

ORDINANCE 26-28798

AN ORDINANCE APPROVING AND ADOPTING THE FISCAL YEAR 2026-2027 BUDGET, FIVE-YEAR SERVICE PLAN, ASSESSMENT PLAN, AND TAX YEAR 2026 ASSESSMENT ROLL (TO BE KEPT ON FILE WITH THE CITY SECRETARY) FOR PUBLIC IMPROVEMENT DISTRICT NO. 12 – CHAPEL HILL; LEVYING ASSESSMENTS FOR THE COST OF CERTAIN IMPROVEMENTS AND SERVICES PROVIDED IN FORT WORTH PUBLIC IMPROVEMENT DISTRICT NO. 12 DURING FISCAL YEAR 2026-2027; SETTING CHARGES AND LIENS AGAINST PROPERTY IN THE DISTRICT AND AGAINST THE OWNERS THEREOF; PROVIDING FOR THE COLLECTION OF SUCH ASSESSMENTS; RESERVING UNTO THE CITY COUNCIL THE RIGHT TO ALLOW CREDITS REDUCING THE AMOUNT OF THE RESPECTIVE ASSESSMENT TO THE EXTENT OF ANY CREDIT GRANTED; 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 March 23, 2004, the City Council of the City of Fort Worth (“City Council”) authorized the establishment of Public Improvement District No. 12 – Chapel Hill (“District”), as a public improvement district in accordance with the Act and Resolution No. 3060, a map of which is attached hereto as Exhibit A and incorporated herein for all purposes;

WHEREAS, Section 372.013 of the Act requires the City Council to annually review and adopt an ordinance approving the Service Plan (“Service Plan”) for the District;

WHEREAS, Sections 372.013 and 372.014 of the Act require the annual Service Plan to (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; (iii) include an Assessment Plan (“Assessment Plan”); and (iv) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the Service Plan and Assessment Plan are collectively referred to herein as the “Service and Assessment Plan”);

WHEREAS, City Council must review the proposed fiscal year 2026-2027 Service Plan and hold a public hearing to receive comments and pass on any objections to the 2026 Assessment Plan raised by any owner of property located within the District and, at the conclusion of the hearing, levy an assessment for the purpose of providing supplemental services and improvements for the District;

WHEREAS, the Service and Assessment Plan is attached hereto as Exhibit B and incorporated herein for all purposes;

WHEREAS, City Council desires to approve and adopt the 2026 Assessment Roll that was filed with the City Secretary and subject to public inspection in the City’s official records prior to the public hearing (“Assessment Roll”);

WHEREAS, the Service and Assessment Plan and Assessment Roll were previously presented in a public hearing conducted by the City Council on August 25, 2026 (M&C 26-0920); and

WHEREAS, the Service and Assessment Plan and Assessment Roll were once again presented to the City Council in a public hearing conducted on the 15th day of September, 2026, during the City Council meeting beginning at 6 p.m. in the Council Chamber in the City Hall in the City of Fort Worth, Texas ("Public Hearing"), notice of which was published and mailed to all record owners of property in the District, and at such hearing all desiring to be heard were given a full and fair opportunity to be heard;

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

SECTION 1.

The Public Hearing is hereby closed and any and all protests and objections, whether herein enumerated or not, are hereby overruled. 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 Service and Assessment Plan and Assessment Roll (to be kept on file with the City Secretary). 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.

The City Council, from all evidence before it, including all information provided to it and considered in the Public Hearing, finds that the assessments herein described should be made and levied against the respective parcels of privately-owned property in the District and against the owners of such property and that a corresponding payment in lieu of assessment should be made for City-owned property. Such assessments and charges are right, proper, and substantially in proportion to the benefits of the respective parcels of property by means of the improvements and services in the District for which such assessments are levied and establish substantial justice, equality, and uniformity between all parties concerned, considering the benefits received and burdens imposed. The City Council further finds that in each case the property assessed is specially benefited in enhanced value to the said property by means of the improvements in the District and for which assessment is levied and charge made, and further finds that the apportionment of the cost of the improvements is in accordance with applicable law. The City Council, from the evidence, further finds that the values of the respective parcels of property on January 1, 2026, are true and correct reflections of the information contained in the records of the relevant appraisal district.

SECTION 4.

There is hereby levied and assessed against the parcels of privately-owned property in the District, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money itemized per parcel of property, and the owners thereof, as far as such owners are known, at the following rate and method of payment: \$0.14 per each \$100 of value for property subject to

assessment. As it concerns any City-owned property within the District, the City will contribute a payment in lieu of assessment that is based on the same rate as the privately-owned property in the District.

SECTION 5.

Where more than one person or entity owns an interest in any property described herein, each such person or entity will be personally liable only for its, his, or her pro rata share of the total assessment against such property in proportion to its, his, or her respective interest to the total ownership of such property, and its, his, or her respective interest in such property may be released from the assessment lien upon payment of a proportionate sum.

SECTION 6.

The several sums above mentioned and assessed against the said parcels of property, and owners thereof, and penalty and interest thereon at the rate prescribed by Chapter 372, Texas Local Government Code ("Public Improvement District Assessment Act"), together with reasonable attorney's fees and cost of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of privately-owned property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be correctly named herein or not, and such liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and will be a first and paramount lien thereon, superior to all other liens and claims, except state, county, school district, and city ad valorem taxes. A copy of this ordinance will be filed with the County Clerk of Tarrant County, Texas, and when so filed constitutes complete and adequate legal notice to the public concerning the liens hereby assessed against the respective parcels of property and the owners thereof.

The sums so assessed against the respective parcels of property and the owners thereof become due and payable on or before January 31, 2027, and become delinquent if not paid by February 1, 2027. The entire amount assessed against each parcel of property bears penalty and interest, from and after February 1, 2027, at the same rate as prescribed by law for any delinquent ad valorem tax until paid.

SECTION 7.

If default is made in the payment of any assessments, collection thereof will be enforced by suit in any court of competent jurisdiction, and said City may exercise all of its lawful powers to aid in the enforcement and collection of said assessments.

SECTION 8.

The total amount assessed against the respective parcels of property, and the owners thereof, is in accordance with the proceedings of the City hereto and is less than the proportion of the cost allowed and permitted by applicable law.

SECTION 9.

Although the aforementioned charges have been fixed, levied, and assessed in the respective amounts herein stated, the City Council hereby reserves the right to reduce the aforementioned assessments by allowing credits to certain property owners where deemed appropriate and provided that any such allowance does not result in any inequity or unjust discrimination.

SECTION 10.

Full power to make and levy reassessments and to correct mistakes, errors, invalidities, or irregularities in the assessments are, in accordance with the law in force in this City, vested in the City.

SECTION 11.

In any suit upon any assessment or reassessment, it will be sufficient to allege the substance of the provision recited in this ordinance and that such recitals are in fact true, and further allegations with reference to the proceedings relating to such assessment and reassessment shall not be necessary.

SECTION 12.

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 13.

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 14.

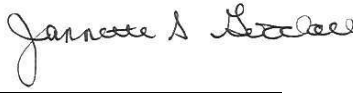
The City Secretary is directed to cause a copy of this Ordinance to be recorded in the real property records of Tarrant County, Texas no later than the seventh (7th) day after the adopted date of this Ordinance.

SECTION 15.

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

APPROVED AS TO FORM AND LEGALITY:

