence North 89 degrees 51 minutes 44 seconds East, 185.24 feet;

Thence South 76 degrees 17 minutes 31 seconds East, 363.37 feet;
Thence North 89 degrees 36 minutes 50 seconds East, 59.48 feet;
Thence South 36 degrees 36 minutes 11 seconds East, 61.94 feet;
Thence South 70 degrees 08 minutes 48 seconds East, 70.25 feet;
Thence South 87 degrees 01 minutes 44 seconds East, 221.60 feet;
Thence North 84 degrees 41 minutes 31 seconds East, 81.19 feet;
Thence South 87 degrees 04 minutes 03 seconds East, 143.32 feet;
Thence North 74 degrees 03 minutes 29 seconds East, 71.44 feet;
Thence South 79 degrees 59 minutes 30 seconds East, 90.92 feet;
Thence North 70 degrees 25 minutes 16 seconds East, 183.07 feet;
Thence North 81 degrees 56 minutes 36 seconds East, 112.27 feet;
Thence North 67 degrees 34 minutes 17 seconds East, 102.57 feet;
Thence South 74 degrees 30 minutes 21 seconds East, 252.40 feet;
Thence South 69 degrees 55 minutes 38 seconds East, 231.88 feet;
Thence North 68 degrees 57 minutes 41 seconds East, 94.48 feet;
Thence North 19 degrees 18 minutes 58 seconds East, 95.35 feet;
Thence North 58 degrees 02 minutes 44 seconds East, 166.54 feet;
Thence North 49 degrees 13 minutes 22 seconds East, 166.54 feet;
Thence North 78 degrees 10 minutes 24 seconds East, 150.35 feet;
Thence North 58 degrees 12 minutes 19 seconds East, 192.40 feet;
Thence South 78 degrees 09 minutes 04 seconds East, 435.60 feet;
Thence North 75 degrees 13 minutes 58 seconds East, 295.03 feet;
Thence South 83 degrees 50 minutes 47 seconds East, 158.97 feet;
Thence South 53 degrees 51 minutes 28 seconds East, 195.27 feet;

Thence South 62 degrees 00 minutes 21 seconds East, 217.08 feet;
Thence South 63 degrees 11 minutes 14 seconds East, 241.73 feet;
Thence South 86 degrees 28 minutes 19 seconds East, 440.57 feet;
Thence South 76 degrees 07 minutes 08 seconds East, 444.62 feet;
Thence South 62 degrees 51 minutes 23 seconds East, 221.49 feet;
Thence North 73 degrees 48 minutes 07 seconds East, 208.24 feet;
Thence South 89 degrees 55 minutes 31 seconds East, 215.89 feet;
Thence South 64 degrees 43 minutes 52 seconds East, 129.20 feet;
Thence North 75 degrees 21 minutes 38 seconds East, 93.79 feet;
Thence North 63 degrees 23 minutes 57 seconds East, 202.81 feet;
Thence North 80 degrees 41 minutes 23 seconds East, 397.40 feet;
Thence North 89 degrees 51 minutes 47 seconds East, 381.25 feet;
Thence North 65 degrees 07 minutes 54 seconds East, 329.09 feet;
Thence South 84 degrees 46 minutes 22 seconds East, 703.82 feet;
Thence South 71 degrees 27 minutes 03 seconds East, 347.85 feet;
Thence North 67 degrees 18 minutes 30 seconds East, 278.11 feet;
Thence South 52 degrees 36 minutes 50 seconds East, 315.02 feet;
Thence North 66 degrees 43 minutes 13 seconds East, 435.30 feet;
Thence South 81 degrees 58 minutes 49 seconds East, 269.27 feet;
Thence South 28 degrees 46 minutes 10 seconds East, 221.04 feet;
Thence North 88 degrees 25 minutes 25 seconds East, 277.31 feet;
Thence South 53 degrees 38 minutes 03 seconds East, 138.90 feet;
Thence North 63 degrees 50 minutes 57 seconds East, 288.18 feet;
Thence North 86 degrees 01 minutes 46 seconds East, 376.74 feet;

Thence South 64 degrees 41 minutes 42 seconds East, 167.96 feet;
Thence North 44 degrees 39 minutes 33 seconds East, 197.41 feet;
Thence South 75 degrees 10 minutes 35 seconds East, 187.42 feet;
Thence North 35 degrees 38 minutes 59 seconds East, 266.89 feet;
Thence North 87 degrees 49 minutes 46 seconds East, 68.51 feet;
Thence South 59 degrees 29 minutes 18 seconds East, 73.29 feet;
Thence North 83 degrees 45 minutes 28 seconds East, 272.85 feet;
Thence North 56 degrees 30 minutes 12 seconds East, 310.04 feet;
Thence North 60 degrees 08 minutes 54 seconds East, 157.89 feet;
Thence North 79 degrees 36 minutes 21 seconds East, 167.52 feet;
Thence South 73 degrees 34 minutes 25 seconds East, 91.99 feet;
Thence North 66 degrees 33 minutes 09 seconds East, 185.28 feet;
Thence North 31 degrees 51 minutes 30 seconds East, 272.48 feet;
Thence North 65 degrees 53 minutes 37 seconds East, 562.31 feet;
Thence North 04 degrees 28 minutes 50 seconds West, 159.43 feet;
Thence North 22 degrees 45 minutes 46 seconds East, 100.83 feet;
Thence North 65 degrees 20 minutes 30 seconds East, 381.46 feet;
Thence North 88 degrees 12 minutes 26 seconds East, 87.02 feet to the East line of said Section 15;
Thence South 00 degrees 05 minutes 04 seconds East, 2431.64 feet along the East line of said Section 15 to the Southeast corner thereof and POINT OF BEGINNING.

