

# A Resolution

NO. 4966-08-2018

## AUTHORIZING AND ESTABLISHING FORT WORTH PUBLIC IMPROVEMENT DISTRICT NO. 19 (HISTORIC CAMP BOWIE) AND TAKING CERTAIN OTHER ACTIONS CONCERNING THE DISTRICT

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

**WHEREAS**, on June 8, 2018, the City of Fort Worth, Texas (“City”) received a petition (“Petition”), requesting the establishment of a PID on land within the City to be known as Fort Worth Public Improvement District No. 19 (Historic Camp Bowie) and has been on file in the office of the City Secretary for public inspection;

**WHEREAS**, pursuant to Section 372.009 of the Act, the City provided notice and publication of a public hearing to be conducted on August 14, 2018 to consider the establishment of the Historic Camp Bowie PID (“Public Hearing”), which notice and publication included the following: (i) time and place of the public hearing; (ii) general nature of the proposed improvements and services; (iii) estimated costs of the improvements and services; (iv) boundaries of the proposed Historic Camp Bowie PID; (v) proposed method of assessment; and (vi) proposed apportionment of costs between the Historic Camp Bowie PID and the City;

**WHEREAS**, notice of the Public Hearing was published on July 21, 2018 in the Fort Worth Star-Telegram, a newspaper of general circulation in the City, and was also mailed on July 20, 2018 to all record owners of property in the Historic Camp Bowie PID, and all persons desiring to be heard were given a full and fair opportunity to be heard at the Public Hearing;

**WHEREAS**, the City Council conducted and adjourned the Public Hearing to consider the establishment of the Historic Camp Bowie PID; and

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

### **1. Recitals.**

The findings set forth in the recitals of this Resolution are found to be true and correct.



## 2. Findings.

The City Council, after duly considering the evidence and testimony presented at the Public Hearing and based on all information known by the City Council, hereby makes the following findings:

**2.1. Petition.** The Petition was filed with the City Secretary and complies with Section 372.005 of the Act and has been signed by record owners of taxable real property liable for assessment under the proposal who constitute: (a) 50.3% of the appraised value of taxable real property liable for assessment under the proposal set forth in the Petition, as determined by the current roll of the Tarrant Appraisal District, and (b) 54% of the area of all taxable real property that is liable for assessment under the proposal, and (c) 56% of all record owners of property that are liable for assessment under the proposal.

**2.2 Advisability of Establishing the Historic Camp Bowie PID.** It is advisable that the City exercise the powers granted by the Act in connection with the establishment of the Historic Camp Bowie PID, including the undertaking of improvements and services that confer a special benefit on property in the Historic Camp Bowie PID and the levying and collection of special assessments on property in the district, based on the benefit conferred by such improvements and services, to pay the costs of the same.

### **2.3 Nature of the Improvements and Services.**

(a) The general nature of the proposed improvements and services to be provided in the Historic Camp Bowie PID, include, without limitation, the following:

i. Landscaping, promotional sign and banner programs, lighting, and various other streetscape and capital improvements, including streets, sidewalk, roadways, and rights-of-way.

ii. Special supplemental services for improvement and promotion of the Historic Camp Bowie PID, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement.

iii. Any other improvements and services allowed pursuant to the Act.

(b) The following programs may be initiated to ensure that the improvements and services are implemented:

i. A comprehensive litter abatement program.



- ii. A coordinated communication program to assure that businesses located within the Historic Camp Bowie PID benefit from shared information about security, infrastructure improvements, transportation improvements, capital improvement programs, opportunities to coordinate marketing and promotions, and other opportunities where business awareness and information can help business.
  - iii. A cooperative program with local governments, neighborhood groups, foundations, universities, and others to assist with obtaining grants or other special funding to undertake studies, landscape improvements, street improvements, signs and banner programs, and other streetscape amenities within the Historic Camp Bowie PID.
  - iv. Special cooperative programs with area neighborhoods, schools, museums, and other institutions to assure that the business, residential, and civic organizations all work together to identify programs that enhance the economic vitality and livability of the Camp Bowie Boulevard corridor within the Historic Camp Bowie PID.
- (c) The improvements and services will be a supplement to the standard level of improvements and services provided by the City. The City will furnish or pay for the standard level of improvement and services in the Historic Camp Bowie PID comparable to what would be provided for the taxpayers generally.

