

RESOLUTION NO. 2033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS, SETTING A DATE, TIME AND LOCATION FOR A PUBLIC HEARING TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE MARKET CENTER PUBLIC IMPROVEMENT DISTRICT, CROSSROADS CENTER PUBLIC IMPROVEMENT DISTRICT; 9TH STREET RESIDENTIAL PARTNERSHIP CAPITAL PUBLIC IMPROVEMENT DISTRICT; 9TH STREET RESIDENTIAL PARTNERSHIP MAINTENANCE PUBLIC IMPROVEMENT DISTRICT AND CROSSROADS NORTHWEST CITY OF TERRELL PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE CITY STAFF TO PUBLISH THE NOTICE OF THE PUBLIC HEARING AND MAIL NOTICE TO AFFECTED PROPERTY OWNERS; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLLS IN THE OFFICE OF THE CITY SECRETARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), authorizes the City Council (the “Council”) of the City of Terrell, Texas (the “City”), to create a public improvement district within the City; and

WHEREAS, on January 6, 2015, the Council approved Resolution No. 780 authorizing, establishing and creating the Market Center Public Improvement District City of Terrell PID No. 1; and

WHEREAS, on January 3, 2017, the Council approved Resolution No. 840 authorizing, establishing and creating the Crossroads Center Public Improvement District City of Terrell PID No. 2; and

WHEREAS, on January 16, 2018, the Council approved Resolution No. 876 authorizing, establishing and creating the 9th Street Residential Partnership Capital Public Improvement District City of Terrell PID No. 3; and

WHEREAS, on January 16, 2018, the Council approved Resolution No. 877 authorizing, establishing and creating the 9th Street Residential Partnership Maintenance Public Improvement District City of Terrell PID No. 4; and

WHEREAS, on December 14, 2021, the Council approved Resolution No. 1083 authorizing, establishing and creating the Crossroads Northwest Public Improvement District City of Terrell Public Improvement District No. 5; and

WHEREAS, the Act requires that the Proposed Assessment Rolls be filed with the City Secretary of the City and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the “Assessment Hearing”) be held to consider proposed assessments and requires the Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City before the 10th day before the date of the Assessment Hearing; and

WHEREAS, the Council finds it to be in the public interest to accept the Proposed Assessment Rolls and to establish a date for the Assessment Hearing and to take such further action as required by the Act.

THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS:

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The Proposed Assessment Rolls are hereby accepted.

SECTION 3. The Proposed Assessment Rolls shall be filed with the City Secretary and the same shall be available for public inspection.

SECTION 4. A public hearing shall be conducted during the regular meeting of the Council to be held on September 20, 2022, at 6:00 p.m. in the City Council Chambers, Terrell City Hall, 201 East Nash, Terrell, Texas 75160 and during which the Council shall, among other action, hear and pass on any objections to the proposed assessments. Upon the adjournment of the Assessment Hearing, the Council may consider an ordinance approving the proposed assessments. All interested persons shall have the right to appear and be heard on the proposed assessments.

SECTION 5. The City Secretary is hereby authorized and directed to publish notice of the Assessment Hearing in a newspaper of general circulation in the City as required by Section 372.016(b) of the Act.

SECTION 6. The City Secretary is hereby authorized and directed to mail notice of the Assessment Hearing to owners of property liable for the assessments set forth in the proposed Assessment Rolls, as required by Section 372.016(c) of the Act.

SECTION 7. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED this the 30th day of August, 2022.



E. Rick Carmona, Mayor

ATTEST:



City Secretary



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Terrell, Texas, on Tuesday, September 20, 2022, at 6:00 p.m. in the City Council Chambers, Terrell City Hall, 201 East Nash Street., Terrell, Texas, 75160.

The public hearing will be held to consider proposed assessments to be levied against the assessable property within the following Public Improvement Districts:

- PID #1: Market Center Public Improvement District
- PID #2: Crossroads Center Public Improvement District
- PID #3: 9th Street Residential Partnership Capital Public Improvement District City of Terrell PID No. 3
- PID #4: 9th Street Residential Partnership Maintenance Public Improvement District City of Terrell PID No. 4
- PID #5: Crossroads Northwest Public Improvement District City of Terrell Public Improvement District No. 5

The proposed Authorized Improvements to be undertaken include water improvements, sanitary sewer improvements, storm drainage improvements, ponds, park and trail improvements, repair and maintain wetlands, construction of public infrastructure, open space, common drainage and other common improvements, maintenance of common drainage structure, general landscaping and maintenance, mowing services and maintenance of landscaping.

The total costs of the Authorized Improvements that are allocable to PID #1 are \$100,000.00.

The total costs of the Authorized Improvements that are allocable to PID #2 are \$150,000.00.

The total costs of the Authorized Improvements that are allocable to PID #3 are based upon \$.01 cent per \$100.00 valuation of property.

The total costs of the Authorized Improvements that are allocable to PID #4 are based upon \$.01 cent per \$100.00 valuation of property.

The total costs of the Authorized Improvements that are allocable to PID #5 are based upon \$.0375 cent per \$100.00 valuation of property.

The boundaries of each Public Improvement District are set forth on the map provided with this notice and in the description of the District, available at City Hall.

All written or oral objections on the proposed assessments within each District will be considered at the public hearing.

A copy of the Assessment Roll, which Assessment Roll includes the assessments to be levied against each parcel in the Districts, is available for public inspection at the office of the City Secretary, 201 East Nash Street, Terrell, Texas 75160.

All interested parties are encouraged to attend and present their views. For additional information, contact Dawn Steil, City Secretary, City of Terrell at 972-551-6600 x1430.