1		ORDINANCE NO.
2 3		DINANCE LEVYING ASSESSMENTS FOR CALENDAR YEAR 2017 FOR RTY IN THE INDIAN HILLS PUBLIC IMPROVEMENT DISTRICT.
4	BE IT	ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
5	PART 1.	The City Council makes the following findings:
6 7 8	(A)	Chapter 372 (<i>Public Improvement District Assessment Act</i>) of the Texas Local Government Code (Act) authorized the creation of the Indian Hills Public Improvement District (District).
9 10	(B)	On August 5, 2010, the City Council passed a resolution, which approved the creation of the District in accordance with its findings.
11 12	(C)	On September 14, 2016, the City Council approved an ordinance adopting the District's 2017 budget.
13 14 15	(D)	On November 3, 2016, the City Council approved a calendar year 2017 assessment, proposed year 2017 assessment roll, and a service plan for the District.
16 17 18	(E)	On December 1, 2016, the City Council held a public hearing, properly noticed under the Act, to consider the levy of the proposed assessments on property within the District for calendar year 2017.
19 20 21 22	(F)	At the December 1, 2016 public hearing, the City Council heard each objection to a proposed assessment, found in each case that the assessments levied against each parcel are reasonable and consistent with the special benefits conferred by the District, and passed on each objection before it closed the public hearing.
23 24	(G)	The assessments set out in Exhibit A, attached to and incorporated in this ordinance:
25 26		(1) should be made and levied against the property and property owners within the District;
27 28		(2) are in proportion to the benefits to the property for the services and improvements in the District; and
29 30		(3) establish substantial justice, equality, and uniformity in the amount assessed against each property owner for the benefits received and burdens imposed.
31	Dete: 11/1	2/0016 10:45 AM Dogo 1 of 2
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(H) In each case, the property assessed is benefited by the services and improvements 1 provided in the District. 2 The exclusion of certain property from assessment is reasonable because the (\mathbf{I}) 3 excluded property will not receive a benefit from the District that is sufficient to 4 justify an assessment and the exclusions promote efficient management of the 5 District. 6 (J) The procedures followed and apportionment of the cost of the services and 7 improvements in the District comply with applicable law and the purpose for 8 which the District was formed. 9 (K) The assessments are based on each parcel owners pro rata share of the Assessable 10 Acres. 11 PART 2. Exemptions and Exclusions. The Council exempts the following from payment 12 of the assessment and excludes from the roll: 13 (A) property of the City used for public purpose; 14 (B) property owned by the County and property owned by political subdivisions of the 15 State of Texas and used for public purpose; and 16 (C) other property that is excluded by law or by agreement of the City and the 17 petitioners. 18 **PART 3.** Assessment and Levy. The assessments shown on Exhibit A are levied and 19 assessed against the property in the District and against the record owner of the property 20 identified by the Travis Central Appraisal District records. 21 PART 4. Liability of Multiple Owners. Each owner of property in the District owned by 22 two or more individuals or entities is personally liable for the amount of the assessment 23 equal to the share of the total assessment against the property based on the owner's partial 24 interest in the total property ownership. A property owner's interest in property may be 25 released from an assessment lien if the owner pays the owner's proportionate share of an 26 assessment. 27 PART 5. Interest and Lien. 28 An assessment shown on Exhibit A: 29 (1) accrues interest at the rate of 0% from the effective date of this ordinance until 30 January 31, 2017 for the portion of the assessment due on January 31, 2017; 31 Page 2 of 3 Date: 11/18/2016 10:45 AM COA Law Department M:\GC\GLA\2016 Council Items\Drafts\12-1-16\Indian Hills PID Levying Assessments draft ordinance Responsible Att'y: Maria Sanchez

(3) accrues interest, penalt	rate of 0% from the effective date of this ordinance ortion of the assessment due on July 1, 2017; ties, and attorney's fees in the same manner as a
respectively, until paid	tax after January 31, 2017 and July 1, 2017, l; and
(4) is a lien on the property property owner.	y shown in Exhibit "A" and the personal liability of
the due dates (January 31, 2017 and J of an assessment against the owner's	An assessment is due and payable in full on or befully 1, 2017). If a property owner defaults on paymer property, the city manager may file suit to collect the reclosure, including interest, penalties, costs and
	e assessments levied by this ordinance are made und Improvement District Assessment Act) of the Texas
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