By: 
Assistant City Attorney


Jannette S. Goodall,
City Secretary

ADOPTED: September 15, 2026

EFFECTIVE: September 15, 2026



EXHIBIT A
MAP OF THE DISTRICT

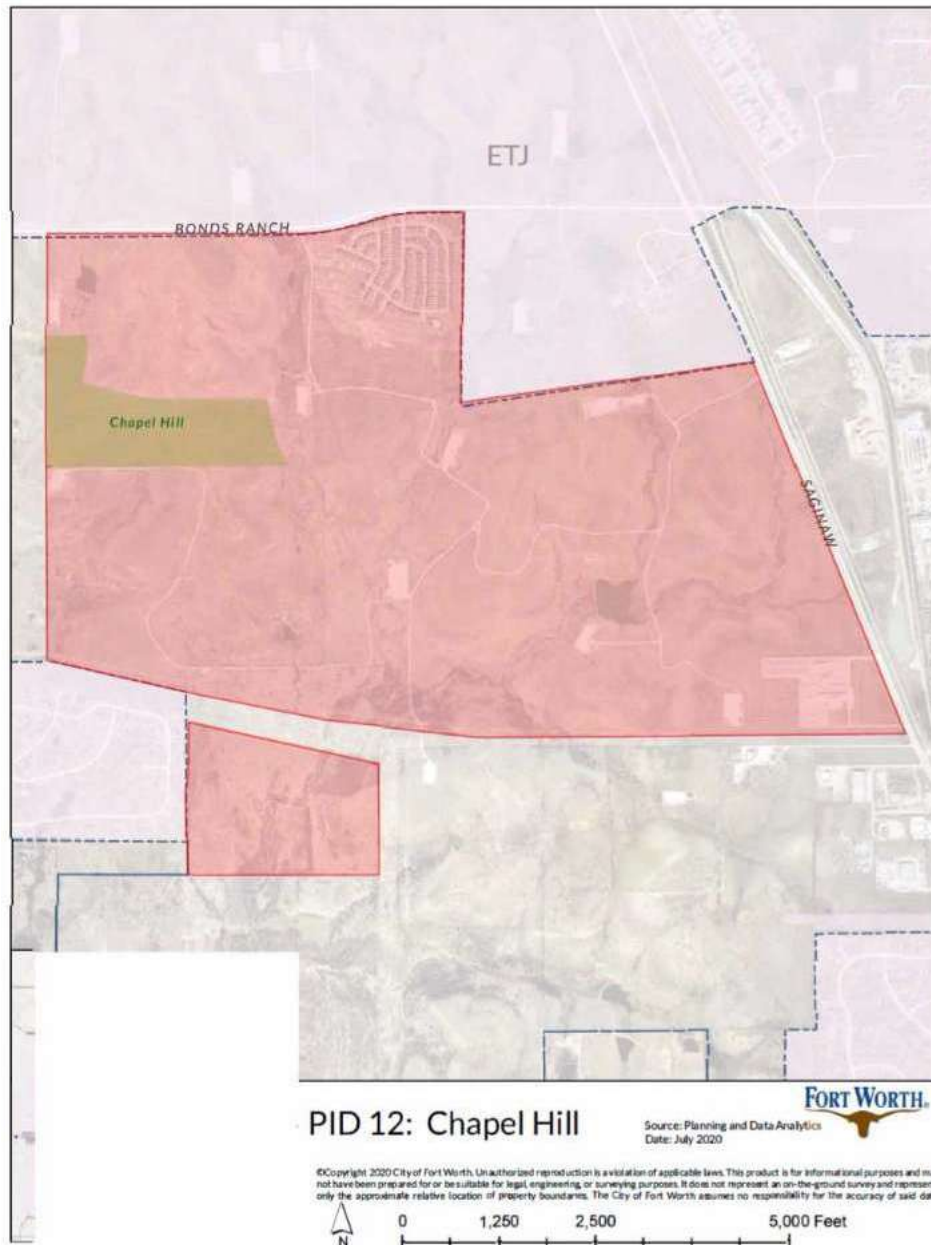


EXHIBIT B **SERVICE AND ASSESSMENT PLAN**

SERVICE PLAN

City of Fort Worth Five Year Service Plan Public Improvement District No. 12 - Chapel Hill					
	FY 27	FY 28	FY 29	FY 30	FY 31
REVENUES					
PID Assessments	\$ 499,775	\$ 514,768	\$ 530,212	\$ 546,118	\$ 562,501
COPW Assessments	1,041	1,072	1,104	1,138	1,172
Total Budgeted Revenues	\$ 500,816	\$ 515,841	\$ 531,316	\$ 547,255	\$ 563,673
Use of Fund Balance	\$ -	\$ 224,680	\$ 264,871	\$ 152,092	\$ 158,739
Total Revenues	\$ 500,816	\$ 740,521	\$ 796,187	\$ 699,347	\$ 722,412
EXPENSES					
City Administrative Fee	10,016	10,317	10,626	10,945	11,273
Management Fee	33,685	35,369	37,138	38,995	40,944
Capital Improvements	35,000	50,000	100,000	50,000	50,000
Common Area Maintenance	34,400	35,432	35,432	35,432	35,432
Communications	5,500	4,500	4,500	4,500	4,500
Fence and Walls	10,000	10,000	85,000	10,000	10,000
Landscaping	158,000	360,000	280,000	300,000	310,000
Security	149,460	156,933	164,780	170,000	180,000
Utilities	24,000	24,720	25,462	26,225	27,012
Audit and Compliance	6,378	3,250	3,250	3,250	3,250
Total Budgeted Expenses	\$ 466,439	\$ 740,521	\$ 796,187	\$ 699,347	\$ 722,412
Contribution to Fund Balance	\$ 34,377	\$ -	\$ -	\$ -	\$ -
Total Expense	\$ 500,816	\$ 740,521	\$ 796,187	\$ 699,347	\$ 722,412
Net Change in Fund Balance	\$ 34,377	\$ (224,680)	\$ (264,871)	\$ (152,092)	\$ (158,739)
Estimated Fund Balance, Beginning of Year	\$ 950,000	\$ 984,377	\$ 759,697	\$ 494,826	\$ 342,734
Estimated Fund Balance, End of Year	984,377	759,697	494,826	342,734	183,995
Reserve Requirement	123,445	132,724	116,581	120,426	120,426
Over (Under) Reserve	\$ 860,932	\$ 626,972	\$ 378,244	\$ 222,308	\$ 63,569

