



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 5, 2025
PREPARED BY: Michael Burrell, Development Services Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an Ordinance of the City of Manor, Texas Making a Finding of Special Benefit to the Property in the Mustang Valley Public Improvement District; Providing for the Method of Assessment of Special Assessments Against Property in the District; Approving an Assessment Roll for Improvement Area #1 of the District; Levying Special Assessments against Property within Improvement Area #1 of the District; Providing for Payment of the Special Assessments; Providing for Penalties and Interest on Delinquent Assessments; Establishing a Lien on Property within the District; Approving a Service and Assessment Plan; Providing for Related Matters in Accordance with Chapter 372, Texas Local Government Code; Providing an Effective Date; and Providing for Severability.

BACKGROUND/SUMMARY:

This item relates to Agenda Item No. 3, regarding reconvening a hearing on the levy of assessments for the Mustang Valley Public Improvement District (the “District”).

This item is to levy special assessments against property in the District to finance, certain public improvements that will benefit the District (the “Improvements”). The assessments levied against the property will be used to reimburse the developer directly for certain of its costs in completing the improvements. It is anticipated that the City will issue PID bonds to finance the Improvements in 2026. These bonds would be repaid with the assessments and the reimbursement to the developer would then be made from the proceeds of the bonds. The assessments, which are allocated to the properties in the District according to the proportional benefit they receive from the financed improvements, are set forth in the assessment rolls that are part of the Service and Assessment Plan that will be adopted by the ordinance considered in this item. The Service and Assessment Plan also describes the improvements that will be financed by the assessments (through the bonds) and their costs.

The Council approved Resolution 2025-41 on October 1, 2025, which approved the 2025 Preliminary Service and Assessment Plan (the “SAP”) and the preliminary assessment rolls for the Mustang Valley Public Improvement District, and called for a public hearing on October 15, 2025, which was continued for reconvening on November 5, 2025, for the levying of the assessments in the District. The levy and assessment amount for the Authorized Improvements (as defined in the SAP) is approximately \$2,366,000, as referenced in Exhibit F-1 of the SAP. The SAP sets forth the estimated total costs of the authorized improvements to be financed by the District for the development, and the Assessment Rolls state the assessments to be levied against each initial parcel of land in the District, as determined by the method of assessment and apportionment chosen by the City. With the adoption of this Ordinance, the Council will establish the method of payment for the assessments and levy an

assessment on the property of the development district which will fund reimbursements to the developer for its costs in completing the Improvements, either directly or with the proceeds of PID bonds repaid with the assessment. The Assessment Ordinance will need to be recorded in the real property records of Travis County, Texas within 7 days of approval.

This item also includes the approval of a Landowner Agreement with the developer, acknowledging the levy of assessments on each property in Improvement Area #1 of the District.

LEGAL REVIEW: Yes, Gregory Miller, Public Finance Counsel

FISCAL IMPACT: No

FORM 1295 FILED: No

PRESENTATION: Yes

ATTACHMENTS: Yes

- Ordinance Levying Assessment
- 2025 Service and Assessment Plan (P3Works will provide)
- Landowner Agreement

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve Ordinance No. 807 regarding the levy of assessments in the Mustang Valley Public Improvement District, approve the 2025 Service and Assessment Plan, and approve the Landowner Agreement.
