

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET AND FIVE-YEAR SERVICE PLAN FOR PUBLIC IMPROVEMENT DISTRICT NO. 12 – CHAPEL HILL; MAKING THIS ORDINANCE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code (“Act”), allows for the creation of public improvement districts;

WHEREAS, on March 23, 2004, the City Council of the City of Fort Worth (“City Council”) authorized the establishment of Public Improvement District No. 12 – Chapel Hill (“District”), as a public improvement district in accordance with the Act and Resolution No. 3060;

WHEREAS, on September 17, 2024, the City Council adopted Ordinance No. 27164-09-2024, approving the fiscal year 2024-2025 budget, five-year service plan, assessment plan, and tax year 2024 assessment roll for the District;

WHEREAS, the City Council desires to amend the fiscal year 2024-2025 budget and five-year service plan (“Amended Service Plan”), which is attached hereto as Exhibit A and incorporated herein for all purposes;

WHEREAS, the Amended Service Plan is intended to supersede the Service Plan set out in Ordinance No. 27164-09-2024; and

WHEREAS, the Amended Service Plan will not affect the previously adopted Assessment Plan or Assessment Roll.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS THAT:

SECTION 1.

The Recitals and findings listed above are true and correct and form the basis upon which this Ordinance is being adopted and are incorporated herein by reference.

SECTION 2.

The City Council hereby approves and adopts the Amended Service Plan for fiscal year 2024-2025. In doing so, the City Council finds that the supplemental services and improvements set forth in the Service Plan are feasible and advisable and will serve the needs and desires of the property owners in the District.

SECTION 3.

Should any portion, section or part of a section of this Ordinance be declared invalid, inoperative, or void for any reason by a court of competent jurisdiction, such decision, opinion or judgment shall in no way impair the remaining portions, sections, or parts of sections of this Ordinance, which shall remain in full force and effect.

SECTION 4.

This Ordinance is cumulative of all other ordinances and appropriations amending the same except in those instances where the provisions of this Ordinance are in direct conflict with such other ordinances and appropriations, in which instance said conflicting provisions of said prior ordinances and appropriations are hereby expressly repealed.

SECTION 5.

The City Secretary is directed to cause a copy of this Ordinance to be recorded in the real property records of Tarrant County, Texas no later than the seventh (7th) day after the adopted date of this Ordinance.

SECTION 6.

This Ordinance takes effect and will be in full force and effect from and after the date of its passage.

AND IT IS SO ORDAINED.

**APPROVED AS TO FORM
AND LEGALITY:**

ATTEST:

Larry Collister, Sr. Assistant City Attorney

Jannette Goodall, City Secretary

M&C: _____

Adopted and Effective: _____

EXHIBIT A **AMENDED SERVICE PLAN**

City of Fort Worth Five Year Service Plan FY 24-25 - FY 27-28 Public Improvement District No. 12 - Chapel Hill MID YEAR ADJUSTMENT

	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29
REVENUES					
PID Assessments	\$ 421,111	\$ 433,744	\$ 446,757	\$ 460,159	\$ 473,964
City Payment in Lieu - Assessments	\$ 1,035				
Total Budgeted Revenues	\$ 422,146	\$ 433,744	\$ 446,757	\$ 460,159	\$ 473,964
<hr/>					
Total Funds Available for Use	\$ 422,146	\$ 433,744	\$ 446,757	\$ 460,159	\$ 473,964
EXPENSES					
Management Fee	\$ 15,072	\$ 15,373	\$ 15,681	\$ 15,995	\$ 16,314
Utilities	22,300	\$ 22,746	\$ 23,201	\$ 23,665	\$ 24,138
Security	50,000	\$ 51,500	\$ 53,045	\$ 54,636	\$ 56,275
Landscaping	149,936	\$ 86,635	\$ 88,367	\$ 90,135	\$ 91,937
Common Area Maintenance	82,000	\$ 83,640	\$ 85,313	\$ 87,019	\$ 88,759
Communications	8,000	\$ 8,160	\$ 8,323	\$ 8,490	\$ 8,659
Audit/Annual Review	3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247
Capital Improvements	83,200	\$ 84,864	\$ 86,561	\$ 88,293	\$ 90,058
City Administrative Fee	8,422	\$ 8,590	\$ 8,762	\$ 8,937	9,479
Total Budgeted Expenses	\$ 421,930	\$ 364,569	\$ 372,375	\$ 380,353	\$ 388,869
Contribution to Fund Balance	216	69,176	74,382	79,806	85,095
Total Expenses	422,146	433,744	446,757	460,159	473,964
<hr/>					
Net Change in Fund Balance	\$ 216	69,176	74,382	79,806	\$ 85,095
Beginning Fund Balance, Estimated (Yrs 2-5)	488,826	489,042	558,218	632,599	712,406
Estimated Fund Balance, End of Year	489,042	558,218	632,599	712,406	797,501
Reserve Requirement	60,774	60,774	62,075	63,405	64,825
Over (Under) Reserve	\$ 428,268	497,444	570,525	649,001	732,676

*FY2025 Assessment Rate = \$.14

The total budgeted costs of the improvements and services for the District for fiscal year 2024-2025 are \$422,146.00. Of this amount, \$421,111.00 will be funded by assessments collected on privately-owned parcels located in the District. The remainder of the costs will be funded by other revenue sources, including:

- **\$1,035.00** in direct payments from the City for payment in lieu of assessments, which was appropriated from the General Fund balance by City Council action on September 17, 2024, and by this amendment.