

Mayor and Council Communication

DATE: 04/28/26

M&C FILE NUMBER: M&C 26-0281

LOG NAME: 03PID20 MIDYEAR 2026

SUBJECT

(CD 8 and CD 11) Adopt Ordinance Amending Public Improvement District 20 – East Lancaster Avenue Fiscal Year 2025-2026 Adopted Budget and Five-Year Service Plan and Authorize the Execution of an Amendment to the Associated Management and Improvement Services Agreement with FirstService Residential Texas PID, LLC to Align with these Changes

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the attached ordinance amending Public Improvement District 20 – East Lancaster Avenue Fiscal Year 2025-2026 Budget and Five-Year Service Plan to reflect amendments associated with a mid-year review and direct the City Secretary to record the same in the real property records of Tarrant County, Texas no later than the seventh (7th) day after adoption by the City Council; and
2. Authorize the execution of an amendment to the associated Management and Improvement Services Agreement with FirstService Residential Texas PID, LLC (City Secretary Contract No. 34235) to align with these changes.

DISCUSSION:

The City of Fort Worth’s (COFW) FWLab Department administers the City’s Public Improvement Districts (PIDs). The City’s PID Policy outlines the need to proactively work with the City’s PID management companies to oversee the services being provided within each of the PIDs. PID 20 – East Lancaster (East Lancaster PID) is managed by FirstService Residential Texas PID, LLC (FirstService).

On September 16, 2025, City Council adopted Ordinance No. 28000-09-2025, approving the Fiscal Year (FY) 2025-2026 Budget, Five-Year Service Plan, Assessment Plan, and Tax Year 2025 Assessment Roll for the East Lancaster PID. After conducting a mid-year review of the East Lancaster PID’s budget, City staff and FirstService have identified the need to reallocate funds in the East Lancaster PID Budget to accommodate an increased contract price of litter abatement and an additional audit. The mid-year adjustment, as recommended, will result in an increase of \$429.00 for litter abatement, an increase of \$3,000.00 for the additional audit, and a resulting decrease of \$3,429.00 in contributions to the fund balance, as further detailed below:

Expenditure Adjustments:

Line Item	Previously Approved FY26 Budget Item	Recommended Mid-Year Adjustment	Amended FY26 Budget Item
Management Fee	\$20,550.00	\$0.00	\$20,550.00
Communications	2,575.00	0.00	2,575.00
Community Marketing/Events	1,500.00	0.00	1,500.00
Litter Pickup	24,375.00	429.00	24,804.00
Security	308,000.00	0.00	308,000.00
Audit/Annual Review	3,000.00	3,000.00	6,000.00
City Administrative Fee	7,433.00	0.00	7,433.00
Contribution to Fund Balance	4,219.00	(3,429.00)	790.00
Totals	\$371,652.00	\$0.00	\$371,652.00

All other previously approved line items not mentioned above remain the same. The revised Budget and Five-Year Service Plan will take effect upon approval by City Council. The City and FirstService will update the existing contract to reflect the mid-year adjustment (City Secretary Contract No. 34235).

The East Lancaster PID is located in COUNCIL DISTRICTS 8 & 11.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of these recommendations will have no material effect on City funds.

Submitted for City Manager's Office by:

Originating Business Unit Head: Christianne Simmons 6222

Additional Information Contact: Brady Kirk 8712