

RESOLUTION NO. R-2017-4326

A RESOLUTION MAKING FINDINGS AS TO THE FEASIBILITY AND DESIRABILITY OF AN IMPROVEMENT DISTRICT TO BE KNOWN AS THE LA FRONTERA REDEVELOPMENT PUBLIC IMPROVEMENT DISTRICT; MAKING FINDINGS AS TO THE ADVISABILITY, NATURE, AND COSTS OF THE IMPROVEMENTS AND THE METHOD OF ASSESSMENT WITHIN THE BOUNDARIES OF THE DISTRICT; AUTHORIZING THE DISTRICT AS A PUBLIC IMPROVEMENT DISTRICT PURSUANT TO CHAPTER 372, SUBCHAPTER B, OF THE LOCAL GOVERNMENT CODE; AUTHORIZING THE MAYOR TO EXECUTE THE ASSESSMENT SERVICE PLAN; MAKING PROVISIONS RELATED THERETO AND DECLARING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, Chapter 372 of the Texas Local Government Code (the "Act") authorizes the City of Round Rock, Texas (the "City") to create one or more public improvement districts; and

WHEREAS, on or about October 31, 2016, owners of certain real property located within the City delivered to the City a Petition (the "Petition") to create La Frontera Redevelopment Public Improvement District (the "District") the boundaries of which are described in Exhibit "A", attached hereto and incorporated herein (the "Property"); and

WHEREAS, the City Clerk of the City has received the Petition and it has been determined that the owners of more than 50% of the appraised value of the taxable real property and more than 50% of the area of all taxable real property within the District have executed the Petition and that the Petition complies with the Act and authorizes the City Council to consider the creation of the District; and

WHEREAS, the proposed La Frontera Redevelopment Public Improvement District Assessment Service Plan (the "Plan") has been attached hereto as Exhibit "B"; and

WHEREAS, after providing all notices required by the Act, the City Council on April 13, 2017, conducted a public hearing on the advisability of the improvements and the creation of the District; and

WHEREAS, the City Council adjourned such public hearing, Now Therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the following findings are made and declared regarding the proposed La Frontera Redevelopment Public Improvement District:

1. The Petition to establish the District is sufficient and is accepted as being in compliance with the provisions of the Act.
2. It is advisable to make the improvements set forth in the Petition and the same will benefit the land described therein, enhance the value thereof and be of benefit and use to the City and the residents of the District.
3. The nature the improvements shall consist of the construction and upsizing of existing wastewater lines and related appurtenances (the “Proposed Improvements”), servicing the Property.
4. The actual cost of the Proposed Improvements is determined to be \$198,400.00.
5. The cost of the Proposed Improvements shall be paid from special assessments on the Property within the District's boundaries.
6. The Property described in the Petition will be benefitted by the Proposed Improvements and therefore the boundaries of the District shall be as described in Exhibit "A" attached hereto and made a part hereof for all purposes.
7. The method of assessment shall be as follows: An assessment of \$198,400.00 to be paid in three equal annual installments of \$66,133.00, as set forth in the Plan.
8. The costs of the improvements shall be shared by the land within the boundaries of the District and the City.

II.

That the Plan attached hereto as Exhibit "B" is hereby approved and the Mayor is hereby authorized and directed to execute same on behalf of the City.

III.

That, the La Frontera Redevelopment Public Improvement District is hereby created as provided by the Act and in accordance with the findings made in Section I hereof. Provided, however, such authorization does not authorize Petitioner to take any action that would obligate the City in any way or cause the City to incur any risk or cost.

IV.

That this Resolution shall be published one time in the official newspaper of the City, and after twenty days following such publication, the authorization of the La Frontera Redevelopment Public Improvement District shall become effective.

V.

City staff is hereby authorized to take all action necessary to effectuate the purposes of this Resolution.

The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this 13th day of April, 2017.

ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk