

June 17, 2015

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

**WHEREAS**, on June 25, 2008, City Council authorized the establishment of the Lake Highlands Public Improvement District for a period of seven years and named the Lake Highlands Improvement District Corporation as the management entity for the District by Resolution No. 08-1866; and

**WHEREAS**, on September 10, 2014, City Council authorized the assessment rate for 2014 by Ordinance No. 29460; and

**WHEREAS**, on April 1, 2015, Lake Highlands Improvement District Corporation, representing property owners of the Lake Highlands area, delivered to the City of Dallas a petition to renew and expand the Lake Highlands Public Improvement District in accordance with the parameters of Chapter 372 of the Texas Local Government Code, as shown on the attached Map of the District (**Exhibit A**). City staff reviewed the petition and determined the owners of more than 60 percent of the appraised value of the taxable real property liable for assessment, and more than 60 percent of the land area of all taxable real property liable for assessment within the District executed the petition, in accordance with the necessary thresholds for the City Council to consider creation of the District; and

**WHEREAS**, pursuant to Section 372.007 of the Act, the City staff, with the assistance of the Lake Highlands Improvement District Corporation verified the petitions, evaluated the creation service plan to determine whether the services should be made as proposed by the proposed service plan and found the plan to be viable; and

**WHEREAS**, the City desires by the calling and holding of such public hearing to provide a reasonable opportunity for any owner of property located within the District to speak for or against the renewal of the Lake Highlands Public Improvement District for a special assessment against each property owner of record for real property and real property improvements, exclusive of right-of-way, to provide funding for the District for the purpose of providing supplemental services and improvements.

**NOW, THEREFORE,**

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

June 17, 2015

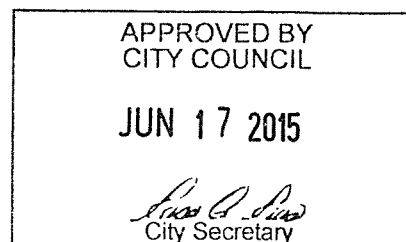
**Section 1.** That a public hearing shall be held at 1:00 p.m. on August 12, 2015, in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the renewal and expansion of the Lake Highlands Public Improvement District (**Exhibit A**) providing for a special assessment against the property owners of record for real property and real property improvements, exclusive of rights-of-way, to provide funding for the District for the purpose of providing supplemental public services and public improvements (**See Exhibits B and C**).

**Section 2.** That the facts and recitals contained in the preamble of this resolution are found and declared to be true and correct.





**Section 3.** That such public hearing shall be published in the official newspaper of the City of Dallas and mailed to the property owners of the District before the 15th day before the public hearing.

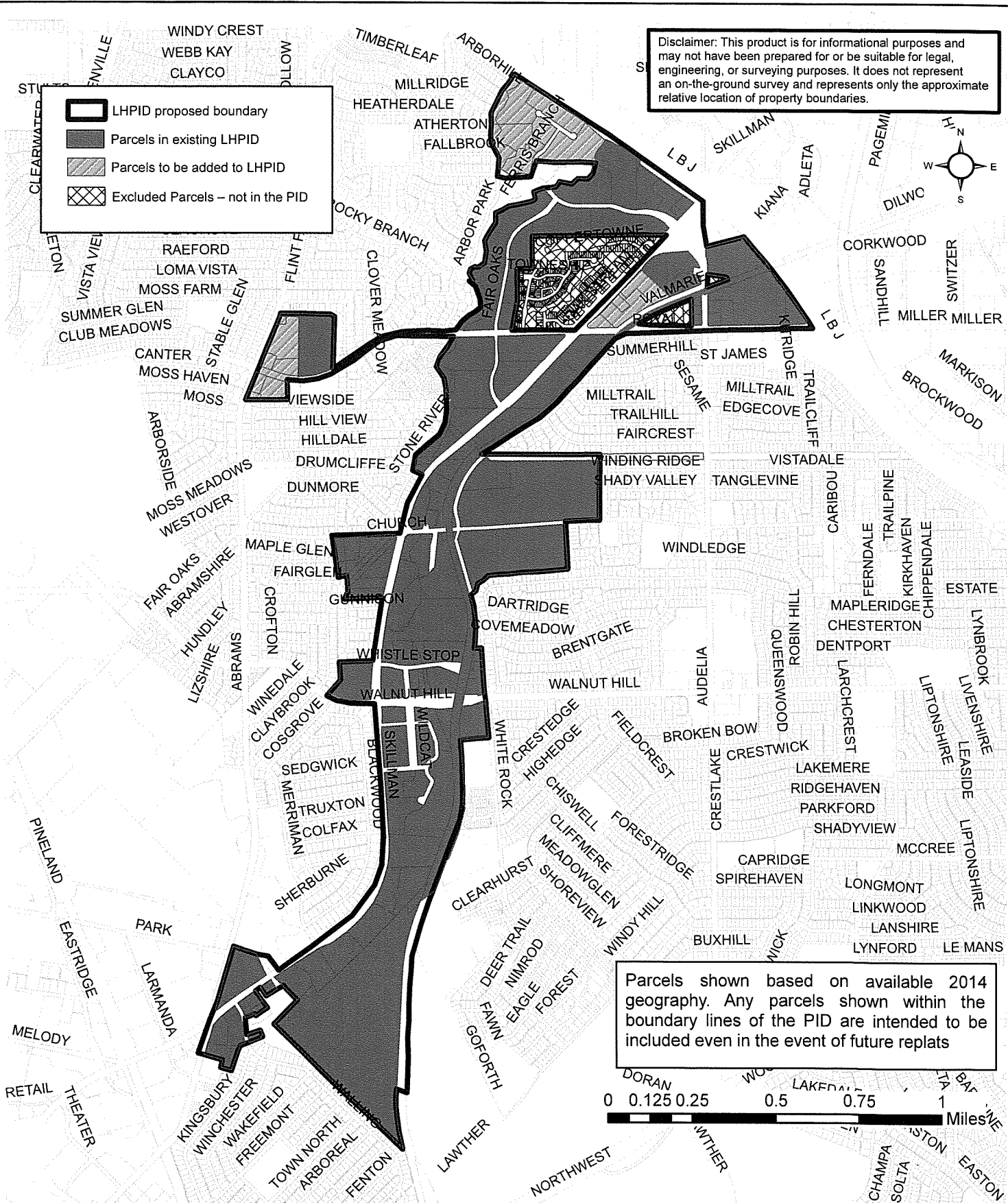
**Section 4.** That after the close of the public hearing, the City Council may consider a resolution approving the creation of the Lake Highlands Public Improvement District providing for a special assessment against the property owners of record for real property and real property improvements, exclusive of rights-of-way, to provide funding for the District for the purpose of providing supplemental public services and public improvements, approving the Service Plan for calendar years 2016-2022, designating the Lake Highlands Improvement District Corporation as the management entity of the District and providing an effective date.

**Section 5.** That this resolution shall take 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 resolved.



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

-  LHPID proposed boundary
-  Parcels in existing LHPID
-  Parcels to be added to LHPID
-  Excluded Parcels - not in the PID



Parcels shown based on available 2014 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats

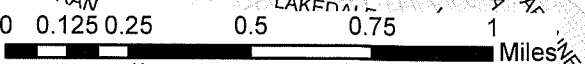


Exhibit A - Proposed Lake Highlands PID Boundary Map

LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT EXISTING AND EXPANDED PID SEVEN YEAR SERVICE PLAN (2016-2022)							Exhibit B							
	2016	2017	2018	2019	2020	2021	2022							
<b>INCOME</b>														
Net Assessment	\$483,666.25	\$538,151.04	\$593,955.24	\$709,899.25	\$845,327.55	\$983,833.68	\$1,117,957.92							
Interest on Cash Balance	\$300.00	\$300.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00							
Surplus Carried Forward	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
<b>Total Income</b>	<b>\$483,966.25</b>	<b>\$538,451.04</b>	<b>\$594,355.24</b>	<b>\$710,299.25</b>	<b>\$845,727.55</b>	<b>\$984,233.68</b>	<b>\$1,118,357.92</b>							
<b>EXPENSES</b>														
Renewal/Creation Fee														
			0%											
Public Safety <sup>(1)</sup>	45.00%	\$217,784.80	45%	\$267,459.86	45%	\$319,634.66	45%	\$380,577.40	45%	\$442,905.16	45%	\$503,261.07	45%	
Improvements <sup>(2)</sup>	33.00%	\$159,708.86	33%	\$177,688.84	33%	\$234,398.75	33%	\$279,090.09	33%	\$324,797.11	33%	\$369,058.11	33%	
Promotion <sup>(3)</sup>	6.00%	\$29,037.98	6%	\$32,307.06	6%	\$35,661.31	6%	\$42,617.96	6%	\$50,743.65	6%	\$59,054.02	6%	\$67,101.48
Administration <sup>(4)</sup>	10.00%	\$48,396.63	10%	\$53,845.10	10%	\$59,435.52	10%	\$71,029.93	10%	\$84,572.76	10%	\$98,423.37	10%	\$111,835.79
Audit	2.00%	\$9,679.33	2%	\$10,769.02	2%	\$11,887.10	2%	\$14,205.99	2%	\$16,914.55	2%	\$19,684.67	2%	\$22,367.16
Insurance	4.00%	\$19,358.65	4%	\$21,538.04	4%	\$23,774.21	4%	\$28,411.97	4%	\$33,829.10	4%	\$39,369.35	4%	\$44,734.32
	100.00%													
<b>Total Expenses</b>	<b>\$483,966.25</b>	<b>\$538,451.04</b>	<b>\$594,355.24</b>	<b>\$710,299.25</b>	<b>\$845,727.55</b>	<b>\$984,233.68</b>	<b>\$1,118,357.92</b>							
Surplus Carried Forward	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							

Notes:  
<sup>(1)</sup> Regular Security Patrol, patrol vehicle lease and related expenses  
<sup>(2)</sup> Median upkeep, non-standard ROW improvements, park improvements  
<sup>(3)</sup> Website, marketing and outreach, marketing materials, promotion, business development  
<sup>(4)</sup> Office supplies, administration, notice mailings

**Exhibit C**  
**LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT**  
**ASSESSMENT PLAN**

The cost of the services and improvements provided by the Lake Highlands Public Improvement District will be paid primarily by assessments against real properties within the Lake Highlands 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 service area is identified on the enclosed map. All properties will be assessed at a uniform rate. The proposed assessment rate for the 2015 is proposed at \$0.13 per \$100.00 of appraised value. Each subsequent year, a recommended assessment rate will be determined by the budget prepared by the management corporation. Assessment will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

Properties not liable for assessment include City rights-of-way, City-owned park properties and properties not owned by the City of Dallas but have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (exempt under the provisions of Section 11.24 and 11.28 of the Property Tax Code), and property owned by persons already receiving and qualifying for the 65-or-older homestead exemption (under Section 11.13(c) or (d) of the Texas Property Tax Code. Payment of assessment by other exempt jurisdictions must be established by contract.

The District's assessments will be collected by Dallas County or other collection agent as determined by the City of Dallas, in accordance with management contract between the City of Dallas and the Lake Highlands Improvement District Corporation, the non-profit management corporation for the District.