

Resolution~ Discuss, consider, and/or approve a resolution of the City Council of the City of Bay City, Texas, accepting the Preliminary Service and Assessment Plan for the Russell Ranch Public Improvement District; setting a date for the public hearing on the proposed levy of assessments; authorizing the publication and mailing of notice; and enacting other provisions relating thereto.



EXECUTIVE SUMMARY

BACKGROUND:

On December 21, 2021, the City Council approved by resolution the creation of a public improvement district (PID) under Chapter 372 of the Texas Local Government Code. The PID was created to act as a financing tool for reimbursement of public improvements in relation to a residential development known as Russell Ranch. The boundaries are approximately 50 acres located in the East part of the City of Bay City between Hubbard Road and Old Van Vleck Road, North of the intersection of FM 457 and Hwy 35.

A PID can finance capital costs to meet community needs which could not otherwise be constructed or provided. The costs of the capital improvements and/or supplemental services are paid entirely by property owners within the Public Improvement District.

In order to levy assessments on property within the PID for public improvements, there is a two-step process. First, the City has to accept the preliminary service and assessment plan (“SAP”) attached to the Resolution, and call a public hearing on the levy of assessments. Notice of the public hearing is published in the newspaper and mailed to each property owner in the PID. After the public hearing, the City will approve an Ordinance levying assessments on property in the PID for the financing of the public improvements. The SAP is the document that apportions the levy on the properties in the PID for the costs of the public improvements. The SAP is prepared by the City’s consultants based on an Engineer’s opinion of probable costs of the public improvements to construct and complete the project and it provides the method and formula for levying against the lots in the PID.

Error! Unknown document property name.

The Public Hearing will be held on August 13, 2024 and anyone can come and speak on the levy of Assessments. After the Public Hearing, the City will approve the Assessment Ordinance which approves the final SAP and levies assessments on property within the PID.

RECOMMENDATION: Staff recommends City Council approve the Resolution.

ATTACHMENTS: Resolution