

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, ACCEPTING A PETITION FOR AND CALLING A PUBLIC HEARING ON THE ADVISABILITY OF THE IMPROVEMENTS AND CREATION OF CARROLLTON SINGER PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF CARROLLTON PURSUANT TO CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE AND AUTHORIZING THE MAILING AND PUBLICATION OF NOTICE OF THE PUBLIC HEARING.

WHEREAS, the City Council of the City (the “City Council”) of Carrollton, Texas (the “City”) has received a petition (the “Petition”) requesting creation of a public improvement district to be named Carrollton Singer Public Improvement District (the “PID”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Denton County) in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; and

WHEREAS, the Petition, a copy of which is attached hereto as Exhibit A, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed PID is described in the attachments to the Petition and shown on the map attached hereto as Exhibit B, said area for the PID being within the corporate limits of the City; and

WHEREAS, the City Council accepts the Petition and desires to schedule a public hearing to consider the advisability of the improvements and creation of the PID;

WHEREAS, the purpose of the PID is to fund improvement projects authorized by the Act that are necessary for development of property in the proposed district, which public improvements will include (i) acquisition, construction and improvement of water, wastewater or drainage facilities and improvements; (ii) acquisition, construction, improvement, widening, narrowing, closing or rerouting streets, roadways or their rights of way, (iii) acquisition by purchase or otherwise, of real property or contractual rights in connection with each authorized improvement ((i) through (iii) (the “Public Improvements”); (iv) the payment of expenses incurred in the establishment, administration, and operation of the proposed public improvement district, including costs of issuing bonds, if any, funding debt service and capitalized interest reserves and credit enhancement fees.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

SECTION 1

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2

The public hearing is hereby scheduled at 5:45 p.m., on December 15, 2015, at Carrollton City Hall, 1945 E. Jackson Road, Carrollton, Texas 75006, to receive public comment on the advisability of the improvements and creation of the PID in the area described in the Petition attached as Exhibit A and as shown on the map in Exhibit B, pursuant to the Act.

SECTION 3

Notice of said hearing, in the substantially final form presented herewith in Exhibit C with such changes as may be approved by the City Attorney, shall be published in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act.

SECTION 4

Written notice, in the substantially final form presented herewith with such changes as may be approved by the City Attorney, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment within the proposed PID, before the 15th day prior to the date set for the hearing.

SECTION 5

This Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 17th day of November, 2015.

CITY OF CARROLLTON, TEXAS

By: _____
Matthew Marchant, Mayor

ATTEST:

Krystle Nelinson, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd, City Attorney

APPROVED AS TO CONTENT:

Marc Guy, Assistant City Manager

EXHIBIT A

PETITION
(see attached Petition)

EXHIBIT B

MAP
(See attached)

EXHIBIT C
Notice of Public Hearing

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF CARROLLTON TO CONSIDER THE ADVISABILITY OF THE IMPROVEMENTS AND CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTIES LOCATED WITHIN THE BOUNDARIES OF THE CITY

NOTICE IS HEREBY GIVEN THAT the City Council of City of Carrollton, Texas (the "City"), pursuant to Chapter 372.005 Local Government Code, as amended, (the "Act"), will hold a public hearing at 5:45 p.m. on December 15, 2015, at Carrollton City Hall, 1945 E. Jackson Road, Carrollton, Texas 75006 for the purpose of considering the establishment of a public improvement district to be located within the corporate limits of the City.

In accordance with the Act, the City Secretary has received a petition (the "Petition") from certain property owners within the City (the "Petitioners") that request the establishment of Carrollton Singer Public Improvement District.

The Petition and the legal description of the properties to be included in the public improvement district are on file and open for public inspection in the office of the City Secretary at the address stated above. The public hearings are being held with respect to the advisability of creating Carrollton Singer Public Improvement District and the respective improvements to be made therein.

The purpose of the public improvement district is to fund improvement projects authorized by the Act that are necessary for development of property in the proposed district, which public improvements will include: (i) acquisition, construction and improvement of water, wastewater or drainage facilities and improvements; (ii) acquisition, construction, improvement, widening, narrowing, closing or rerouting streets, roadways or their rights of way, (iii) acquisition by purchase or otherwise, of real property or contractual rights in connection with each authorized improvement ((i) through (iii) the "Public Improvements"); (iv) the payment of expenses incurred in the establishment, administration, and operation of the proposed public improvement district, including costs of issuing bonds, funding debt service and capitalized interest reserves and credit enhancement fees.

The estimated cost to fund the Public Improvements is \$11,000,000 plus the annual maintenance costs of the Public Improvements.

The public improvement district would include the Property as depicted in Exhibit A.

The City shall levy assessments on each lot within the public improvement district in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including accrued and unpaid interest), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual

costs for those Public Improvements financed in part by the assessment, and must continue for a period necessary to retire the indebtedness on those Public Improvements (including interest).

All of the costs of the Public Improvements will be paid from assessments levied on properties in the public improvement district and/or from other sources of funds of the City generated by the property within the proposed public improvement district.

All interested persons are invited to attend such public hearings to express their views with respect to the establishment of Carrollton Singer Public Improvement District and the respective Public Improvements to be made therein. Questions or requests for additional information may be directed to Ross Martin, Winstead PC, rmartin@winstead.com; (214) 745-5353.

Any interested persons unable to attend the hearing may submit their views in writing to Mr. Martin prior to the date scheduled for the hearing.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

GIVEN THIS NOVEMBER 17, 2015.

THE CITY OF CARROLLTON, TEXAS

EXHIBIT A

Boundaries: Carrollton Singer Public Improvement District

The proposed Carrollton Singer Public Improvement District is approximately 94.35 acres all of which is located in the Carrollton city limits bounded by Windhaven Parkway and Old Denton Road. A full description of the boundaries of the proposed Carrollton Singer Public Improvement District is available at City Hall, the City of Carrollton, 1945 E. Jackson Road, Carrollton, Texas 75006