**2.4. Estimated Cost of the Improvements and Services.**

- (a) For the 2018-2019 fiscal year, the estimated cost of the above-referenced improvements and services, and estimated costs to implement such improvements and services are:

Management Fee	\$95,619.00
Litter Abatement	\$89,400.00
Beautification	\$104,498.00
Utilities	\$20,000.00
Maintenance	\$90,255.00
Security	\$20,400.00
Economic Development	\$21,000.00
Marketing & Promotion	\$30,000.00
Communication	\$20,000.00
Insurance	\$6,700.00
City Administration	\$8,139.00
Audit	\$6,000.00
PID Establishment related fees	\$7,500.00
City Reserve Requirement	\$85,219.00
	<hr/>
	\$604,730.00



- (b) Such estimated costs are reasonable and appropriate. The costs of the improvements and services provided in the 2018-2019 fiscal year will be determined in a subsequent annual budget and service plan for the Historic Camp Bowie PID to be approved by the City Council on August 21, 2018, in accordance with the Act. The five (5)-year service plan proposed for the Historic Camp Bowie PID is attached hereto as **Exhibit A** (“Service Plan”) and incorporated herein for all purposes.
- (c) The estimated costs of improvements and services to be provided in subsequent fiscal years will be subject to future annual budget and service and assessment plans adopted by the City Council in accordance with the Act. The service plan, budget, and assessment amount are subject to annual review and approval by the City Council. The costs for all improvements and services will be paid in accordance with Section 2.7 of this Resolution.

**2.5. Boundaries of the Historic Camp Bowie PID.** The boundaries of the Historic Camp Bowie PID include approximately 238.76 acres of land generally consisting of: all commercial land use areas along the Camp Bowie Boulevard corridor from Montgomery (on the east) to Irene (on the west); all commercial land use areas along W. 7th Street from University to Montgomery. A map depicting the boundaries is attached hereto as **Exhibit B** and incorporated herein for all purposes. Such boundaries are appropriate and the proposed improvements and services provided to property within such boundaries will promote the interests of the City. The Historic Camp Bowie PID’s boundaries may be expanded in accordance with the Act.

**2.6. Method of Assessment.** The method of assessment is proposed to be as follows:

- (a) Beginning in fiscal year 2018-2019, an annual budget and service and assessment plan will be presented to the City Council for review and approval prior to the beginning of each fiscal year for the term of the Historic Camp Bowie PID in accordance with the Act.
- (b) The cost of each improvement and service provided during a fiscal year will be assessed against real property within the Historic Camp Bowie PID on the basis of special benefits accruing to the property because of the improvements and services according to the value of such property, including the value of structures or other improvements on the property, as determined by the Tarrant Appraisal District.



- (c) All the taxable properties in the Historic Camp Bowie PID will be assessed equally and no annual assessment during the term of the Historic Camp Bowie PID will exceed \$0.10 per each \$100 of the appraised value of real property, including the value of structures and other improvements located thereon, unless this Resolution is amended following a public hearing held in accordance with the Act concerning the proposed adoption of an ordinance levying a higher assessment or implementing a different method of assessment authorized by the Act. Tax exempt properties and government-owned properties will not be assessed.

Based on the improvements and services to be undertaken in the Historic Camp Bowie PID, as outlined herein and in the service plan, the City Council hereby finds that the proposed method of assessment is reasonable and necessary.

**2.7. Apportionment of Costs Between the Historic Camp Bowie PID and the City, as a Whole.** The apportionment of costs between the Historic Camp Bowie PID and the City, as a whole, is as follows:

- (a) Except as set forth in subsection 2.7(b), the entire cost of each improvement and service will be paid from assessments levied in accordance with Chapter 372 of the Act (including any interest accrued thereon) and from other sources of funds, if any, available to the Historic Camp Bowie PID.
- (b) No City funds will be used to pay any portion of the cost of any improvement or service, unless such funding is approved from the City Council or other appropriate municipal authority on a case-by-case basis.

