

RESOLUTION NO. 2025-28

A RESOLUTION ACCEPTING A PROPOSED 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN FOR THE LAGOS PUBLIC IMPROVEMENT DISTRICT, INCLUDING THE PROPOSED 2025 ASSESSMENT ROLL; CALLING FOR AND AUTHORIZING PUBLICATION AND DELIVERY OF NOTICE OF A PUBLIC HEARING FOR SEPTEMBER 17, 2025 TO CONSIDER AN ORDINANCE AUTHORIZING THE ISSUANCE OF BONDS FOR THE FINANCING OF CERTAIN PUBLIC IMPROVEMENTS IN IMPROVEMENT AREA #1 OF THE DISTRICT; DIRECTING CITY STAFF TO PUBLISH NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS RELATED TO THE FOREGOING.

RECITALS

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "City Council") of the City of Manor, Texas (the "City") to create a public improvement district within the City and its extraterritorial jurisdiction; and

WHEREAS, on March 20, 2019, the City Council conducted a public hearing to consider a petition received by the City on January 31, 2019 titled ("Petition for the Creation of a Public Improvement District to Finance Improvements to Lagos Subdivision") requesting the creation of a public improvement district; and

WHEREAS, on March 20, 2019, after due notice and a public hearing, the City Council approved Resolution No. 2019-02 (the "Authorization Resolution"), authorizing, establishing and creating the Lagos Public Improvement District (the "District") and determining the advisability of the improvements; and

WHEREAS, the City authorized the creation of the District and the issuance of up to \$12,000,000 in bonds for the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the "Authorized Improvements"); and

WHEREAS, the City Council and the City staff have been presented a "Lagos Public Improvement District Preliminary 2025 Amended and Restated Service and Assessment Plan", including the proposed 2025 Improvement Area #1 Assessment Roll attached as Exhibit I (the "Proposed Assessment Roll"), dated September 3, 2025 (collectively, the "Preliminary 2025 SAP"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

WHEREAS, the Preliminary 2025 SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District for the special benefit of Improvement Area #1 of development, and;

WHEREAS, the City Council expects to consider at its September 17, 2025 meeting an ordinance which, among other things, authorizes the issuance of special revenue bonds in an aggregate principal amount not to exceed \$4,000,000 to finance certain public improvements that benefit Improvement Area #1 of the District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS AS FOLLOWS:

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

SECTION 2. The City Council does hereby accept the Preliminary 2025 Amended and Restated Service and Assessment Plan (the "SAP"), dated September 3, 2025, for the District, including the Proposed Assessment Roll, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

SECTION 3. The City Council expects to approve and adopt the final version of the 2025 Amended and Restated Service and Assessment Plan, including the 2025 Assessment Roll at its September 17, 2025 meeting.

SECTION 4. The City Council hereby authorizes, and calls, a meeting and a public hearing (the Bond Hearing as defined above) to be held on September 17, 2025 at 7:00 p.m. at City Hall, 105 E. Eggleston Street, Manor, Texas 78653, at which the City Council shall, among other actions, hear and pass on any objections to the proposed issuance of bonds for the financing of certain public improvements that will benefit Improvement Area #1 of the Lagos Public Improvement District..

SECTION 8. The City Council hereby approves of the publication by the City Secretary of the Assessment Hearing to be held on September 17, 2025, in substantially the form attached hereto as **Exhibit B** in the September 5th edition of the *Manor Journal* and incorporated herein for all purposes, a newspaper of general circulation in the City.

SECTION 9. City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the September 17, 2025 meeting of the City Council.

SECTION 11. This Resolution shall become effective from and after its date of passage in accordance with law.

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PASSED AND APPROVED on this the 3rd day of September 2025.

CITY OF MANOR, TEXAS

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary

EXHIBIT A

**PRELIMINARY 2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT
PLAN**

EXHIBIT B

**CITY OF MANOR, TEXAS
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Manor, Texas on September 17, 2025, at 7:00 p.m. at City Hall, 105 E. Eggleston Street, Manor, Texas 78653.

The public hearing will be held to consider the issuance of City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Lagos Public Improvement District Improvement Area #1 Project) (the “Bonds”) to finance certain public improvements that will confer a special benefit to Improvement Area #1 of the Lagos Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code. It is expected that the Bonds shall be issued in an aggregate par amount not to exceed \$4,000,000.

All written or oral objections to the issuance of the Bonds will be considered at the public hearing.