



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 14, 2019

SUBJECT: Consider Resolution No. 2019-043, determining the costs of certain public improvements to be financed within Improvement Zone A and Improvement Zone B of the City Point Public Improvement District; approving a Preliminary Service and Assessment Plan, including a Proposed Improvement Zone A Assessment Roll and a Proposed Improvement Zone B Assessment Roll; directing the filing of the Proposed Improvement Zone A Assessment Roll and the Proposed Improvement Zone B Assessment Roll with the City Secretary to make available for public inspection; noticing a public hearing for November 12, 2019 to consider ordinances levying Improvement Zone A Assessments and Improvement Zone B Assessments on property located within the City Point Public Improvement District; directing city staff to publish and mail notice of such public hearing; and resolving other matters incident and related thereto.

PRESENTER: Craig Hulse, Director Economic Development

SUMMARY:

Pursuant to Chapter 372 of the Texas Local Government Code, City Council is to consider Resolution 2019-043, which accepts a Preliminary Service and Assessment Plan (SAP), including the Proposed Assessment Rolls, and calling for a public hearing to consider an ordinance levying assessments on property within the City Point Public Improvement District.

GENERAL DESCRIPTION:

The area surrounding City Hall, known as City Point, is the former location of North Hills Mall. Demolished in 2007, the vacant property lacks public improvements (such as water, sewer, drainage and streets), and requires an entity to purchase and develop the land.

On August 8, 2019, property owner La Verne Butterfield L.P. submitted a petition to the city to create a Public Improvement District (PID). A PID is a designated area where property owners pay a special assessment for improvements and services within that area. The services must benefit the district area and are supplemental to services already provided by the city.

On September 9, 2019, City Council conducted a public hearing to consider, and later approving the creation of the City Point Public Improvement District to undertake the construction of authorized public improvements on the vacant City Point property.



Subsequent to the creation of the City Point PID, a Preliminary Service and Assessment Plan, known as an SAP, has been created for City Council consideration. The SAP sets forth the estimated total costs of the authorized public improvements to be financed by the City Point PID and the Proposed Assessment Rolls that are to be levied against each parcel of land within the District.

Chapter 372 of the Texas Local Government Code requires that the Proposed Assessment Rolls be filed with the City Secretary and that a public hearing be called to hear and pass on any objections. Notice of the public hearing must be published in a newspaper of general circulation in the city before the tenth (10th) day before the date of the public hearing.

After all objections have been heard at the hearing, City Council may levy special assessments against the property in the district to pay for the public improvements.

RECOMMENDATION:

Approve Resolution 2019-043, which accepts a Preliminary Service and Assessment Plan, including the Proposed Assessment Rolls, and calling for a public hearing to consider an ordinance levying assessments on property within the City Point Public Improvement District.