**3. Establishment of the PID; Term.**

3.1 Based on the findings set forth above, the Historic Camp Bowie PID comprising the boundaries set forth in Section 2.5 above is authorized to be established and will be known as Fort Worth Public Improvement District No. 19 (Historic Camp Bowie). The Historic Camp Bowie PID will take effect on the date on which the City Council's authorization to establish the Historic Camp Bowie PID pursuant to and in accordance with this Resolution is published in a newspaper of general circulation in the City in accordance with Section 372.010(b) of the Act ("PID Effective Date") and will expire on the earlier of (i) September 30, 2028; (ii) the effective date of a resolution dissolving the Historic Camp Bowie PID adopted by the City Council following receipt of a petition requesting dissolution and the holding of a public hearing to consider such dissolution in accordance with Section 372.011 of the Act; or (iii) any other lawful method provided for dissolution of a PID pursuant to the Act, as it may be amended. All other provisions of this Resolution will be effective from and after the adoption of this Resolution.



3.2 Notwithstanding anything to the contrary herein, the Historic Camp Bowie PID will continue in effect until all obligations of indebtedness for all previously-authorized improvement projects and services in the PID have been fully satisfied and discharged. The Historic Camp Bowie PID will be subject to all conditions, limitations, and reservations set forth in the findings in Section 2.

**4. Advisory Body.**

The City Council hereby declines to appoint an advisory body for the Historic Camp Bowie PID pursuant to Section 372.008 of the Act. The City Council hereby reserves the right to assign responsibility for preparation of the ongoing Service Plan for the Historic Camp Bowie PID to another entity in the absence of such an advisory body, as authorized by Section 372.013(a) of the Act.

**5. Restriction on Construction of Improvements.**

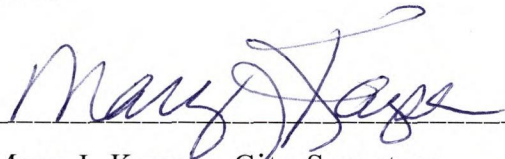
In accordance with Section 372.010(c) of the Act, actual construction of any improvement may not begin until after the twentieth (20th) day following the PID Effective Date.

**6. Publication.**

The City Secretary is hereby directed to publish notice of the City Council's authorization to establish the PID once in a newspaper of general circulation in the City.

Adopted this 14<sup>th</sup> day of August 2018.

ATTEST:

