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RESOLUTION NO. 27-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, DETERMINING A NECESSITY FOR CERTAIN WATER LINE IMPROVEMENTS, DETERMINING A NECESSITY FOR THE LEVY OF ASSESSMENTS AGAINST PROPERTY BENEFITED BY SAID IMPROVEMENTS AND THE OWNERS THEREOF: DEFINING THE MANNER IN WHICH SUCH IMPROVEMENTS ARE TO BE EFFECTED: APPORTIONING THE COSTS OF SAID IMPROVEMENTS AND PROVIDING AN ASSESSMENT PLAN THEREFOR: DIRECTING THE PREPARATION OF PLANS FOR SAID IMPROVEMENTS, PROVIDING FOR A PUBLIC HEARING ON SAID IMPROVEMENTS AND DIRECTING THE CITY SECRETARY TO GIVE NOTICE OF SAID PUBLIC HEARING: AND PROVIDING THE EFFECTIVE DATE THEREOF.

WHEREAS, the City of Mesquite deems it necessary to permanently improve the hereinafter named water system within the City of Mesquite by construction of improvements to the said water system by the installation of water mains and appurtenances as described more particularly herein.

WHEREAS, the City Council of the City of Mesquite is of the opinion that it is necessary to levy an assessment against the benefited property and the owners thereof abutting upon the North side of U.S. Highway 80 from Gus Thomasson Road to Tripp Road and abutting upon the South side of U.S. Highway 80 from Forney Road to Millie for a part of the cost of improving said water system, fixing a time for the hearing of the owners of said benefited property concerning the same, and directing the City Secretary to give notice of said hearing, as required by law; and

WHEREAS, plans and specifications shall be prepared by the City Engineer for the improvements of said water system and,

WHEREAS, the City Engineer of the City of Mesquite in accordance with the law, has filed his report with the City Council setting forth the participation by the owners of the benefited property on the cost thereof, together with the names of the owners and the description of said benefited property and the work to be done adjacent thereto, and the amounts to be assessed against each lot or parcel of land, and its owner, and all other matters required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the said water system shall be improved in the following manner, to-wit:

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1. To install an 8-inch water main, including all necessary appurtenances, along the North side of U.S. Highway 80, from Gus Thomasson to Tripp Road.
2. To install an 8-inch water main, including all necessary appurtenances, along the South side of U.S. Highway 80, from Forney Road to Millie.

That bids shall be taken for the construction of the work for the type of construction enumerated above, and the work shall be done with the materials and according to plans and methods selected by the City Council after the bids are opened.

That the cost of said improvements shall be paid for as follows: to-wit:

(a) The City of Mesquite shall pay ten percent (10%) of the cost of all such improvements plus total costs of oversize participation.

(b) Ninety (90%) percent of the cost of improving said water system save and except that part of costs paid by City for oversize participation shall be paid by the owners of the benefited property.

(c) That portion of costs of improvements assessed to the owners of the benefited property shall be paid by said owners in the following manner:

The cost shall be assessed against said owners and their benefited property respectively, in accordance with what is known as the "Front-Foot Plan", in such proportion as the frontage of the benefited property of each owner to the total costs of improvements to be assessed to all of said owners, and shall be payable in monthly installments not to exceed twenty-four (24) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Mesquite, and one installment each month thereafter until paid, together with interest thereon at the rate of ten percent (10%) per annum, with provision that any of said installments may be paid any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property an assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

Provided that for purposes of computing the amount of the assessment to be made under such front foot plan, each parcel of benefited property shall be assessed according to the number of lineal feet of each such parcel abutting upon a public street irrespective of the location of improvements constructed hereunder relative to such parcel so long as such improvements provide water service, to the parcel to be assessed; provided however, that corner lots shall be assessed only for the shorter side of same abutting upon a public street.

