

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ACCEPTING A PETITION FOR AND CALLING A PUBLIC HEARING ON THE ADVISABILITY OF THE IMPROVEMENTS AND CREATION OF THE CITY OF MANSFIELD PUBLIC IMPROVEMENT DISTRICT NO. 2 WITHIN THE CORPORATE LIMITS OF THE CITY OF MANSFIELD PURSUANT TO CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AND AUTHORIZING THE MAILING AND PUBLICATION OF NOTICE OF THE PUBLIC HEARING

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the City Council (the “City Council”) of the City of Mansfield, Texas (the “City”) has received a petition (the “Petition”) requesting the creation of the City of Mansfield Public Improvement District No. 2 (the “PID”) under Chapter 372 of the Texas Local Government Code, as amended (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 Tarrant 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 1, has been examined, verified, and found to meet the requirements of Sections 372.005(a) and 372.005(b) of the Act and to be sufficient for consideration by the City Council; and,

WHEREAS, the boundaries of the proposed PID are described in Exhibit A to the Petition (“Property”), and shown on the map attached as Exhibit 2, said area for the PID located wholly 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 creation of the PID to finance the following public improvements (collectively, the “Authorized Improvements”): (i) design, construction and other allowed costs related to street and roadway improvements, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, construction and other allowed costs related to water, wastewater and drainage (including storm drainage and detention) improvements and facilities, (iii) design, construction and other allowed costs related to parks, open space and recreational improvements, including trails and landscaping related thereto; (iv) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (iii) above authorized by the Act, including similar off-site projects that provide a benefit to the Property; (v) acquisition, by purchase or otherwise of real property in connection with an Authorized Improvement; (vi) payment of expenses incurred in the establishment, administration, and operation of the PID and (vii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the PID. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

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

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The City Council finds the Petition complies with the Act.

SECTION 3.

The City Council hereby calls a public hearing for 6:00 P.M. on March 4th, 2024 in the Council Chambers of Mansfield City Hall, 1200 E. Broad St., Mansfield, Texas 76063 to receive public comment on the creation of the PID in the area described in Exhibit A to the Petition and as shown on the map in Exhibit 2, pursuant to the Act.

SECTION 4.

Notice of said hearing, in the substantially final form set forth in Exhibit 3 attached hereto, with such changes as may be approved by the City Attorney, or designee, shall be published in a newspaper of general circulation in the corporate limits of the City 15 days prior to the hearing as required by the Act.

SECTION 5.

Written notice, in the substantially final form set forth in Exhibit 3 attached hereto with such changes as may be approved by the City Attorney, or designee, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment within the PID, 15 days prior to the date set for the hearing.

SECTION 6.

If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision.

SECTION 7.

This Resolution shall be effective from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
MANSFIELD THIS 12TH DAY OF FEBRUARY, 2024.**

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary