

ORDINANCE NO. 28013

**AN ORDINANCE ESTABLISHING CLASSIFICATIONS FOR THE APPORTIONMENT OF COSTS AND THE METHODS OF ASSESSING SPECIAL BENEFITS FOR THE SERVICES AND IMPROVEMENTS TO PROPERTY IN THE SOUTH SIDE PUBLIC IMPROVEMENT DISTRICT (DISTRICT); APPROVING AND ADOPTING THE 2010 ASSESSMENT ROLL ON FILE WITH THE CITY SECRETARY; CLOSING THE HEARING AND LEVYING ASSESSMENTS FOR THE COST OF CERTAIN SERVICES AND IMPROVEMENTS TO BE PROVIDED IN THE DISTRICT DURING 2011; FIXING CHARGES AND LIENS AGAINST THE PROPERTY IN THE DISTRICT AND AGAINST THE OWNERS THEREOF; PROVIDING FOR THE COLLECTION OF THE ASSESSMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creation of public improvement districts; and

**WHEREAS**, on August 10, 2005, the City Council, authorized and created the District as a public improvement district, as shown on the attached **Map of the District**, under Chapter 372 of the Texas Local Government Code, by Resolution No. 05-2230; and

**WHEREAS**, the South Side Quarter Development Corporation presented to the City staff the proposed District Service Plan and Assessment Plan for 2010 (Attached hereto as **Exhibits A and B**), for the purpose of apportioning the cost of services and improvements to be assessed against the property in the District; and

**WHEREAS**, on September 23, 2009, the City Council authorized the assessment rate for 2009 by Resolution No. 09-2356 and Ordinance No. 27686.

**WHEREAS**, on September 8, 2010, the City Council authorized the South Side Public Improvement District Service Plan for 2011 and authorized a public hearing to be held on September 22, 2010 to receive comments and concerns regarding the 2010 Assessment Rate by Resolution No. 10-2278.

**WHEREAS**, pursuant to the Act, the City Council authorized the updated District Service Plan and Assessment Plan on September 8, 2010, and called a public hearing to be held on September 22, 2010 to receive citizen comments concerning the assessments for the District; and

**WHEREAS**, as further required by the Act, the City held the public hearing on September 22, 2010, and subsequently closed the public hearing after receiving property owners' concerns and comments on the proposed assessment for the District; and

**WHEREAS**, the City desired by the calling and holding of such public hearing to provide a reasonable opportunity for any owners of property located within the District to speak for or against the assessment against real property and real property improvements exclusive of public rights-of-way, and to continue funding for the District for the purpose of providing supplemental services and improvements; and

**WHEREAS**, the City Council desires to authorize and adopt the Assessment Roll that was filed with the City Secretary and subject to public inspection in the City's official records prior to the public hearing; and

**WHEREAS**, the City Council finds that the Service Plan and Assessment plan are feasible and sound and will serve the needs and desires of the property owners and that the assessment rates of \$0.15 per \$100.00 of appraised value for the premium service area and of \$0.12 per \$100.00 of appraised value for the standard service area in the District, as determined by the Dallas Central Appraisal District, of the property or improvements to the property located in the District, are reasonable and adequate.

**NOW, THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City Council in accordance with the Assessment Plan shall apportion the costs of the services and improvements to be assessed against property in the District on the basis of special benefits accruing to the property. The proposed method of assessment, which specifies included or excluded classes of assessable property, is based on the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. Public rights-of-way and City of Dallas property are exempt from assessment. The District is divided into a premium service area ("Premium Service Area") and a standard service area ("Standard Service Area"). The property owners in the Premium Service Area will receive more improvements and services than those in the Standard Service Area and will pay a higher assessment for those improvements and services. The assessment rate billed in 2010 is \$0.12 per \$100.00 of valuation for the standard service area and \$0.15 per \$100.00 of valuation for the premium service area.

**SECTION 2.** That the recitals and findings listed above are true and correct and that the action of the City Council closing the public hearing in these proceedings is hereby ratified and confirmed.

**SECTION 3.** That the City Council hereby authorizes and adopts the Assessment Roll filed with the City Secretary apportioning the total cost of the services and improvements to be assessed against property in the District for fiscal year ending December 31, 2010, of approximately \$113,111. The Assessment Roll states the assessment against each parcel of land in the District and is subject to public inspection in the City's official records.

**SECTION 4.** That notice of the City Council's intention to consider the proposed assessments at a public hearing held on September 22, 2010 at 1:00 p.m. in the City Council Chamber, 1500 Marilla Street, Dallas, Texas was published in the official newspaper of the City of Dallas, Texas before the 10th day before the date of the hearing. The notice stated: (1) the date, time and place of the hearing; (2) the general nature of the services and improvements; (3) the cost of the services and improvements; (4) the boundaries of the District; and (5) that written or oral objections will be considered at the hearing.

