

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET AND FIVE-YEAR SERVICE PLAN FOR PUBLIC IMPROVEMENT DISTRICT NO. 11 – STOCKYARDS TO REFLECT ADDITIONAL MID-YEAR ADJUSTMENTS; MAKING THIS ORDINANCE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code (“Act”), allows for the creation of public improvement districts;

**WHEREAS**, on January 28, 2003, the City Council of the City of Fort Worth (“City Council”) authorized the establishment of Public Improvement District No. 11 – Stockyards (“District”), as a public improvement district in accordance with the Act and Resolution No. 2925;

**WHEREAS**, on September 17, 2024, City Council adopted Ordinance No. 27162-09-2024, approving the fiscal year (FY) 2024-2025 Budget, Five-Year Service Plan, Assessment Plan, and Tax Year 2024 Assessment Roll for the Stockyards PID;

**WHEREAS**, on April 22, 2025, the City Council adopted M&C 25-0371 authorizing a mid-year amendment to the FY2024-2025 Budget and Service Plan; however, the associated contract amendment was not executed;

**WHEREAS**, the City Council now desires to approve a revised and consolidated amendment to the fiscal year 2024-2025 budget and five-year service plan (“Amended Service Plan”), which is attached hereto as Exhibit A and incorporated herein for all purposes, which reflects the full scope of mid-year changes;

**WHEREAS**, the Amended Service Plan supersedes the prior service plan and budget included in Ordinance No. 27162-09-2024, and incorporates all modifications intended under M&C 25-0371 and this revised action; and

**WHEREAS**, the Amended Service Plan will not affect the previously adopted Assessment Plan or Assessment Roll.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS THAT:**

**SECTION 1.**

The Recitals and findings listed above are true and correct and form the basis upon which this Ordinance is being adopted and are incorporated herein by reference.

**SECTION 2.**

The City Council hereby approves and adopts the Amended Service Plan for fiscal year 2024-2025. In doing so, the City Council finds that the supplemental services and improvements set forth in the Service Plan are feasible and advisable and will serve the needs and desires of the property owners in the District.

**SECTION 3.**

Should any portion, section or part of a section of this Ordinance be declared invalid, inoperative, or void for any reason by a court of competent jurisdiction, such decision, opinion or judgment shall in no way impair the remaining portions, sections, or parts of sections of this Ordinance, which shall remain in full force and effect.

**SECTION 4.**

This Ordinance is cumulative of all other ordinances and appropriations amending the same except in those instances where the provisions of this Ordinance are in direct conflict with such other ordinances and appropriations, in which instance said conflicting provisions of said prior ordinances and appropriations are hereby expressly repealed.

**SECTION 5.**

The City Secretary is directed to cause a copy of this Ordinance to be recorded in the real property records of Tarrant County, Texas no later than the seventh (7<sup>th</sup>) day after the adopted date of this Ordinance.

**SECTION 6.**

This Ordinance takes effect and will be in full force and effect from and after the date of its passage.

**AND IT IS SO ORDAINED.**

**APPROVED AS TO FORM  
AND LEGALITY:**

**ATTEST:**

\_\_\_\_\_  
Trey Qualls, Sr. Assistant City Attorney

\_\_\_\_\_  
Jannette Goodall, City Secretary

M&C: \_\_\_\_\_

Adopted and Effective: \_\_\_\_\_

# **EXHIBIT A** **AMENDED SERVICE PLAN**

## City of Fort Worth Five Year Service Plan FY25 - FY29 Public Improvement District No. 11 - Stockyards MID-YEAR ADJUSTMENT 2nd Update

	FY24/25	FY25/26	FY26/27	FY27/28	FY28/29
<b>REVENUES</b>					
PID Assessments	\$ 444,145	\$ 457,469	\$ 471,193	\$ 485,329	\$ 499,889
City Payment in-lieu of Assessments	\$ 10,458	\$ 9,149	\$ 9,424	\$ 9,707	\$ 9,998
<b>Budgeted Revenues</b>	<b>\$ 454,603</b>	<b>\$ 466,619</b>	<b>\$ 480,617</b>	<b>\$ 495,036</b>	<b>\$ 509,887</b>
Use of Fund Balance	\$ 48,871	\$ 7,794	\$ 8,028	\$ 8,269	\$ 8,517
<b>Total Budgeted Revenues</b>	<b>\$ 503,474</b>	<b>\$ 474,413</b>	<b>\$ 488,645</b>	<b>\$ 503,305</b>	<b>\$ 518,404</b>
<b>EXPENSES</b>					
Management Fee	\$ 90,676	\$ 91,404	\$ 94,239	\$ 97,066	\$ 99,978
Security	\$ 211,000	\$ 210,000	\$ 220,000	\$ 220,000	\$ 230,000
Maintenance & Operations	\$ 147,706	\$ 100,500	\$ 110,000	\$ 115,000	\$ 115,000
Public Events	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Capital Improvements	\$ 1,000	\$ 19,087	\$ 6,794	\$ 8,338	\$ 10,228
Marketing & Research (Website/Newsletter)	\$ 31,000	\$ 31,000	\$ 35,000	\$ 40,000	\$ 40,000
City Audit Fee	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
City Administrative Fee	\$ 9,092	\$ 9,332	\$ 9,612	\$ 9,901	\$ 10,198
<b>Total Budgeted Expenses</b>	<b>\$ 503,474</b>	<b>\$ 474,413</b>	<b>\$ 488,645</b>	<b>\$ 503,305</b>	<b>\$ 518,404</b>
<b>Net Change in Fund Balance</b>	<b>\$ (48,871)</b>	<b>\$ (7,794)</b>	<b>\$ (8,028)</b>	<b>\$ (8,269)</b>	<b>\$ (8,517)</b>
Beginning Fund Balance, Estimated (Yrs 2-5)	\$ 299,958	\$ 251,087	\$ 243,293	\$ 235,265	\$ 226,996
Estimated Fund Balance, End of Year	\$ 251,087	\$ 243,293	\$ 235,265	\$ 226,996	\$ 218,479
Reserve Requirement	\$ 79,085	\$ 81,457	\$ 83,901	\$ 86,418	\$ 88,418
<b>Over (Under) Reserve</b>	<b>\$ 172,002</b>	<b>\$ 161,836</b>	<b>\$ 151,364</b>	<b>\$ 140,578</b>	<b>\$ 132,061</b>

\*FY2025 Assessment Rate = \$.12

The total budgeted costs of the improvements and services for the District for fiscal year 2024-2025 are \$503,474.00. Of this amount, \$444,145.00 will be funded by assessments collected on privately-owned parcels located in the District. The remainder of the costs will be funded by other revenue sources, including:

- \$10,458.00 in direct payments from the City for payment in lieu of assessments, which was appropriated from the General Fund balance by City Council action on September 17, 2024, and by this amendment.
- \$30,000.00 in additional funds to be transferred from the unaudited, unassigned fund balance.