

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 08/26/25M&C FILE NUMBER: M&C 25-0765

LOG NAME: 03ROCK\_CREEK\_RANCH\_PID\_FY2026

SUBJECT

(CD 6) Approve Updated Five-Year Service and Assessment Plan and Fiscal Year 2026 Budget in the Amount of \$1,738,936.79 for Rock Creek Public Improvement District and Adopt 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 2026 for Rock Creek Public Improvement District Custodial; and
2. Adopt the attached ordinance increasing estimated receipts and appropriations in the Rock Creek Public Improvement District Custodial Fund by a total of \$1,738,936.79 of which \$1,678,936.79 is from assessment revenues and \$60,000.00 from reducing unreserved fund balance, for the purpose of funding Rock Creek Public Improvement District Custodial Fund during Fiscal Year 2025-2026.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to consider and approve a budget and updated service and assessment plan for Rock Creek Public Improvement District Custodial (Rock Creek Ranch).

In December 2016, the City Council approved the creation of the Rock Creek Ranch Public Improvement District (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 2026.

The Fiscal Year 2026 budget for the PID is summarized in the following table:

Revenues	Major Improvements Assessment Area	Roadway Improvements Assessment Area	Totals
Assessment Revenue	\$1,189,498.87	\$489,437.92	\$1,678,936.79
Fund Balance	\$46,000.00	\$14,000.00	\$60,000.00
Total	\$1,235,498.87	\$503,437.92	\$1,738,936.79
Expenses	Major Improvements Assessment Area	Roadway Improvements Assessment Area	Totals
Debt Service	\$1,126,468.64	\$445,398.11	\$1,571,866.75
Administrative Expenses	\$59,000.00	\$38,000.00	\$97,000.00
Delinquency and Prepayments	\$50,030.23	\$ 20,039.81	\$70,070.04
Total	\$1,235,498.87	\$503,437.92	\$1,738,936.79

	Assessment Revenue	Fund Balance	Total
Major Improvements Assessment	\$1,189,498.87	\$46,000.00	\$1,235,498.87
Roadway Improvements Assessment Area	\$489,437.92	\$14,000.00	\$503,437.92
Totals			\$1,738,936.79

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 2026 Budget by the City Council, funds will be available in the Fiscal Year 2026 operating budget, as appropriated, in the Rock Creek PID Custodial Fund. Prior to an 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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Expedited