

**CITY OF HASLET**

**ORDINANCE NO. 017-2019**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS APPROVING THE ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR HASLET PUBLIC IMPROVEMENT DISTRICT NO. 4 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, on October 17, 2016, after notice and a public hearing in the manner required by law, the City Council (the "City Council") of the City of Haslet, Texas (the "City") passed and approved Resolution No. 019-2016 authorizing the creation of Haslet Public Improvement District No. 4 (the "PID No. 4") for the Regal Ridge project; and

**WHEREAS**, on December 19, 2016, after notice and a public hearing in the manner required by law, the City Council passed Ordinance No.046-2016 approving the "City of Haslet Public Improvement District No. 4 Service and Assessment Plan," including the Assessment Roll attached to the Service and Assessment Plan as **Appendix C** (the "Assessment Roll"), dated December 19, 2016 (the "Service and Assessment Plan") and levied the Assessments on property within PID No. 4 in accordance with the Assessment Roll for the purposes of financing the public improvements (the "Authorized Improvements") undertaken for the benefit of such property; and

**WHEREAS**, Chapter 372, Texas Local Government Code (as amended, the "PID Act") requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

**WHEREAS**, the City Council has received the "City of Haslet Public Improvement District No. 4 (Regal Ridge) 2019 Annual Service Plan Update" (the "Annual Service Plan Update") which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for PID No. 4 as required by the PID Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS:**

**Section 1. Terms.** Terms not otherwise defined herein are defined in the Service and Assessment Plan.

**Section 2. Findings.** That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

**Section 3. Assessment Plan.** The Annual Service Plan Update, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

**Section 4. Severability.** If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 5. Effective Date.** This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS, THE 5<sup>th</sup> DAY OF AUGUST, 2019.**



CITY OF HASLET

Bob Golden

BOB GOLDEN  
MAYOR

ATTEST:

Dianna Buchanan

DIANNA BUCHANAN, TRMC  
CITY SECRETARY

**Exhibit A**  
**Annual Service Plan Update**

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CITY OF HASLET PUBLIC IMPROVEMENT DISTRICT  
NO. 4 (REGAL RIDGE)  
2019 ANNUAL SERVICE PLAN UPDATE

AUGUST 5, 2019

## INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the original Service and Assessment Plan or the Reimbursement Agreement, as applicable.

PID No. 4 was created pursuant to the PID Act, by Resolution No. 019-2016 of the City Council on October 17, 2016 to finance certain public improvement projects for the benefit of the property in PID No. 4.

On December 19, 2016, the City Council adopted and approved the Service and Assessment Plan for PID No. 4 by Ordinance No. 046-2016, including an Assessment Roll, and levied Assessments on property within PID No. 4 to finance the Authorized Improvements for the benefit of such property. The Assessment Roll identifies the Assessments on each Parcel within PID No. 4, based on the method of Assessment identified in the Service and Assessment Plan. Additionally, the City and the Developer entered into the PID Reimbursement Agreement to provide for the payment or reimbursement of costs of the Authorized Improvements. Under the terms of the PID Reimbursement Agreement, the Developer is entitled to receive payments in the principal amount of \$2,982,000.00, plus simple interest on the unpaid principal balance at the rate of 6.00% per year for the first five years after the Trigger Date and 5.00% per annum thereafter.

The Service and Assessment Plan identifies the Authorized Improvements to be constructed, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in PID No. 4 for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2019. This 2019 Annual Service Plan Update also updates the Assessment Roll for 2019.

The PID Act requires the Assessment Roll to state the Assessment against each Parcel of Assessed Property determined by the method chosen by the City. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by the Authorized Improvements. The update to the Assessment Roll for PID No. 4 is included in this Annual Service Plan Update as **Exhibit A**.

PID No. 4 is being developed in one phase. The Trigger Date, as defined and described below, for PID No. 4 has not occurred; therefore, collection of the Assessments has not begun on Parcels within PID No. 4. Parcels within PID No. 4 will each pay for their pro rata share of the annual Administrative Expense for the entirety of PID No. 4.

