

PUBLIC HEARING

DESIGNATE REINVESTMENT ZONE

The City of Taylor will hold a public hearing at 6:00 p.m. on Thursday, September 12, 2002, at Taylor City Hall Council Chambers, 400 Porter Street, Taylor, Texas, to receive input concerning the adoption of an ordinance to nominate an area of the city as a reinvestment zone. The proposed reinvestment zone will contain approximately 10 acres at 204 Highland Drive, within the city limits.

Tax incentives to be offered within the proposed zone will be discussed at the hearing. Citizens are encouraged to attend and present their views. Persons with disabilities that wish to attend this meeting should contact the City Clerk at 365-3676 to arrange for assistance. Individuals who require auxiliary aids or services for this meeting should contact City Hall at least two days before the meeting so that appropriate arrangements can be made.

Posted the 5th day of September, 2002
Barbara Belz, City Clerk

ORDINANCE NO. 2002-31

“AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, DESIGNATING A CERTAIN AREA AS REINVESTMENT ZONE NO. FIVE FOR COMMERCIAL/INDUSTRIAL TAX ABATEMENT, ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATED THERETO”

WHEREAS, the City Council of the City of Taylor, Texas (the “City”), desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a “reinvestment zone” for commercial/industrial tax abatement, as authorized by Chapter 312, Tax Code, V.A.T.S. (the “Code”); and

WHEREAS, the City Council called a public hearing for 6:00 p.m. on the 12th day of September, 2002, to consider establishment of a reinvestment zone, such date being at least seven (7) days after the date of publication of the notice of such public hearing and the notification to other taxing jurisdictions as required by the Code; and

WHEREAS, the City held such public hearing after publishing notice of such public hearing, and giving written notice to all taxing units overlapping the territory inside the proposed reinvestment zone; and

WHEREAS, the City at such hearing invited any interested persons to appear and contend for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory described in the ordinance calling such hearing should be included in such proposed reinvestment zone, the concept of tax abatement; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone, and there were no opponents of the reinvestment zone who appeared to contest creation of the reinvestment zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

SECTION 1.0 That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2.0 The City Council, after conducting such hearings and having heard such evidence and testimony, has made the following findings and determinations based on the testimony presented to it:

1. That a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notices of such hearings have been published as required by law and mailed to all taxing units overlapping the territory inside the proposed reinvestment zone; and
2. That the boundaries of the reinvestment zone should be the area as described in the metes and bounds description attached hereto as Exhibit “A”; and
3. That creation of the reinvestment zone for commercial/industrial tax abatement with boundaries as described in Exhibit “A” will result in benefits to the City and to the land included in the zone and the improvements sought are feasible and practical; and

4. That the reinvestment zone as defined in Exhibit "A" meets the criteria for the creation of a reinvestment zone as set forth in Section 312.202(6) of the Code in that it "be reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality," and
5. That the reinvestment zone as defined in Exhibit "A" meets the criteria for the creation of the reinvestment zone.

SECTION 3.0 That pursuant to Section 312.201 of the Code, the City hereby creates a reinvestment zone for commercial/industrial tax abatement encompassing only the area described by the metes and bounds in Exhibit "A" attached hereto and such reinvestment zone is hereby designated and shall hereafter be designated as Reinvestment Zone No. Five, City of Taylor, Texas.

SECTION 4.0 That the zone shall take effect on the adoption of this Ordinance and shall expire ten (10) years after such date.

SECTION 5.0 If any portion of the Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof.

SECTION 6.0 In accordance with Article VIII, Section I of the City Charter, Ordinance No. 2002-31 was introduced before the City Council on the 12th day of September, 2002.

PASSED, APPROVED, and ADOPTED on the _____ day of September, 2002.

Jeffrey M. Berger, Mayor
Taylor City Council

ATTEST:

Barbara Belz, City Clerk

FIELD NOTES FOR BASLER ELECTRIC CIRCUITS, INC.:

BEING a 2.027 acre tract of land situated in the John Pharrass Survey, Abstract No. 495, City of Taylor, Williamson County, Texas, and being a part of that certain 10.00 acre tract of land conveyed by deed to Basler Electric Circuits, Inc., as recorded in Volume 808, Page 953, Deed Records, Williamson County, Texas. Surveyed on the ground in the month of April, 1989, under the supervision of R. T. Magness, Jr., Registered Public Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin found in the South line of Highland Drive, marking the Northwest corner of said 10.00 acre tract for the Northwest corner hereof;

THENCE N 71° 02' E, 275.90 feet with the said South line of Highland Drive, also being the North line of said 10.00 acre tract, to an iron pin set for the Northeast corner hereof;

THENCE S 19° 05' E, 319.00 feet to an iron pin set for the Southeast corner hereof;

THENCE S 71° 02' W, 277.03 feet to an iron pin set in the West line of said 10.00 acre tract for the Southwest corner hereof;

THENCE with the said West line of 10.00 acre tract, N 19° 40' 30" W, 54.21 feet to an iron pin found; and N 18° 43' W, 264.80 feet to the place of BEGINNING and containing 2.027 acres of land.

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

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I, R. T. Magness, Jr., Registered Public Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that said property has access to and from a dedicated roadway, to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Taylor, Williamson County, Texas, this 24th day of April, 1989, A.D.

[Handwritten Signature]
R. T. Magness, Jr.
Registered Public Surveyor, No. 1433
State of Texas



Job No. S-13685.01
tb/4

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CERTIFIED TO BE A TRUE AND CORRECT COPY



NANCY E. RISTER, County Clerk
Williamson County



Steger & Bizzell, Inc.
CONSULTING ENGINEERS - SURVEYORS