

**PETITION REQUESTING THE ESTABLISHMENT OF THE A-1 RANCH DOMESTIC
WATER IMPROVEMENT DISTRICT OF COCONINO COUNTY, ARIZONA**

The undersigned real property owners (Petitioners), as set forth in Exhibit A, hereby petition the Board of Supervisors of Coconino County, Arizona (County), to enter its final order (Resolution) forming a domestic water improvement district acting pursuant to the provisions of Title 48, Chapter 6, Arizona Revised Statutes (A.R.S.), as amended (Improvement District Act).

1. Petitioners propose to organize a domestic water improvement district to be named “A-1 Ranch Domestic Water Improvement District” (District).
2. The proposed District boundaries within the County are delineated by legal description in Exhibit B and map in Exhibit C (Property).
3. The District is needed to construct, acquire, operate, and maintain a domestic water system and other local improvements within the Property. The formation of the District and the construction, acquisition, operation, and maintenance of the improvements will promote public convenience, necessity and welfare. All of the Property will be benefited by these improvements, which are generally outlined in Exhibit D.
4. The District is wholly or partially within: (1) the boundaries of an existing service territory of a public service corporation that provides domestic water or wastewater services as defined by a certificate of convenience and necessity issued by the Arizona Corporation Commission (Commission); or (2) the boundaries of a proposed service territory of public service corporation that provides domestic water or wastewater services as defined by an application for a certificate of convenience and necessity that is pending before the Commission or that has been considered by the Commission within one year before the date this petition is filed.
5. The District shall be a special purpose district and a municipal corporation for all applicable purposes. These purposes consist of, but are not limited to, the purposes prescribed in § 48-909(A) as well as the related powers prescribed in A.R.S. § 48-909(B), and A.R.S. § 48-910.
6. Petitioners acknowledge that the formation of the District may result in the levy of ad valorem taxes, assessments, and other charges to pay the costs of improvements constructed or acquired by the District and for their operation and maintenance, and that the Property and its owners will be subject to the ordinances, resolutions, and other laws of the District. Petitioners also understand and consent that taxes may be levied on a square footage basis pursuant to A.R.S. § 48-955.
8. Petitioners request that the Board of Supervisors determine that the District be governed by a board of directors composed of three members and that the following qualified electors of the District be appointed as the initial board of directors: (1) Randon Cupp; (2) Dean Buchenauer; and (3) Brandon Short.
9. Election dates shall be the county wide general election date of each even numbered year, beginning November 2024, and terms of the applicable class shall expire on December 31 following the election.
10. The Petitioners represent and understand that this Petition: (1) constitutes a binding obligation; (2) has been validly authorized and executed as verified in Exhibit E; (3) requests that the Board of Supervisors establish the District boundaries in accordance with Exhibit B. and (4) meets the petition majority requirement set forth in A.R.S. § 48-903(A).

RESOLUTION NO. 2023-43

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COCONINO COUNTY, ARIZONA, ESTABLISHING THE A-1 RANCH DOMESTIC WATER IMPROVEMENT DISTRICT OF COCONINO COUNTY

WHEREAS, real property owners filed a petition addressed to the Board of Supervisors (“Board”) with the Clerk of the Board of Supervisors on August 2, 2023, for the establishment of an Improvement District to be known as the A-1 RANCH DOMESTIC WATER IMPROVEMENT DISTRICT (“District”) pursuant to title 48, chapter 6, Arizona Revised Statutes (“A.R.S”), as amended (“Improvement District Act”); and

WHEREAS, the Improvement District Act authorizes the Board by final order to grant the petitioners’ request to establish the District boundaries, to designate land included therein, and to designate the District corporate name; and

WHEREAS, the petition is signed by a majority of the persons owning real property or by the owners of fifty-one per cent or more of the real property within the limits of the proposed district, pursuant to A.R.S. 48-903; and

WHEREAS, the Board presumes the petition signatures valid; and

WHEREAS, the Board finds that all applicable District formation laws have been satisfied; and

WHEREAS, having heard all interested property owners on all matters relating to establishing the District, the Board finds that the District will benefit all land therein by acquiring and/or constructing improvements to supply water for domestic purposes, and therefore, will promote public convenience, necessity and welfare.

WHEREAS, this Resolution confirms, for record purposes, that the Board of Supervisors is not the governing board for the A-1 Ranch Domestic Water Improvement District and that those qualified electors of the district are those persons listed below until elections are held; and

WHEREAS, confirming who the governing board is for the district, helps to clarify the County Board of Supervisors’ and County Treasurer’s role with the district.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF COCONINO COUNTY, ARIZONA, that:

1. The request of the petitioners is granted. An improvement district is hereby formed and organized, and shall exist pursuant to the Improvement District Act, under the name A-1 Ranch Domestic Water Improvement District, by which name it shall be known in all proceedings hereafter.
2. The District shall be a special purpose district and a municipal corporation for all applicable

purposes. Except as otherwise provided in the Improvement District Act, the District shall be formed for, and shall have, all the purposes and powers of a domestic water improvement district provided in the Improvement District Act.

3. The District shall consist of all lands set forth on Exhibit A hereto (“Property”), and such lands shall be the basis for and subject to all taxes, assessments, tolls and charges levied by the District and the basis of the vote at all elections of the District. The property includes certain lands to be used for District purposes.
4. Copies of the Resolution shall be filed with the Coconino County Recorder, Coconino County Assessor, the Arizona Department of Revenue, and such other governmental agencies as are required or appropriate under applicable law. The Board and all other County officials are hereby authorized to execute all such documents and instruments and take all such actions as may be proper, necessary or appropriate in connection with this Resolution and the final organization and operation of the District.
5. The map of the Property referenced in Exhibit A is hereby approved as the official map designating the lands included in the boundaries of the District.
6. The Board appoints Randon Cupp, Dean Buchenauer, and Brandon Short as three members of the interim Board of Directors for the three-member board, who will serve until elections are held.
7. The Board of Supervisors is not the Board for the A-1 Ranch Domestic Water Improvement District.

PASSED AND ADOPTED by the Coconino County Board of Supervisors on this 6th day of September 2023.

AYES:

NOS:

ABSENT:

(SEAL)

COCONINO COUNTY BOARD OF SUPERVISORS

Jeronimo Vasquez, Chair

APPROVED AS TO FORM:

Heather Mosher, Deputy County Attorney

ATTEST:

Lindsay Daley, Clerk of the Board