



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 8, 2026

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on Ordinance No. 20260908-008 approving a Service and Assessment Plan and Assessment Roll for authorized improvements for the Austin Colony Public Improvement District (the "District"); making a finding of special benefit to certain property in the district; levying assessments against certain property within the district and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; providing for severability and providing an effective date.

AGENDA ITEM SECTION: Public Hearing and Action Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

This agenda item accommodates the required Public Hearing and approves the Service and Assessment Plan and Assessment Roll for authorized improvements for the Austin Colony Public Improvement District (the "District"), making a finding of special benefit to certain property in the district; levies assessments against certain property within the district and establishing a lien on such property, while providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code.

Creation and Purpose of the PID

On August 24, 2021 the City Council of the City of Angleton, Texas (the "City") passed and approved a resolution creating the Austin Colony Public Improvement District (the "District") covering approximately 164.5 acres of land described by metes and bounds in said Resolution

The purpose of the District is to finance public improvements (the "Authorized Improvements") as provided by Chapter 372, Texas Local Government Code, as amended (the "PID Act") that promote the interests of the City and confer a special benefit on the Assessed Property within the District.

Developer Responsibilities and Cost Advancement

Under this agreement, the Developer is responsible for constructing the authorized improvements upfront. The City agrees to reimburse the Developer for these costs, including interest, but only from a specific funding source: assessment revenues collected from benefiting properties. These revenues are placed into a dedicated Reimbursement Fund and cannot come from the City's general funds, taxes, or other revenues.

The Engineer's Opinion of Probable Cost is provided as Exhibit C, which lists the Authorized Improvements totaling \$4,074,831, plus \$42,502 privately funded, totaling \$4,032,329 for Improvement Area #1. The Service Plan breakdown is listed in Exhibit D. The annual Improvement Area #1 installments can be found on Exhibit G, totaling \$6,037,500.00.

Lastly, the Improvement Area #1 Assessment Roll is attached as Exhibit F in which the installment of \$194,204.61 will be due January 31, 2027. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel within the Improvement Area #1 Assessed Property as part of each Annual Service Plan Update.

RECOMMENDATION:

The City Council should hold the public hearing, adopt Ordinance No. 20260908-008, approving the Service and Assessment Plan and Assessment Roll for authorized improvements for the Austin Colony Public Improvement District, levying assessments against certain property within the district, establishing a lien on such property, and providing for payment of the assessment.