*FY2027 Assessment Rate = \$.14 Residential

Fiscal Year 2026-2027 Budget

The total budgeted costs of the improvements and services for the District for fiscal year 2026-2027 are \$500,816.00. Of this amount, \$499,775.00 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:

- \$1,041.00 in direct payment from the City for payment in lieu of assessments.

ASSESSMENT PLAN

The cost of each improvement and service provided during a fiscal year will be assessed against real property within the District benefitting from such improvement or service based on the value of such property, including the value of structures and other improvements on the property as determined by the applicable appraisal district. No annual assessment during the term of the District will exceed \$0.19 per \$100 of appraised value of real property and improvements, unless otherwise approved by law.

The City will levy and assess against the parcels of privately-owned property in the District, and against the real and true owners thereof, the sums of money itemized per parcel of property, and the owners thereof, as far as such owners are known, at the following rate and method of payment: \$0.14 per each \$100 of value for property subject to assessment. The current names and addresses of the properties that are subject to assessment, along with the ordinance levying such assessments, are on file with the City Secretary of the City of Fort Worth.

**NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT
TO THE CITY OF FORT WORTH, TEXAS**

CONCERNING THE FOLLOWING PROPERTY

(insert property address)

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Fort Worth, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Fort Worth Public Improvement District No. 12 - Chapel Hill (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City Secretary of the City of Fort Worth, Texas. The exact amount of each annual installment will be approved each year by the City Council of the City of Fort Worth, Texas, in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City Secretary of the City of Fort Worth, Texas.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

Signature of Purchaser

City of Fort Worth
Five Year Service Plan
Public Improvement District No. 12 - Chapel Hill

	FY 27	FY 28	FY 29	FY 30	FY 31
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**City of Fort Worth
Budget Narrative**

Public Improvement District No. 12 - Chapel Hill

Management Fee

This increase reflects the continued growth of the community and the expanded management resources required to ensure the PID operates at its highest potential. In the upcoming year, a major focus will be working with HOAs to maintain common public areas within their community, and ensuring the PID management team continues effective relationships with contracts for ongoing maintenance.

Capital Improvements

This category supports larger-scale projects tied to newly developed land. Priorities include revamping the butterfly garden in Chapel Hill, maintaining a walking trail with a pond, and assisting development with general site enhancements. A large fund balance is being maintained to support future build out expenses.

Common Area Maintenance

This category includes repairs and upgrades to existing features such as fountains, maintenance chemicals, and replacement or addition of dog waste stations and other PID property affected by storms or vandalism. It also includes a reserve to begin maintenance of newly deeded common areas as they are transferred.

Communications

Covers costs associated with monthly website maintenance, neighborhood mailings, and election-related communications as a board is established. The website is currently undergoing a refresh to better serve residents.

Landscaping

This line item reflects the current maintenance contract for the areas under PID care. Services include dog waste station servicing and bag refills, 36 mow cycles per year, and regular irrigation checks. Planned enhancements include the removal of dead trees, mowing newly deeded or already maintained open spaces, refreshing the butterfly garden, and addressing any additional expenses as more land is transferred to PID management. With the neighborhood still under development, ongoing irrigation repairs will also be necessary due to potential construction-related damage.