By:   
Mary J. Kayser, City Secretary



## EXHIBIT A SERVICE PLAN

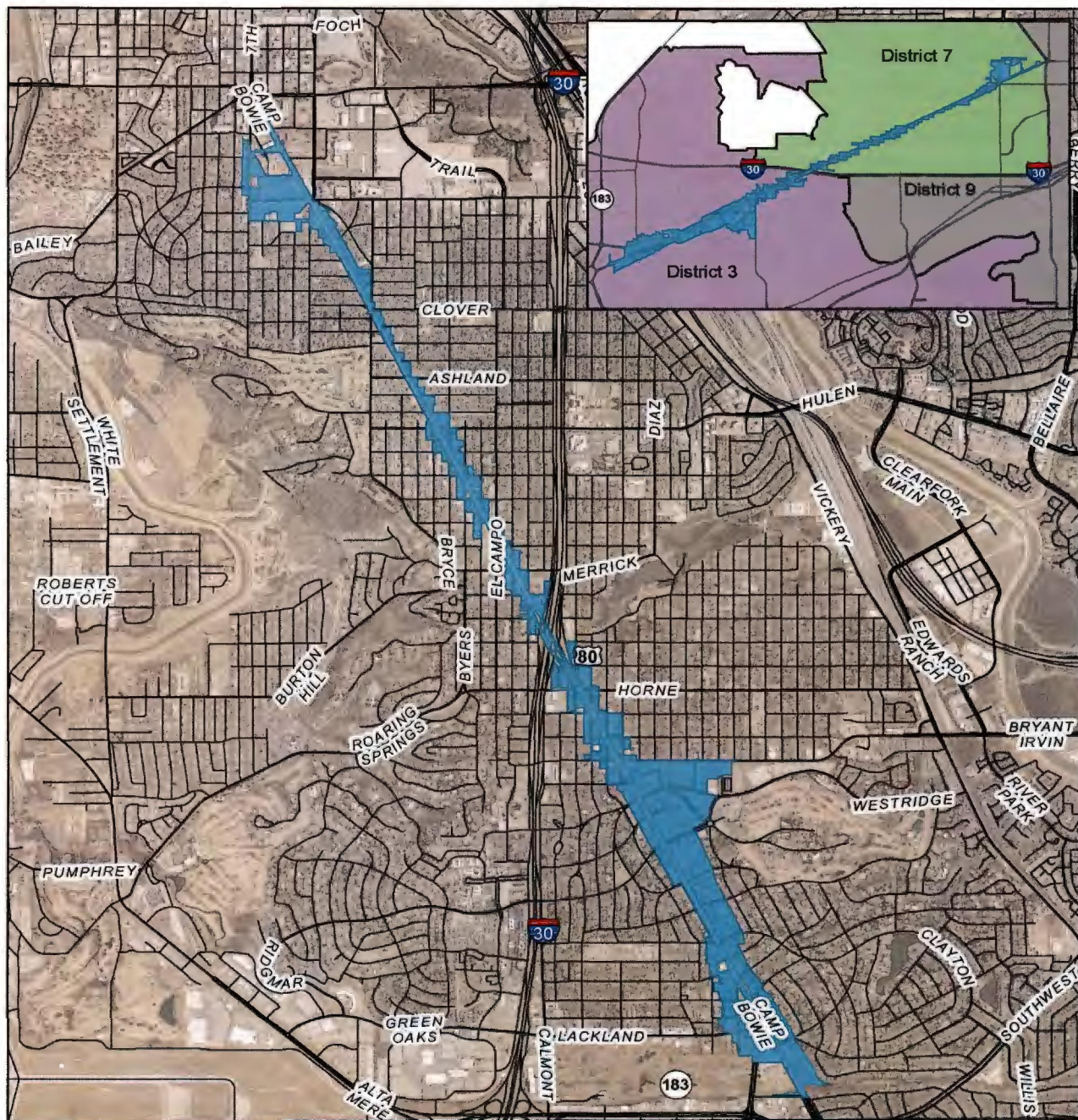
City of Fort Worth  
Five Year Service Plan - FY 2018/2019  
Public Improvement District No. 19 - Camp Bowie


	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23
<b>REVENUES</b>					
PID Assessments	\$389,139	\$408,596	\$429,026	\$450,477	\$473,001
COFW Assessment					
COFW Payment in lieu of Services	17,791	17,791	17,791	17,791	17,791
PID Generated Revenue					
<b>Budget Revenues</b>	<b>\$406,930</b>	<b>\$426,387</b>	<b>\$446,817</b>	<b>\$468,268</b>	<b>\$490,792</b>
Transfer From PID # 8	197,800	-	-	-	-
<b>Total Revenues</b>	<b>\$604,730</b>	<b>\$426,387</b>	<b>\$446,817</b>	<b>\$468,268</b>	<b>\$490,792</b>
<b>EXPENSES</b>					
Management Fee	95,619	94,510	85,805	90,095	94,600
Beautification	104,498	39,888	54,424	56,255	58,179
Beautification - Utilities	20,000	21,000	22,050	23,153	24,310
Beautification - Maintenance	90,255	94,768	99,506	104,481	109,706
Litter Abatement	89,400	93,870	98,564	103,492	108,666
Security	20,400	21,420	22,491	23,616	24,796
Economic Development	21,000	12,050	12,653	13,285	13,949
Marketing & Promotion	30,000	16,000	16,800	17,640	18,522
Communication	20,000	11,000	11,550	12,128	12,734
Insurance	6,700	7,035	7,387	7,756	8,144
Audit	6,000	6,300	6,615	6,946	7,293
City Administrative Fee	8,139	8,546	8,973	9,422	9,892
Refund of Professional Fees Related to the Establishment of PID 19	7,500	-	-	-	-
<b>Budget Expenses</b>	<b>519,511</b>	<b>426,387</b>	<b>446,817</b>	<b>468,268</b>	<b>490,792</b>
Contribution to Fund Balance	85,219	-	-	-	-
<b>Total Expenses</b>	<b>\$604,730</b>	<b>\$426,387</b>	<b>\$446,817</b>	<b>\$468,268</b>	<b>\$490,792</b>



# EXHIBIT B BOUNDARY MAP

## Historic Camp Bowie Public Improvement District



 Historic Camp Bowie PID Parcels



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