EXCEPT the following portion of said Section 20;

BEGINNING at the Northeast corner of said Section 20, Township 18 South, Range 20 East, Gila and Salt River Meridian, Cochise County, Arizona;

Thence North 89 degrees 49 minutes 41 seconds West, 2643.71 feet along the North line of said Section 20 to the North Quarter corner thereof;

Thence North 89 degrees 45 minutes 38 seconds West, 2644.50 feet along the North line of said Section 20 to the Northwest corner thereof;

Thence South 00 degrees 07 minutes 01 seconds West, 2650.59 feet along the West line of said Section 20 to the West Quarter corner thereof;

Thence South 00 degrees 04 minutes 09 seconds West, 1323.07 feet along the West line of said Section 20;

Thence South 89 degrees 48 minutes 47 seconds East, 5291.15 feet to a point on the East line of said Section 20;

Thence North 00 degrees 03 minutes 57 seconds East, 1323.64 feet to the East Quarter corner of said Section 20;

Thence North 00 degrees 03 minutes 17 seconds East, 2648.31 feet along the East line of said Section 20 to the POINT OF BEGINNING.

Containing 21012513 square feet (482.381 acres), more or less

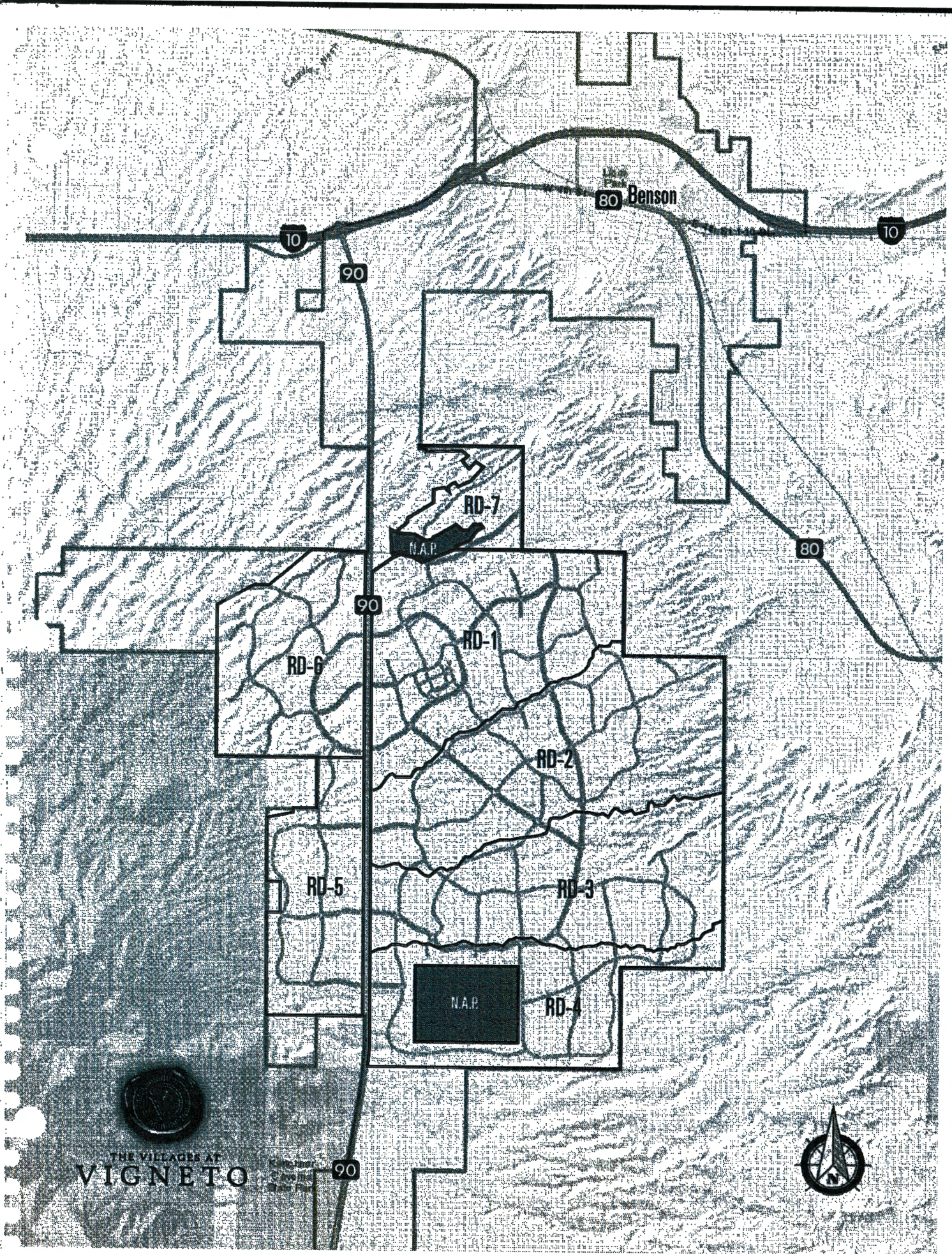
Net area of RD-4 is 69,350,389 square feet (1,592.066 acres) more or less.



EXPIRES 3/31/2018

EXHIBIT B

Boundary Map



THE VILLAGES AT
VIGNETO

Community
Covenants
and Rules

