

City of Lubbock, Texas
Northwest Passage Public Improvement District
Public Hearing for the Review of the Assessment Rate
October 26, 2021
5:00 P.M.
City Council Chambers

Please take notice that on October 26, 2021, at 5:00 P.M., the City Council of Lubbock, Texas, will conduct a public hearing in the City Council Chambers of Citizens Tower at 1314 Avenue K, Lubbock, Texas 79401. The purpose of this hearing is to consider the 2022 assessment rate for property owners in the Northwest Passage Public Improvement District (“District”) pursuant to Chapter 372 of the Texas Local Government Code (The “Act”).

All interested persons will be given the opportunity to appear and be heard at such public hearing. Written or oral objections will be considered. The Assessment Roll will be available for viewing in the City Secretary’s Office after October 14, 2021.

The following information is hereby provided concerning the matters to be considered at such hearing:

Nature of the Services and Improvements: (a) the design, construction and maintenance of parks and greens together with any ancillary structures, features or amenities such as playgrounds, athletic facilities, pavilions, community facilities, bridges, walkways, lighting, benches, trash receptacles and similar items located therein along with all necessary grading, drainage and similar infrastructure involved in the construction of such parks and greens; landscaping, hardscaping and irrigation; the design, construction and maintenance of water features such as lakes, ponds and fountains; distinctive lighting and signs; construction and improvement of pedestrian malls, passages or pathways including pedestrian bridges; design, construction and improvement of vehicular bridges and low water crossings; design, construction and improvement of community meeting halls or similar buildings; design, construction and improvement of community monuments, towers, and other amenity-type structures; acquisition and installation of art work; design, acquisition, installation, and improvement of telecommunication and similar technology systems; and special supplemental services defined in the Act, together with related permits and licenses; and (b) payment of costs associated with developing and financing the public improvements listed in subdivision (i) including costs of establishing, administering, and operating the District; (c) The District shall prioritize its expenditures as follows: (i) design, construction, maintenance, and financing for drainage improvements; then (ii) design, construction, maintenance, and financing for park improvements; then (iii) selection, acquisition, and maintenance for public art; then (iv) all other allowable improvements and related expenditures. The District is to supplement and enhance services within the District, but not replace or supplant existing City services provided within the District.

Estimated Cost of the Services and Improvements: The proposed assessment for the first year is for tax year 2022 which will fund the budget for FY 2022-23. The total estimated cost of services provided by the District is estimated at \$516,836 over the next five years. The estimated annual cost rises from \$9,000 in the first year to \$479,742 in year five (5). The costs are based on a proposed assessment rate of \$0.15 per \$100.00 of valuation through tax year 2026.

Boundaries: The District is located within the City of Lubbock, Texas. The proposed Northwest Passage Public Improvement District (PID) covers a portion of an area in the City of Lubbock, Lubbock County, Texas, generally bounded by Frankford Avenue on the west, Quaker Avenue on the east, Kent Avenue and Highway 84 on the north, and Marshall Avenue on the south. A detailed map of the District and a legal description as well as the Assessment Roll is available in the Business Development Department on the 9th Floor of Citizens Tower.

Public hearings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary’s Office at 775-2025 or write to P.O. Box 2000, Lubbock, Texas, 79457, at least 48 hours in advance of the public hearing.