

Mayor and Council Communication

DATE: 08/24/21

M&C FILE NUMBER: M&C 21-0605

LOG NAME: 13ROCK_CREEK_RANCH_PID_FY2022

SUBJECT

(CD 6) Approve Updated Five Year Service and Assessment Plan and Fiscal Year 2022 Budget in the Amount of \$1,773,867.28 for Fort Worth Public Improvement District No. 17 (Rock Creek Ranch) and Adopt Attached Appropriation Ordinance

RECOMMENDATION:

It is recommended that the City Council:

1. Approve the attached updated five-year service and assessment plan and annual budget for Fiscal Year 2022 for Fort Worth Public Improvement District No. 17 (Rock Creek Ranch); and
2. Adopt the attached ordinance increasing estimated receipts and appropriations in the Fort Worth Public Improvement District No. 17 - Rock Creek Fund by a total of \$1,773,867.28, from a combination of assessment revenue and fund balance, for the purpose of funding Public Improvement District No. 17 (Rock Creek Ranch) during Fiscal Year 2021-2022, allocated as follows:

	Assessment Revenue	Fund Balance	Total
Major Improvements Assessment Area	\$1,252,000.00	-\$0-	\$1,252,000.00
Roadway Improvements Assessment Area	\$498,000.00	\$26,867.28	\$521,867.28
			\$1,773,867.28

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to consider a budget and updated service and assessment plan for Fort Worth Public Improvement District No. 17 (Rock Creek Ranch) (the PID).

In December 2016, the City Council approved the creation of the Rock Creek Ranch PID, as a vehicle to finance certain authorized improvements for the benefit of the property in the PID (M&C G-18910). PIDs are governed by Chapter 372 of the Texas Local Government Code, which requires review and update of a PID's Service and Assessment Plan (SAP) on an annual basis and establishment of an annual budget.

On August 15, 2017, the City Council approved the initial Service and Assessment Plan (SAP) for the PID encompassing the major improvements (water and sewer) in both the eastern and western improvement areas of the PID and adopted the ordinance levying assessments for those improvements on property within the entire PID (M&C G-19077). In June of 2018 the City Council approved an amended SAP to include certain roadway improvements to be provided in the western improvement area and enacting an ordinance levying assessments for those improvements on property within the western improvement area (M&C G-19297).

City Council approved the issuance and sale of Special Assessment Revenue Bonds, Series 2017 (Fort Worth Public Improvement District No. 17 – Rock Creek Ranch – Major Improvement project) in the aggregate principal amount of \$12,685,000.00 (M&C G-19079) and issuance and sale of Special Assessment Revenue Bonds, Series 2018 (Fort Worth Public Improvement District No. 17 – Rock Creek Ranch – Roadway Improvement project), in the aggregate principal amount of \$5,155,000.00 (M&C G-19296).

The SAP was updated in August of 2018 and an annual budget was adopted (M&C G-19355). Updated budget and assessment rolls for the PID were adopted for subsequent years (M&C 20-0907 and 20-0009). On December 1, 2020, another public hearing was held and an amended and restated SAP was adopted reflecting possible exclusion from the sewer assessment of properties within the PID if they do not receive a benefit from the sewer portion of the major improvements and addressing maximum assessment rates triggered by sale of a portion of the property within the PID by the developer.

This M&C and the attached SAP are intended to serve as the SAP update and annual budget for fiscal year 2022.

The fiscal year 2022 budget for the PID is summarized in the following table:

	Revenues			Expenditures			
	Assessment Revenue	Fund Balance	Total	Debt Service	Administrative Expenses	Delinquency and Prepayment Reserves	Total
Major Improvements Assessment Area	\$1,252,000.00	\$-0-	\$1,252,000.00	\$1,120,719.08	\$70,325.69	\$60,955.23	\$1,252,000.00
Roadway Improvements Assessment Area	\$498,000.00	\$23,867.28	\$521,867.28	\$449,648.10	\$47,754.37	\$24,464.81	\$521,867.28
	\$1,750,000.00	\$23,867.28	\$1,773,867.28	\$1,570,367.18	\$118,080.06	\$85,420.04	\$1,773,867.28

This PID is located in COUNCIL DISTRICT 6

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 upon approval of the above recommendations and adoption of the Fiscal Year 2022 Budget by the City Council, funds will be available in the Fiscal Year 2022 operating budget, as appropriated, in the FWPID #17 - Rock Creek Fund. Prior to an expenditure being incurred, the Financial Management Services Department has the responsibility to validate the availability of funds.

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Expedited