**SECTION 5.** That Dallas City staff mailed to the owners of property liable for assessment notice of the hearing as the ownership appears on the City tax roll. The notice contained the information required by the Act. The notice was mailed before the 10th day before the date of the hearing to the last known address of the property owner on the City tax roll. The failure of the property owner to receive notice does not invalidate the proceeding.

**SECTION 6.** That the City Council finds that the assessments should be made and levied against the respective parcels of property within the District and against the owners thereof, and are substantially in proportion to the benefits to the respective parcels of property by means of the services and improvements in the District for which such assessments are levied, and further finds that in each case the property assessed is specially benefited by means of the said services and improvements in the District, and further finds that the apportionment of costs of the services and improvements is in accordance with the law in force in this City and the State and in the proceedings of the City heretofore held with reference to the formation of the District and the imposition of assessments for said services and improvements are in all respects valid and regular.

**SECTION 7.** That there shall be and is hereby levied and assessed against the parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sums of money as listed in the assessment attached hereto and made a part hereof, and the several amounts assessed against the same, and the owners thereof.

**SECTION 8.** That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight percent (8%) per annum, provided, however, that such interest rate shall not exceed the maximum amount allowed by law, together with reasonable fees and cost of collection, if incurred, are hereby declared to be and are made a first and prior lien against the property assessed, superior to all other liens and claims except liens and claims for state, county, school district and municipality ad valorem taxes and is a personal liability of and charge against the owners of the property regardless of whether the owners are named. The lien is effective from the date of this ordinance until the assessment is paid and may be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the governing body.

28013

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**SECTION 9.** That the assessments levied herein shall be due and payable in full on or before January 31, 2011. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof, including, costs and fees, shall be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the governing body. The owner of the assessed property may pay at any time the entire assessment, with interest that has accrued on the assessment, on any lot or parcel.

**SECTION 10.** That all assessments levied are a personal liability and charge against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

**SECTION 11.** That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code, as amended.

**SECTION 12.** That this ordinance takes effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM

THOMAS P. PERKINS, JR.  
City Attorney

By:

  
Assistant City Attorney

Passed and correctly enrolled SEP 22 2010

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Exhibit A

**South Side Public Improvement District  
Service Plan 2011-2015**

	2011	2012	2013*	2014*	2015*
<b>TOTAL ASSESSMENTS</b>	\$113,100.00	\$120,000.00	\$125,000.00	\$130,000.00	\$135,000.00
Surplus/Deficit from previous year	\$36,486.84	\$6,736.84	\$4,336.84	\$6,886.84	\$14,386.84
<b>Estimated Annual Income to District</b>	<b>\$149,586.84</b>	<b>\$126,736.84</b>	<b>\$129,336.84</b>	<b>\$136,886.84</b>	<b>\$149,386.84</b>
<b>Public Improvements</b>					
Distinctive lighting/signs**	\$20,000.00				
Bark Park Capital					
Water, wastewater, drainage					
Fountains					
<b>Special Supplemental Services</b>					
Park maintenance	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
Bark Park maintenance	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
Public safety/security	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
Public art projects	\$3,000.00				
Business recruitment/Marketing/Banners	\$14,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Cultural enhancements					
Cultural events	\$2,500.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Administration	\$17,000.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
Audit	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
Insurance/Legal Fees	\$3,500.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
County Assessment Fees	\$350.00	\$400.00	\$450.00	\$500.00	\$550.00
<b>Estimated Annual Expenses to District</b>	<b>\$142,850.00</b>	<b>\$122,400.00</b>	<b>\$122,450.00</b>	<b>\$122,500.00</b>	<b>\$122,550.00</b>
<b>SURPLUS (DEFICIT)</b>	<b>\$6,736.84</b>	<b>\$4,336.84</b>	<b>\$6,886.84</b>	<b>\$14,386.84</b>	<b>\$26,836.84</b>
<b>Notes</b>					
*The South Side PID is authorized by the City Council through 2012. Expenses for 2013 through 2015 are estimates pending successful renewal of the PID in 2012.					
** 2011 Distinctive signage is a one-time expense to be funded by accumulated surplus					