Utilities

For annual tree lighting as well as water for planters.

Security

This budget item was introduced mid-year last year and has been expanded to provide an estimated 1,800 additional patrol hours to supplement Fort Worth Police Department coverage within the PID.

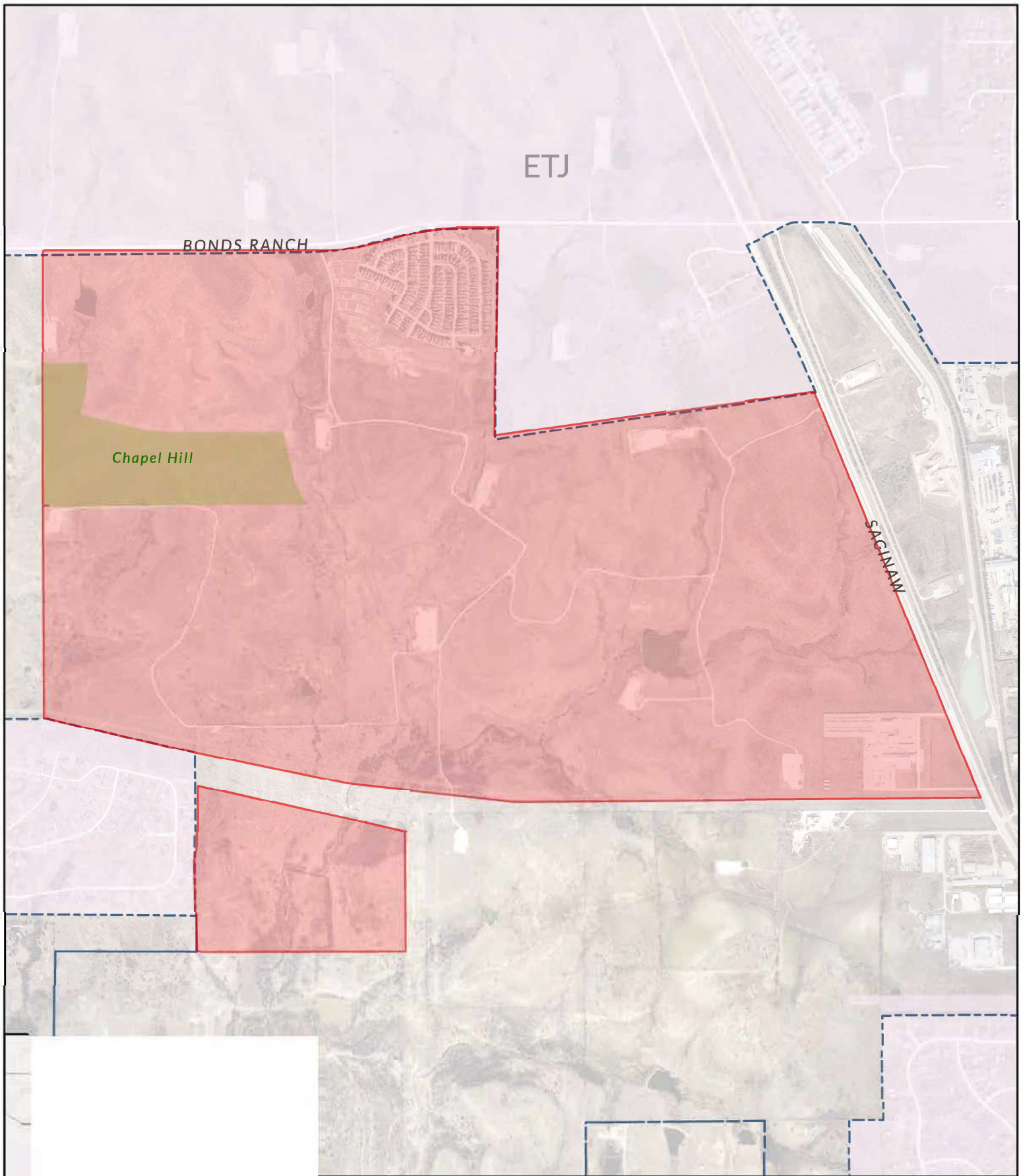
Audit and Compliance

This line item includes costs associated with the annual review, such as the audit, ordinance filings, issuance of required notices, postage, and newspaper publication requirements

