
City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony D. McIlwain, Development Services Director
MEETING: August 19, 2024

SUBJECT:

Hold a public hearing and consider approval of an ordinance approving the 2024-25 annual Service and Assessment Plan (SAP) update for the Parks at Panchasarp Farms Public Improvement District No. JC-1; making a finding of special benefit to the property in phase #3 of the district; levying special assessments against the property within phase #3 of the district and establishing a lien on the property; providing for payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of assessments; providing for penalties and interest on delinquent assessments; providing for severability; and providing an effective date. (Second and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director)*

SUMMARY:

A Public Improvement District (PID) is a defined geographical area established to provide specific types of public improvements or maintenance which are financed by assessing property owners within the area. PIDs are regulated by Chapter 372 of the Texas Local Government Code. The City currently has an approved contract with MuniCap, Inc. for PID Administrative Services.

The Parks at Panchasarp Farms is a residential development (and PID) located off of Lakewood Drive that includes 8 total phases. Council approved the creation of The Parks at Panchasarp Farms PID on February 4, 2019, which included all 8 phases of development. Phases 1 and 2 of the development have been completed, and Phase 3 of the development is currently under construction and nearing completion. In total, the development includes 659 single family lots, 250 multi-family units, a commercial site, a school site, and 25 acres of parks and open space.

Levying the assessment is a multi-step process, which includes this public hearing. City Council levied the PID assessment on Phase 2 on March 7, 2022, and this process will not result in any additional assessments being levied on the homeowners of that phase.

The Parks at Panchasarp Farms planned development ordinance and preliminary plat show dedication of 25 acres of parkland and development of four themed parks, along with landscaped trail connections. The required parkland dedication for this development is 10.13 acres. Given that the parkland dedication and park improvements are significantly in excess of

the City's requirements, the development achieves two of the considerations for PID projects: 1) advance the City's trail and park plans, and 2) exceed the City's requirements for design, building standards, amenities and landscaping.

The Council previously approved Service and Assessment Plans (SAP) for Phases 1 and 2 of the development. The next step in the process is to determine a Service and Assessment Plan to include Phase 3 of the development. The SAP identifies the responsibilities of the PID and sets the assessment rate for the property owners within it. The PID assessments are proposed to cover two functions: the capital costs associated with construction of the park improvements and the ongoing maintenance costs for the parks.

Capital PID. The development contains 8 phases with themed parks included in Phases 2, 3A, 4, and 5. The remainder of the phases each have park improvements related to landscaping and trail connectivity. The total estimated cost for all phases is \$2,931,839. This amount is listed in the preliminary SAP and remains consistent with the SAP for Phase 1 previously passed by Council in February of 2020.

Operations and Maintenance (O&M) PID. The Administrative Expenses shown on Appendix H-1 include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

Preliminary Service and Assessment Plan (SAP). On November 11, 2019, staff presented PID assessment options in a work session. At that meeting, Council's direction was to move forward with an assessment rate of no more than \$0.227 per \$100 of valuation. The proposed preliminary SAP has a Phase 3 assessment rate under that rate. The proposed preliminary assessment rate for Phase 3 lots ranges from \$0.177 to \$0.184 per \$100 of valuation.

Attached is the preliminary Service and Assessment Plan (SAP) for the PID. The SAP is the document that defines the specific terms of the PID. Generally, it includes the following:

- Specific financing information related to the assessments. The proposed SAP includes provisions related to bonds for the development. There is no current intent to use bonds for this project. The intent is for the developer to be reimbursed through collected assessment over time. There may be a point in the future where bonds may become appropriate due to the cumulative cost of the development, but that will be many years in the future and will be considered by Council at that time.
- A list of legally authorized improvements is included as well as a list of the proposed improvements. The legally authorized improvements list is a list of any improvements that would be allowed by state law. Including this list allows future flexibility, but the intent of the PID is only for park improvements. Any improvements beyond those described as park improvements and associated costs must be authorized by a subsequent amendment to the SAP.
- The total cost of all proposed improvements in the amount of \$2,931,839.
- The SAP also includes reference to the Operations and Maintenance components of the PID. The PID will fund operation and maintenance activities within the parkland areas.

- Other miscellaneous legal requirements.

The purpose of this item is to conduct the first public hearing relating to the following items:

- A public hearing related to the Service and Assessment Plan.
- Consideration of an ordinance approving the Service and Assessment Plan.
- Consideration of assessment of property within the Public Improvement District.
- Authorize a reimbursement agreement with the Public Improvement District using assessment revenue.

RECOMMENDATION:

This is the first of two public hearings; there is no Council action necessary at this time.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

July 22, 2024: Council approved the resolution relating to PSAP.

August 5, 2024: Council conducted its first public hearing on Phase III assessment and 2024-2025 annual service plan and assessment.

REFERENCE:

CSO#5510-07-2021

FISCAL IMPACT:

None

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