## TRIGGER DATE

This Annual Service Plan Update amends the definition of “Trigger Date” to mean: (i) if, before January 1 of the then current year, Authorized Improvements have been accepted by the City as evidenced by a letter stating the same issued by the City Public Works Department, or their designee, and the final plat that includes those Authorized Improvements has been recorded in the real property records of Tarrant County, Texas, then Assessments will be due January 31st of the following year, or (ii) if, on or after January 1 of the then current year, Authorized Improvements have been accepted by the City as evidenced by a letter stating the same issued by the City Public Works Department or their designee, and the final plat that includes those Authorized Improvements has been recorded in the real property records of Tarrant County, Texas, then the Assessments will be due on the second January 31st after the final plat is recorded and Authorized Improvements are accepted.

## PARCEL SUBDIVISION

PID No. 4 has no recorded plats.

## LOT AND HOME SALES

No Lots or homes have been sold in PID No. 4.

## OUTSTANDING ASSESSMENT

PID No. 4 has an outstanding Assessment of \$2,982,000.

## ANNUAL INSTALLMENT DUE 1/31/2020

- **Principal and Interest** - Pursuant to the PID Reimbursement Agreement, the Annual Installment shall include interest on the unpaid principal amount of the Assessment at a rate of 6.00% per annum for the first five years after the Trigger Date and 5.00% per annum thereafter, simple interest. Interest shall begin to accrue the January 1<sup>st</sup> after the Trigger Date has been met. The Trigger Date has not yet occurred; therefore, no principal and interest are due 1/31/2020.
- **Administrative Expenses** – The cost of administering PID No. 4 and collecting the Annual Installments shall be paid for pro rata by each Parcel based on the amount of outstanding Assessments. The total Administrative Expenses for PID No. 4 is \$15,000.00.

Due January 31, 2020	
Principal	\$ -
Interest	-
Administrative Expenses	15,000.00
<b>Total</b>	<b>\$ 15,000.00</b>

### PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments have occurred within PID No. 4.

### PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments have occurred within PID No. 4.

### BUDGET FOR CONSTRUCTION OF AUTHORIZED IMPROVEMENTS

The Authorized Improvements consist of excavation & grading, sanitary sewer, water, storm drainage, road, soft costs, and PID Creation Costs. Per the Developer, the estimated cost of the Authorized Improvements remains unchanged at \$3,478,000.00, as shown in the table below. Construction is expected to commence in the 3<sup>rd</sup> quarter of 2019.

Budget for Authorized Improvements	
Authorized Improvements	Costs
Excavation & Grading	\$ 500,000
Sanitary Sewer	312,000
Water	280,000
Storm Drainage	700,000
Road	1,327,000
Soft Costs	284,000
PID Creation Costs	75,000
<b>Total</b>	<b>\$ 3,478,000</b>

*Note: The budget for the Authorized Improvements will be adjusted in future Annual Service Plan Updates as the Authorized Improvements are constructed and the actual costs of the Authorized Improvements can be determined.*

## SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

		Five Year Budget Projection				
Installments Due		1/31/2020	1/31/2021	1/31/2022	1/31/2023	1/31/2024
Principal*	(1)	\$ -	\$ -	\$ -	\$ -	\$ -
Interest*	(2)	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative Costs	(3)	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 15,000.00</b>	<b>\$ 15,000.00</b>	<b>\$ 15,000.00</b>	<b>\$ 15,000.00</b>	<b>\$ 15,000.00</b>

\* Principal and Interest will be due following the Trigger Date.

## ASSESSMENT ROLL

The list of current Parcels within PID No. 4, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. Annual Installments will commence for each Parcel beginning on the Trigger Date as defined in this Annual Service Plan Update. The estimated yearly Annual Installment for an individual platted Lot that has reached the Trigger Date is attached hereto as **Exhibit B**.