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**SOUTH SIDE QUARTER DEVELOPMENT CORPORATION**

*The Creative District in the Heart of Dallas*

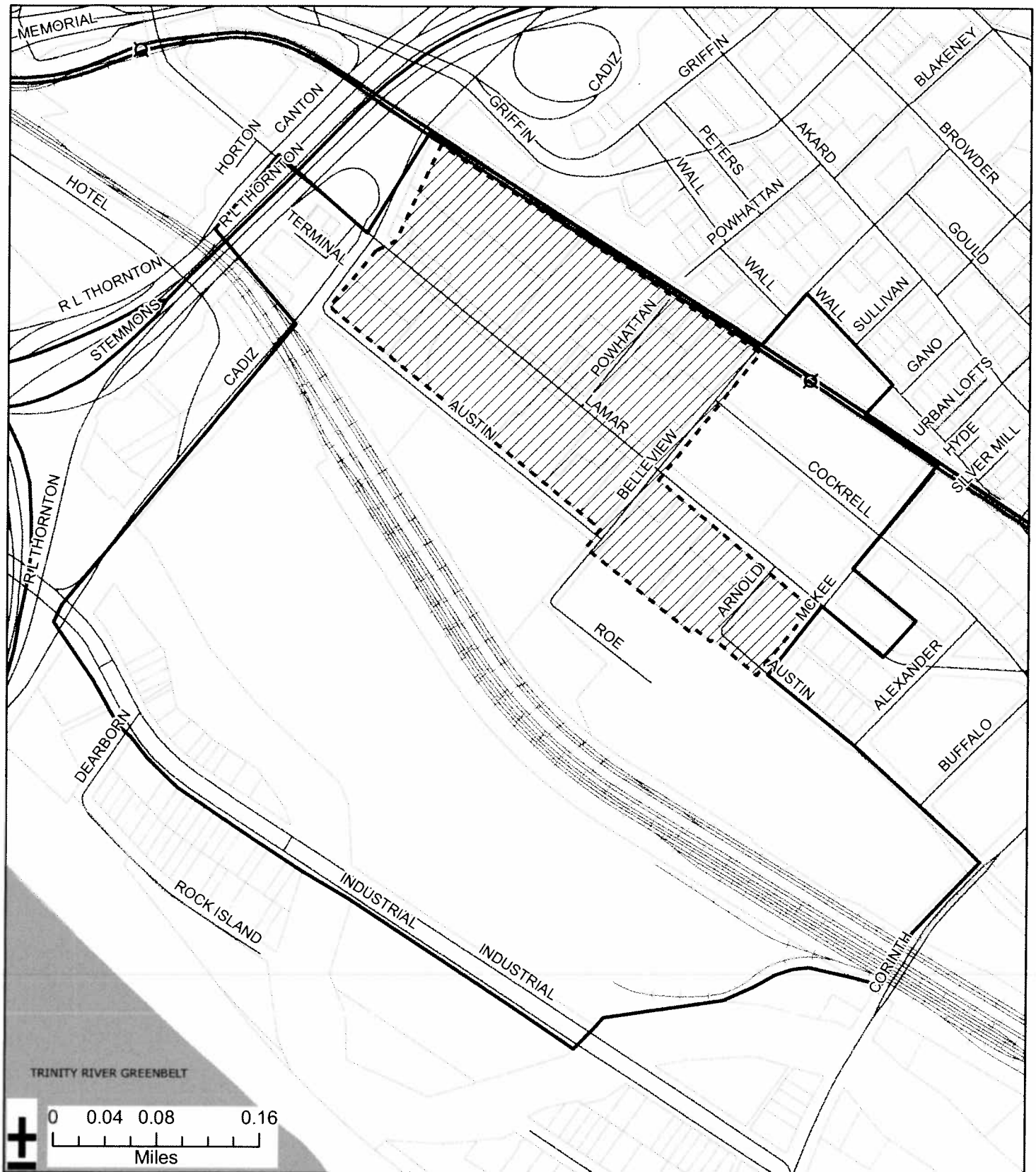
**EXHIBIT B**

## **SOUTH SIDE QUARTER PUBLIC IMPROVEMENT DISTRICT 2010 ASSESSMENT PLAN**





The cost of the services and improvements provided by the South Side Public Improvement District will be paid primarily by assessments against real properties within the South Side Public Improvement District boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District.

The 2010 assessment rate for the property in the premium service area is proposed at \$0.15 per \$100.00 of value. The 2010 assessment rate for the property in the standard service area is proposed at \$0.12 per \$100.00. Assessments will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code. The City of Dallas shall not be responsible for payment of assessments against exempt City property including City rights-of-way and parks. Payment of assessment by other tax-exempt owners must be established by contract. No such contracts are in place at present.

The South Side PID's assessments will be collected by the Dallas County Tax Office in accordance with the contract with the City of Dallas and in accordance with the management contract between the City of Dallas and the South Side Quarter Development Corporation.



## South Side PID Boundary Map

-  Premium Service Area
-  PID Boundary
-  Cedars DART Station
-  Freeway



City of Dallas

Office of Economic Development  
August 2009