

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FISCAL YEAR 2025-2026 BUDGET AND FIVE-YEAR SERVICE PLAN FOR PUBLIC IMPROVEMENT DISTRICT NO. 11 – STOCKYARDS; 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 January 28, 2003, the City Council of the City of Fort Worth (“City Council”) authorized the establishment of Public Improvement District No. 11 – Stockyards (“District”), as a public improvement district in accordance with the Act and Resolution No. 2925;

WHEREAS, on September 16, 2025, City Council adopted Ordinance No. 27987-09-2025, approving the fiscal year (FY) 2025-2026 Budget, Five-Year Service Plan, Assessment Plan, and Tax Year 2025 Assessment Roll for the District;

WHEREAS, the City Council desires to amend the fiscal year 2025-2026 budget and five-year service plan by replacing it with the “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. 27987-09-2025; 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 2025-2026. 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:

Trey Qualls, Sr. Assistant City Attorney

Jannette S. Goodall, City Secretary

M&C: _____

Adopted and Effective: _____

**EXHIBIT A
AMENDED SERVICE PLAN**

City of Fort Worth
Five Year Service Plan: Mid-Year Adjustments
Public Improvement District No. 11 - Stockyards

	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30
REVENUES					
PID Assessments	\$ 551,398	\$ 567,940	\$ 584,978	\$ 602,527	\$ 620,603
COFW Assessment	14,806	11,359	11,700	12,051	12,412
Total Budgeted Revenues	\$ 566,204	\$ 579,299	\$ 596,678	\$ 614,578	\$ 633,015
Use of Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 566,204	\$ 579,299	\$ 596,678	\$ 614,578	\$ 633,015
EXPENSES					
Management Fee	\$ 110,280	\$ 113,588	\$ 116,996	\$ 120,505	\$ 124,121
Security Enhancements	180,000	180,000	185,000	185,000	185,000
Maintenance & Operations	162,600	150,000	150,000	160,000	160,000
Public Events	16,400	10,000	10,000	10,000	10,000
Utilities	-	8,500	8,500	8,500	8,500
Marketing & Research	16,000	35,000	40,000	40,000	40,000
City Audit Fee	6,000	3,000	3,000	3,000	3,000
City Administrative Fee	11,324	11,586	11,934	12,292	12,660
Total Budgeted Expenses	\$ 502,604	\$ 511,674	\$ 525,430	\$ 539,297	\$ 543,281
Contribution to Fund Balance	\$ 63,600	\$ 67,625	\$ 71,248	\$ 75,281	\$ 89,734
Total Expense	\$ 566,204	\$ 579,299	\$ 596,678	\$ 614,578	\$ 633,015
Net Change in Fund Balance	\$ 63,600	\$ 67,625	\$ 71,248	\$ 75,281	\$ 89,734
Fund Balance, Beginning of Year	\$ 267,256	\$ 330,856	\$ 398,481	\$ 469,729	\$ 545,010
Estimated Fund Balance, End of Year	330,856	398,481	469,729	545,010	634,744
Reserve Requirement	85,296	87,589	89,901	90,565	90,565
Over (Under) Reserve	\$ 245,560	\$ 310,892	\$ 379,829	\$ 454,445	\$ 544,180

*FY2026 Assessment Rate = .12

The total budgeted costs of the improvements and services for the District for fiscal year 2025-2026 are \$566,204.00. Of this amount, \$551,398.00 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:

- \$14,806.00 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 16, 2025, and by this amendment.