

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 09/16/25 M&C FILE NUMBER: M&C 25-0819

LOG NAME: 03PID15FY26

SUBJECT

(CD 11) Conduct Public Benefit Hearing for Fort Worth Public Improvement District 15 - Sun Valley; 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 \$0.24 Per Each \$100.00 of Property Value; Authorize Execution of Agreement with CP2 Consultants, LLC in the Amount of \$31,493.00 to Manage the Public Improvement District; and Adopt Appropriation Ordinance

(PUBLIC HEARING - a. Staff Available for Questions: April Ramirez; 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 15 - Sun Valley for the 2025 tax year;
2. Adopt the attached ordinance (1) approving and adopting the Fiscal Year 2025-2026 budget in the amount of \$194,798.00, five-year service plan, assessment plan, and tax year 2025 assessment roll (on file with the City Secretary) for the Sun Valley Public Improvement District; and (2) levying special assessments on privately-owned property located in the Sun Valley Public Improvement District for the 2025 tax year at the rate of \$0.24 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 (7th) day after adoption by the City Council;
4. Authorize the execution of an agreement with CP2 Consultants, LLC, in the amount of \$31,493.00 to provide management of the improvements and services for the Sun Valley 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 15 - Sun Valley Fund in the amount of \$194,798.00 from available funds.

DISCUSSION:

On August 21, 2012, the City Council adopted Resolution No. 4120-08-2012 establishing Fort Worth Public Improvement District 15 - Sun Valley (Sun Valley 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 Sun Valley PID and the proposed assessments to be levied on each property in the Sun Valley 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 Sun Valley PID and the costs thereof are as follows:

Fiscal Year 2026 Budget

Improvements	Total Budgeted Cost
Management Fee	\$31,493.00
Safety & Security	\$140,050.00
Capital Improvements	\$8,312.00
Communications	\$2,506.00
City Audit	\$3,000.00
City Administrative Fee	\$3,896.00
Contribution to Fund Balance	\$5,541.00
Total Expenses	\$194,798.00

The total budgeted costs of the improvements and services are in the amount of \$194,798.00. Of this amount, \$194,629.00 will be funded by assessments collected on privately owned parcels located in the Sun Valley PID by applying a rate of \$0.24 per each \$100.00 of property value. The remainder of the costs in the amount of \$169.00 will be funded by direct payment from the City for Payment In-Lieu of Assessments, which are calculated at the same rate as privately-owned parcels. The assessment rate is the same as last year.

On August 26, 2025, the City Council conducted a public hearing to receive comments on the proposed Fiscal Year 2025-2026 budget, five-year

service plan, and 2025 assessments for the Sun Valley 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 Sun Valley PID on August 15, 2025, in accordance with state law.

Funding will be budgeted within the FWPID #15 - Sun Valley Fund for Fiscal Year 2026.

The Sun Valley PID is located in COUNCIL DISTRICT 11.

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 #15 - Sun Valley Fund. Prior to any expenditure being incurred, the FW Lab has the responsibility to validate the availability of funds.

Submitted for City Manager's Office by:

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Additional Information Contact: Brady Kirk 8712