

## **ORDINANCE NO. 3860**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS APPROVING THE ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLLS, FOR THE CITY POINT PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on September 9, 2019, after notice and a public hearing in the manner required by law, the City Council (the "City Council") of the City of North Richland Hills, Texas (the "City") passed and approved Resolution No. 2019-035 authorizing the creation of City Point Public Improvement District (the "District") for the City Point project; and

**WHEREAS**, on December 9, 2019, after notice and a public hearing in the manner required by law, the City Council passed Ordinance No. 3625 and Ordinance No. 3626 approving the "City Point Service and Assessment Plan," including the Assessment Rolls attached to the Service and Assessment Plan for Improvement Zone A and Improvement Zone B (the "Assessment Rolls"), dated December 9, 2019 (the "Service and Assessment Plan") and levied the Assessments on property within District in accordance with the Assessment Rolls for the purposes of financing the public improvements (the "Authorized Improvements") undertaken for the benefit of such property; and

**WHEREAS**, Chapter 372, Texas Local Government Code (as amended, the "PID Act") requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

**WHEREAS**, the City Council has received the "City Point Public Improvement District 2024 Annual Service Plan Update" (the "Annual Service Plan Update") which includes the updated Assessment Rolls and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Rolls for District as required by the PID Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS:**

**Section 1.** Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

**Section 2.** Findings. That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

- Section 3.** Assessment Plan. The Annual Service Plan Update, including the updated Assessment Rolls contained therein, in the form attached as “**Exhibit A**” is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.
- Section 4.** Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.
- Section 5.** Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the 2024 Annual Service Plan Update, to be recorded in the real property records of Tarrant County, Texas, on or before August 23, 2024. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.
- Section 6.** Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

**PASSED AND APPROVED** on this 12th day of August 2024.

**CITY OF NORTH RICHLAND HILLS**

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Jack McCarty, Mayor

**ATTEST:**

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Alicia Richardson, City Secretary

**APPROVED AS TO FORM AND LEGALITY:**

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Cara L. White, Interim City Attorney

**APPROVED AS TO CONTENT:**

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Craig Hulse, Director of Economic Development

**Exhibit A**  
**Annual Service Plan Update**

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