

RESOLUTION NO. 2025-30

A RESOLUTION OF THE CITY OF MANOR, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE NEWHAVEN PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED ASSESSMENT ROLL; CALLING FOR NOTICE OF A PUBLIC HEARING FOR SEPTEMBER 17, 2025 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE NEWHAVEN PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE SAID PROPOSED ASSESSMENT ROLL AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL 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 July 5, 2023, the City Council opened a public hearing, and continued to reconvene the public hearing on July 19, 2023, to consider a petition received by the City on March 17, 2022, titled "Petition for the Creation of a Public Improvement District to Finance Improvements to the Newhaven Development," requesting the creation of a public improvement district; and

WHEREAS, on July 19, 2023, after due notice and a public hearing, the City Council approved Resolution No. 2023-28 (the "Authorization Resolution"), authorizing, establishing and creating the Newhaven Public Improvement District (the "District") and determining the advisability of the improvement; and

WHEREAS, the City authorized the creation of the District and the issuance of up to \$10,000,000.00 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 anticipated levy and assessment amount for the Authorized Improvements (as defined in the Preliminary SAP) is approximately \$4,446,000.00, as referenced in Exhibit F-1 to the Preliminary Service and Assessment Plan; and

WHEREAS, the City Council and the City staff have been presented a "Newhaven Public Improvement District Preliminary Service and Assessment Plan," dated September 3, 2025 (the "Preliminary SAP"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

WHEREAS, the Preliminary SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District for the development of the District, and the Proposed Assessment Roll states the assessments proposed to be levied against each parcel of land in the District as determined by the method of assessment and apportionment chosen by the City; and

WHEREAS, the Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the "Assessment Hearing") be called to consider the Preliminary SAP and proposed assessments and requires the City Council to hear and pass on any objections to the Preliminary SAP and proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

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 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 hereby determines that the total estimated costs of the Authorized Improvements are set forth in Exhibit C of the Preliminary SAP, which costs do include the payment of expenses incurred in the administration of the District or related to the issuance of any bonds.

SECTION 4. The City Council's final determination and approval of the estimated costs of the Authorized Improvements, or any portion thereof, shall be subject to and contingent upon City Council approval of a final Service and Assessment Plan which will include the final Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. The Proposed Assessment Roll states the assessment proposed to be levied against each parcel of land in the District, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

SECTION 6. The City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and the same shall be available for public inspection.

SECTION 7. The City Council hereby authorizes and calls a meeting and a public hearing (the Assessment 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 assessments; and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property within the District (which ordinance shall specify the method of payment of the assessments).

SECTION 8. The City Council hereby approves of, without exception, 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 5, 2025 edition of *The Manor Journal*,

and incorporated herein for all purposes, a newspaper of general circulation in the City, before the tenth (10th) day before the date of the Assessment Hearing, as required by Section 372.016(b) of the Act.

SECTION 9. When the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary to mail, or cause to be mailed, to owners of property liable for assessment notice of the Assessment Hearing to be held on September 17, 2025, as required by Section 372.016(c) of the Act.

SECTION 10. 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
SERVICE AND ASSESSMENT PLAN

EXHIBIT B

NOTICE OF PUBLIC HEARING TO CONSIDER PROPOSED ASSESSMENTS TO BE LEVIED AGAINST PROPERTY LOCATED IN THE NEWHAVEN PUBLIC IMPROVEMENT DISTRICT

Date, Time, and Place of the Hearing: Notice is hereby given that the City Council of the City of Manor, Texas, will hold a public hearing in the Council Chambers at City of Manor – City Hall, 105 E. Eggleston St., Manor, Texas, 78653 on September 17, 2025, at 7:00 p.m., to consider proposed assessments to be levied against the assessable property located in the Newhaven Public Improvement District (the “District”) pursuant to the provisions of Chapter 372, Texas Local Government Code. The meeting may also be viewed electronically. Please visit www.manortx.gov for more detailed instructions on how to live-stream the meeting.

General Nature of Public Improvements: The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction, and maintenance of any ancillary structures, features, or amenities such as trails, pavilions, community facilities, swimming pools, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction, and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the “Authorized Improvements”). The Authorized Improvements for the District are anticipated to include the acquisition, construction, and/or improvement of drainage, paving, earthwork, and landscaping improvements, and related facilities, as well as the payment of costs associated with the public improvements described herein (the “PID Improvements”).

Estimated Total Cost of Public Improvements: The total cost of the public improvements to be funded by the District is approximately \$13,129,316.00, including issuance and required reserves related to the proposed issuance of bonds to fund the construction of the Authorized Improvements.

District Boundaries: The boundaries of the District include approximately 90.34 acres located in the City of Manor, generally located along or adjacent to Gregg Lane, approximately 3 miles east of SH 130, directly in between Fuchs Grove Road and FM 973; immediately west of Manor Senior High School, as more particularly described by a metes and bounds description available at Manor City Hall located at 105 E. Eggleston Street, Manor, Texas 78653 and available for public inspection and as generally depicted on Exhibit A attached hereto.

Materials: The field notes, a copy of the proposed service and assessment plan, and assessment rolls are available for inspection at Manor City Hall at 105 E. Eggleston St., Manor, Texas 78653.

All written and oral objections will be considered at the hearing.

EXHIBIT A

EXHIBIT B – DISTRICT BOUNDARY MAP

