

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Office of the Comptroller

AGENDA DATE: December 16, 2025

PUBLIC HEARING DATE: N/A

CONTACT PERSON NAME AND PHONE NUMBER: Margarita Marin – DCFO-Comptroller – 915-212-1174

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL: Goal 6: Set the Standard for sound governance and fiscal management

SUBGOAL: 6.6 Ensure continued financial stability and accountability through sound financial management, budgeting and reporting

SUBJECT:

APPROVE a resolution of the City of El Paso, Texas, dissolving the El Paso Public Improvement District No. 1 (Thunder Canyon/District).

BACKGROUND / DISCUSSION:

A resolution of the City of El Paso, Texas, dissolving the El Paso Public Improvement District No. 1 (Thunder Canyon/District), pursuant to Chapter 372 of the Texas Local Government Code; making findings as to the fulfillment of obligations and the final payment of debt; directing the City Manager to take all actions necessary to effectuate the dissolution; and establishing an effective date.

PRIOR COUNCIL ACTION: N/A

AMOUNT AND SOURCE OF FUNDING: N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

A RESOLUTION OF THE CITY OF EL PASO, TEXAS, DISSOLVING THE EL PASO PUBLIC IMPROVEMENT DISTRICT NO. 1 (THUNDER CANYON/DISTRICT), PURSUANT TO CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; MAKING FINDINGS AS TO THE FULFILLMENT OF OBLIGATIONS AND FINAL PAYMENT OF DEBT; DIRECTING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE DISSOLUTION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of El Paso, Texas (the “City”) is authorized under Chapter 372 of the Texas Local Government Code (the “Act”) to create a public improvement district within its corporate limits; and

WHEREAS, on July 21, 2006, certain property owners in the City, representing more than 50 percent of the appraised value and the area of the Property (the “Petitioners”), submitted and filed with the City Clerk of the City a petition (the “Petition”) requesting the establishment of a public improvement district to include the property owned by the Petitioners and to be known as the El Paso Public Improvement District No. 1 (the “Thunder Canyon” or “District”); and

WHEREAS, the District’s Petition included approximately 69.0246 acres owned by Petitioners, all of which is presently located within the corporate limits of the City of El Paso, Texas, comprised of a parcel of land being a portion of Tract 1E, H.G. Foster Survey No. 259, a portion of Mesa Hills Unit Four, a portion of Coronado Ridge Estates, a portion of Mesa Hills Unit Two and Celebration Point, City of El Paso, El Paso County, Texas (the “Property”). The Property is located between Stanton Street, Moondale Drive, and Sharondale Drive in El Paso, Texas; and

WHEREAS, the City Council of the City (the “City Council”) investigated and determined that the facts contained in the Petition were true and correct; and

WHEREAS, after providing all notices required by the Act, the City Council on January 16, 2007, conducted a public hearing on the advisability of the improvements and services; and

WHEREAS, the City Council, by resolution approved on January 16, 2007, authorized the creation of the District in accordance with the Act for the purpose of establishing and creating the District (the “Enabling Resolution”) to provide special supplemental services through the creation of a conservation easement for Thunder Canyon, as authorized by Chapter 372, Texas Local Government Code, and to undertake improvements necessary for the full development of the Property, including, but not be limited to the maintenance of Thunder Canyon in its natural state (referred to as the “District Improvements”); and

WHEREAS, Section 372.011 of the Act provides that a public improvement district may be dissolved by the municipality that created it upon determination that the purposes for which the District was created have been fulfilled and all debt incurred to finance the improvements has been fully paid; and

WHEREAS, Subsection 1(g) of the Enabling Resolution expressly provides that the District shall be dissolved by the City upon the final debt payment on the financing; and

WHEREAS, the City Council finds that, pursuant to the Service and Assessment Plan for the District adopted by Ordinance No. 016603 on April 17, 2007, and as confirmed by resolution approved by City Council on September 1, 2020, following the City's 2020 review of all costs and obligations associated with the authorized improvements of the District, all obligations have been satisfied and paid for in full as of August 14, 2020; and

WHEREAS, the City Council further finds that dissolution of the District is in the best interest of the City and the property owners within the District, and that all statutory requirements under the Act have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE CITYCOUNCIL OF THE CITY OF EL PASO:

Section 1. The findings set forth in the recitals of this Resolution are hereby determined to be true and correct and are adopted and made part of this Resolution. The City Council further finds that the conditions set forth in Subsection 1(g) of the Enabling Resolution have been satisfied and that dissolution of the El Paso Public Improvement District No. 1 (the "Thunder Canyon" or "District") in accordance with Section 372.011 of the Texas Local Government Code ("Code") is authorized.

Section 2. Pursuant to the authority of Subsection 1(g) of the Enabling Resolution approved by City Council on January 16, 2007 and consistent with Section 372.011 of the Code, the City Council hereby declares that the District is dissolved, effective upon the approval of this Resolution and until the completion of all required administrative actions.

Section 3. Any remaining funds in the District's account shall be applied to final eligible expenses, and any balance remaining thereafter shall be transferred to the City's General Fund or another appropriate City fund as permitted by law. All records of the District shall be archived and maintained by the City Clerk in accordance with the City's records retention policy and state law.

Section 4. The City Manager, or designee, is hereby authorized and directed to take all necessary actions to effectuate the dissolution of the District, including providing notice to affected property owners, the El Paso Central Appraisal District, and the El Paso Tax Assessor-Collector, and to file such documentation as may be required under state law.

Section 5. Upon dissolution, the District shall cease to exist as a public improvement district under Chapter 372 of the Texas Local Government Code, and all powers, duties, and assessments previously authorized for the District shall terminate.

Section 6. If any article, paragraph, clause or provision of this Resolution shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Resolution as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

APPROVED THIS ____ **DAY OF** _____, 2025.

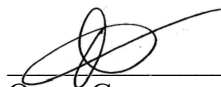
CITY OF EL PASO:

Renard U. Johnson
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Oscar Gomez
Assistant City Attorney

APPROVED AS TO CONTENT:



Margarita Marin, Comptroller
Office of the Comptroller