

## NOTICE OF PUBLIC HEARING

### NOTICE OF PUBLIC HEARING CONCERNING THE CREATION OF CITY OF CASTROVILLE PUBLIC IMPROVEMENT DISTRICT (THE HEIGHTS OF CASTROVILLE)

Notice is hereby given that the City Council of Castroville, Texas will hold a public hearing beginning at 5:30 p.m. on the 13<sup>th</sup> day of June, 2023 at City Hall, 1209 Fiorella Street, Castroville, Texas 78009. The public hearing will be held to consider the advisability of the City of Castroville Public Improvement District (The Heights of Castroville) (the *District*).

**General Nature of Proposed Improvements:** The general nature of the proposed public improvements are: (1) landscaping; (2) distinctive lighting and signs; (3) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way, including related landscaping, lighting, traffic control devices, screening walls and retaining walls; (4) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements; (5) the establishment or improvement of parks; (6) projects similar to those listed in (1)-(5); (7) acquisition, by purchase or otherwise, of real property or contract rights in connection with an authorized improvement; (8) special supplemental and maintenance services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, roadways, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (9) payment of costs associated with constructing and financing the public improvements listed in items (1) through (8) above, including costs of establishing, administering and operating the District.

**Estimated Cost of the Improvements:** Approximately \$6,000,000 (including issuance and other financing costs).

**Boundaries:** Approximately 35.168 acres located, as further described on Exhibit A attached hereto, generally located on the east side of FM 471, approximately 1/10<sup>th</sup> of a mile north of its intersection with Highway 90.

**Proposed Method of assessments:** An assessment methodology will be prepared that will address (i) how the costs of the public improvements financed with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how costs of the public improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefitted. The assessment of the methodology will result in each parcel paying its fair share of the costs of the public improvements provided with the assessments based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.

**Proposed apportionment of cost between the improvement district and the municipality or City as a whole:** Approval and creation of the District will not obligate the City to provide any funds to finance the proposed public improvements. All costs of the proposed public improvements attributable to the District will be paid solely from assessments levied against the property within the District and from other sources of funds, if any, available to the developer of the land within the District.

