

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 09/16/25 M&C FILE NUMBER: M&C 25-0817

LOG NAME: 03PID12FY26

SUBJECT

(CD 7) Conduct Public Benefit Hearing for Fort Worth Public Improvement District 12 - Chapel Hill; Adopt the Ordinance (1) Approving and Adopting the Fiscal Year 2025-2026 Budget, Five-Year Service Plan, Assessment Plan, and Tax Year 2025 Assessment Roll, and (2) Levying Special Assessments for the 2025 Tax Year at a Rate of \$0.14 Per Each \$100.00 of Property Value; Authorize Execution of Agreement with FirstService Residential Texas PID, LLC, in the Amount of \$24,900.00 to Manage the Public Improvement District; and Adopt Appropriation Ordinance

(PUBLIC HEARING - a. Staff Available for Questions: Holly Fortes; b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct a public benefit hearing concerning the proposed special assessments on the property located in Fort Worth Public Improvement District 12 - Chapel Hill for the 2025 tax year;
2. Adopt the attached ordinance (1) approving and adopting the Fiscal Year 2025-2026 budget in the amount of \$487,534.00, five-year service plan, assessment plan, and tax year 2025 assessment roll (on file with the City Secretary) for the Chapel Hill Public Improvement District; and (2) levying special assessments on property located in the Chapel Hill Public Improvement District for the 2025 tax year at the rate of \$0.14 per each \$100.00 of property value (Service Assessment Plan and Assessment Ordinance);
3. Direct the City Secretary to record a copy of the Service Assessment Plan and Assessment Ordinance in the real property records of Tarrant County, Texas no later than the seventh (7<sup>th</sup>) day after adoption by the City Council;
4. Authorize the execution of an agreement with FirstService Residential Texas PID, LLC, in the amount of \$24,900.00 to provide management of the improvements and services for the Chapel Hill Public Improvement District during Fiscal Year 2025-2026; and
5. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Fort Worth Public Improvement District 12 - Chapel Hill Fund in the amount of \$487,534.00, of which (1) \$484,905.00 is from available funds and (2) \$2,629.00 is from available unreserved fund balance.

DISCUSSION:

On March 23, 2004, the City Council adopted Resolution No. 3060 establishing Fort Worth Public Improvement District 12 - Chapel Hill (Chapel Hill PID).

The purpose of this benefit hearing is to receive comments from the public regarding the Fiscal Year 2025-2026 budget and five-year service plan for the Chapel Hill PID and the proposed assessments to be levied on each property in the Chapel Hill PID for the 2025 tax year. Following the public hearing, it is recommended that the City Council take the following actions: adopt the attached ordinances (1) approving and adopting the budget, five-year service plan, assessment plan, and assessment roll; (2) levying the proposed assessments; and (3) appropriating funds.

The improvements and services to be provided in the Chapel Hill PID and the costs thereof are as follows:

Fiscal Year 2026 Budget

Improvements	Total Budgeted Costs
Management Fee	\$24,900.00
Capital Improvements	\$83,200.00
Common Area Maintenance	\$83,000.00
Communications	\$4,800.00
Landscaping	\$149,936.00
Security	\$103,000.00
Utilities	\$26,000.00
Annual Review	\$3,000.00
City Administration Fee	\$9,698.00
Total Expense	\$487,534.00

The total budgeted costs of the improvements are in the amount of \$487,534.00. Of this amount, \$483,864.00 will be funded by assessments collected on privately owned parcels located in the Chapel Hill PID by applying a rate of \$0.14 per \$100.00 of property value. The remainder of the

costs in the amount of \$3,670.00 will be funded by other revenue sources including: (a) \$1,041.00 in direct payment from the City for Payment In-Lieu of Assessments, which are calculated at the same rate as privately-owned parcels, and (b) \$2,629.00 transferred from the unaudited, unassigned fund balance.

On August 26, 2025, the City Council conducted a public hearing to receive comments on the proposed 2025-2026 Fiscal Year budget, five-year service plan, and 2025 Assessments for the Chapel Hill PID. Notice of the August 26, 2025 benefit hearing and this hearing were published in the *Fort Worth Star - Telegram* and mailed to all owners of property on record in the Chapel Hill PID on August 15, 2025, in accordance with state law.

Funding will be budgeted within the FWPID #12 - Chapel Hill Fund for Fiscal Year 2026.

The Chapel Hill PID is located in COUNCIL DISTRICT 7.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that upon approval of the above recommendations and the adoption of the Fiscal Year 2026 Budget by the City Council, funds will be available in the Fiscal Year 2026 operating budget, as appropriated, in the FWPID #12 - Chapel Hill Fund. Prior to any expenditure being incurred, the FWLab Department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:**

**Originating Business Unit Head:** Christianne Simmons 6222

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