

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 09/16/25 M&C FILE NUMBER: M&C 25-0822

LOG NAME: 03PID20FY26

SUBJECT

(CD 8 and CD 11) Conduct Public Benefit Hearing for Fort Worth Public Improvement District 20 - East Lancaster Avenue, 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 \$0.266 Per Each \$100.00 of Property Value; Authorize Execution of Agreement with FirstService Residential Texas PID, LLC, in the Amount of \$20,550.00 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 20 - East Lancaster Avenue for the 2025 tax year;
2. Adopt the attached ordinance (1) approving and adopting the Fiscal Year 2025-2026 budget in the amount of \$371,652.00, five-year service plan, assessment plan, and tax year 2025 assessment roll (on file with the City Secretary) for the East Lancaster Public Improvement District; and (2) levying special assessments on the property located in the East Lancaster Public Improvement District for the 2025 tax year at the rate of \$0.266 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 \$20,550.00 to provide management of the improvements and services for the East Lancaster Avenue 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 20 – East Lancaster Fund in the amount \$371,652.00.

DISCUSSION:

On February 12, 2019, the City Council adopted Resolution No. 5052-02-2019, establishing Fort Worth Public Improvement District 20 - East Lancaster Avenue (East Lancaster 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 East Lancaster PID and the proposed assessments to be levied on each property in the East Lancaster 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 East Lancaster PID during the 2025-2026 Fiscal Year and the costs thereof are as follows:

Fiscal Year 2026 Budget

Improvements	Total Budgeted Cost
Management Fee	\$20,550.00
Communications	\$2,575.00
Community Marketing/Events	\$1,500.00
Litter Pickup	\$24,375.00
Security	\$308,000.00
Annual Review	\$3,000.00
City Administrative Fee	\$7,433.00
Contribution to Fund Balance	\$4,219.00
Total Expenses	\$371,652.00

The total budgeted costs of the improvements and services are in the amount of \$371,652.00. The full ammount, \$371,652.00, will be funded by assessments collected on privately owned parcels located in the East Lancaster PID by applying a rate of \$0.266 per each \$100.00 of property value. This is the same assessment rate as last year.

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 East Lancaster 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 East Lancaster PID on August 15, 2025, in accordance with state law.

The East Lancaster PID is located in COUNCIL DISTRICTS 8 & 11.

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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 2025-2026 Budget by the City Council, funds will be available in the Fiscal Year 2026 operating budget, as appropriated, in the FWPID #20 - East Lancaster Ave 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

**Additional Information Contact:** Brady Kirk 8712