Provided further that, if the application of the above mentioned rule of apportionment between property owners would, in the opinion of the City Council in particular cases be unjust or unequal, it shall be the duty of the said Council to assess and apportion said cost in such manner as it may deem just and equitable, having in view the special benefits in enhanced value to be received by each owner of such property, the equities of owners, and the adjustment of such apportionment, so as to produce a substantial equality of benefits received by and burdens imposed upon such owners.

That no such assessment shall be made against any owner of benefited property, until after the notice and hearing provided by law, and no assessment shall be made against an owner of benefited property in excess of the benefits to such property in enhanced value thereof by means of such improvements.

That the contractor shall be paid for the work performed under the specifications, upon monthly estimates to be prepared by the City Engineer. That there shall be deducted as a retainer fee, ten (10) percent of such monthly estimates, to be held by the City of Mesquite until the contract is performed and executed to the satisfaction of the City Engineer. The monthly estimates shall be paid on or before the 10th day of the next succeeding month for the work performed during the previous month.

That part of the cost of the improvements that shall be determined to be assessed against the owners of benefited property and their property shall be levied by assessment as herein provided, and said improvements may further be secured by Mechanic's Liens to be executed in favor of the City of Mesquite, provided by law in accordance with the terms and provisions of this resolution. Assignable certificates evidencing the assessment shall be issued in favor of the City of Mesquite for the amount of the assessment, whether the property owners have executed Mechanic's Liens to secure the payment or not, and shall be payable for the use and benefit of the fund established for the purpose of financing water improvements.

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That the City Engineer is hereby directed to prepare at once plans and specifications and file the same with the City Council for the hereinabove described improvements. That in the specifications prepared, provision shall be made to require all contractors to give a maintenance bond for a term not longer than five (5) years for all improvements hereinabove described, if, in the judgment of the City Council, it is deemed advisable to require said maintenance bond.

That such specifications shall require the bidder to make a bid upon the improvements above described, with maintenance bond as herein provided.

That the specifications shall also state the amount of the performance payment and bonds which shall equal the amount of the bid, as well as the method by which it is proposed to pay the cost of said improvements, said method being in accordance with this resolution, and said performance and payment bonds shall comply with the terms and provisions of Article 5106 of Vernon's Texas Civil Statutes.

SECTION 2. That the City Secretary be, and she is hereby instructed to advertise for sealed bids for the construction of the improvements called for by this resolution, such advertisement for bids to be published in the Mesquite Daily News, the official publication of the City of Mesquite, which is a newspaper of general circulation in the City of Mesquite. The advertisement shall run one time each week for two weeks, and the bids shall be received not earlier than fourteen (14) days from the date of the first publication. All bids shall be received subject to the terms and provisions of the Charter of the City of Mesquite, and the standard specifications of the City, and shall be filed with the Director of Finance on the date and hours specified and shall be presented to the Council in a public meeting of the City Council.

SECTION 3. That the report or statement filed by the City Engineer having been duly examined is hereby approved.

SECTION 4. That it is hereby found and determined that the estimated cost of improvements on the hereinabove described water system, with the amount or amounts per front foot proposed to be assessed for such improvements against benefited property and the owners thereof, are as set out on Exhibit A hereto which is incorporated herein for all purposes.

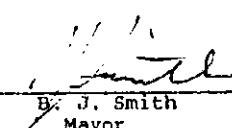
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SECTION 5. The City Council, in initiating this proceeding, is acting under the terms and provisions of the Act passed at the First Called Session of the Fifty-Eighth Legislature of the State of Texas, and known as Chapter 192 of the Acts of said Session, together with any amendments thereto, now shown as Article 1110c of Vernon's Texas Civil Statutes, which said law, as an alternative method for the construction of water and sewer improvements in the City of Mesquite, Texas, has been adopted and made a part of the Charter of said City, being Section 16, Article III of said Charter.

SECTION 6. That this resolution shall take effect from and after its passage, as in the Charter in such cases is made and provided.

DULY PASSED by the City Council on the 21st day of December, A.D., 1981.


B. J. Smith
Mayor

ATTEST:


Norma G. McGaughy
City Secretary