**EXHIBIT A – ASSESSMENT ROLL**

<b>Parcel ID</b>	<b>Lot Type</b>	<b>Outstanding Assessment</b>	<b>Installment Due 1/31/2020</b>
04898575	Undeveloped Land	\$ 949,599	\$ 4,776.65
42239191	Undeveloped Land	\$ 2,032,401	\$ 10,223.35
42239166	Non-Benefited Property	\$ -	\$ -
42239174	Non-Benefited Property	\$ -	\$ -
42239158	Non-Benefited Property	\$ -	\$ -
42239140	Non-Benefited Property	\$ -	\$ -
42239182	Non-Benefited Property	\$ -	\$ -
<b>Total</b>		<b>\$ 2,982,000</b>	<b>\$ 15,000.00</b>

**EXHIBIT B – ANNUAL INSTALLMENT PER PARCEL**

Annual Installment per Parcel					
Year	Principal	Interest	Administrative Expenses	Annual Installment	
1	\$ 449.04	\$ 2,130.00	\$ 178.57	\$ 2,757.61	
2	\$ 475.98	\$ 2,103.06	\$ 178.57	\$ 2,757.61	
3	\$ 504.54	\$ 2,074.50	\$ 178.57	\$ 2,757.61	
4	\$ 534.81	\$ 2,044.23	\$ 178.57	\$ 2,757.61	
5	\$ 566.90	\$ 2,012.14	\$ 178.57	\$ 2,757.61	
6	\$ 690.78	\$ 1,648.44	\$ 178.57	\$ 2,517.79	
7	\$ 725.31	\$ 1,613.90	\$ 178.57	\$ 2,517.78	
8	\$ 761.58	\$ 1,577.63	\$ 178.57	\$ 2,517.78	
9	\$ 799.66	\$ 1,539.55	\$ 178.57	\$ 2,517.78	
10	\$ 839.64	\$ 1,499.57	\$ 178.57	\$ 2,517.78	
11	\$ 881.62	\$ 1,457.59	\$ 178.57	\$ 2,517.78	
12	\$ 925.71	\$ 1,413.51	\$ 178.57	\$ 2,517.79	
13	\$ 971.99	\$ 1,367.22	\$ 178.57	\$ 2,517.78	
14	\$ 1,020.59	\$ 1,318.62	\$ 178.57	\$ 2,517.78	
15	\$ 1,071.62	\$ 1,267.59	\$ 178.57	\$ 2,517.78	
16	\$ 1,125.20	\$ 1,214.01	\$ 178.57	\$ 2,517.78	
17	\$ 1,181.46	\$ 1,157.75	\$ 178.57	\$ 2,517.78	
18	\$ 1,240.53	\$ 1,098.68	\$ 178.57	\$ 2,517.78	
19	\$ 1,302.56	\$ 1,036.65	\$ 178.57	\$ 2,517.78	
20	\$ 1,367.69	\$ 971.52	\$ 178.57	\$ 2,517.78	
21	\$ 1,436.07	\$ 903.14	\$ 178.57	\$ 2,517.78	
22	\$ 1,507.88	\$ 831.34	\$ 178.57	\$ 2,517.79	
23	\$ 1,583.27	\$ 755.94	\$ 178.57	\$ 2,517.78	
24	\$ 1,662.43	\$ 676.78	\$ 178.57	\$ 2,517.78	
25	\$ 1,745.56	\$ 593.66	\$ 178.57	\$ 2,517.79	
26	\$ 1,832.83	\$ 506.38	\$ 178.57	\$ 2,517.78	
27	\$ 1,924.48	\$ 414.74	\$ 178.57	\$ 2,517.79	
28	\$ 2,020.70	\$ 318.51	\$ 178.57	\$ 2,517.78	
29	\$ 2,121.73	\$ 217.48	\$ 178.57	\$ 2,517.78	
30	\$ 2,227.84	\$ 111.39	\$ 178.57	\$ 2,517.80	
<b>Totals</b>	<b>\$ 35,500.00</b>	<b>\$ 35,875.52</b>	<b>\$ 5,357.14</b>	<b>\$ 76,732.66</b>	

*Notes:*

Year 1 will commence for each Parcel beginning on the Trigger Date as defined in this Annual Service Plan Update.