City of Fort Worth
Budget Narrative

City Administrative Fee

City will charge a fee to each O-PID for the annual costs associated with administering the O-PID. This fee will be calculated annually for each O-PID to be the greater of: a. 2% of the projected externally generated revenue for that year, to include special assessments and any City contributions; or b. \$2,000.00



- PID 12: Chapel Hill

Source: Planning and Data Analytics
Date: July 2020



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0 1,250 2,500 5,000 Feet

MAYOR AND COUNCIL COMMUNICATION

12.7 PID12 FY27

DATE: 09/15/26

M&C FILE

M&C 26-0921

NUMBER:

DEPARTMENT:

FWLAB

SUBJECT

(CD 7) Conduct Public Benefit Hearing for Fort Worth Public Improvement District 12 – Chapel Hill; Adopt the Ordinance (1) Approving and Adopting the Fiscal Year 2026-2027 Budget, Five-Year Service Plan, Assessment Plan, and Tax Year 2026 Assessment Roll, and (2) Levying Special Assessments for the 2026 Tax Year at a Rate of \$0.14 Per Each \$100.00 of Property Value; Authorize Execution of Agreement with FirstService Residential Texas PID, LLC, in the Amount of \$33,685.00 to Manage the Public Improvement District; and Adopt Appropriation Ordinance

(PUBLIC HEARING – a. Staff Available for Questions: Lacey M. Ruiz; 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 12 – Chapel Hill for the 2026 tax year;
2. Adopt the attached ordinance (1) approving and adopting the Fiscal Year 2026-2027 budget in the amount of \$500,816.00, five-year service plan, assessment plan, and tax year 2026 assessment roll (on file with the City Secretary) for the Chapel Hill Public Improvement District; and (2) levying special assessments on property located in the Chapel Hill Public Improvement District for the 2026 tax year at the rate of \$0.14 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 FirstService Residential Texas PID, LLC, in the amount of \$33,685.00 to provide management of the improvements and services for the Chapel Hill Public Improvement District during Fiscal Year 2026-2027; and

5. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Fort Worth Public Improvement District 12 – Chapel Hill Fund in the amount of \$500,816.00 of which \$500,816.00 is from available funds.

DISCUSSION

On March 23, 2004, the City Council adopted Resolution No. 3060 establishing Fort Worth Public Improvement District 12 – Chapel Hill (Chapel Hill PID).

The purpose of this benefit hearing is to receive comments from the public regarding the Fiscal Year 2026-2027 budget and five-year service plan for the Chapel Hill PID and the proposed assessments to be levied on each property in the Chapel Hill PID for the 2026 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 Chapel Hill PID and the costs thereof are as follows

Fiscal Year 2027 Budget

Improvements	Total Budgeted Costs
City Administrative Fee	\$10,016.00
Management Fee	33,685.00
Capital Improvements	35,000.00
Common Area Maintenance	34,400.00
Communications	5,500.00
Fence and Walls	10,000.00
Landscaping	158,000.00
Security	149,460.00
Utilities	24,000.00
Audit and Compliance	6,378.00
Contribution to Fund Balance	34,377.00
Total Expense	\$500,816.00

The total budgeted costs of the improvements are in the amount of \$500,816.00. Of this amount, \$499,775.00 will be funded by assessments collected on privately owned parcels located in the Chapel Hill PID by applying a rate of \$0.14 per \$100.00 of property value. The remainder of the costs in the amount of \$1,041.00 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.

On August 25, 2026, the City Council conducted a public hearing to receive comments on the proposed 2026-2027 Fiscal Year budget, five-year service plan, and 2026 Assessments for the Chapel Hill PID. Notice of the August 25, 2026, benefit hearing and this hearing were published in the *Fort Worth Star - Telegram* and mailed to all owners of property on record in the Chapel Hill PID on August 14, 2025, in accordance with state law.

Funding will be budgeted within the FWPID #12 - Chapel Hill Fund for Fiscal Year 2027.

The Chapel Hill PID is located in COUNCIL DISTRICT 7.

This contract requires a Form 1295.

FISCAL INFORMATION/ CERTIFICATION

The Director of Finance certifies that upon approval of the above recommendations and adoption of the Fiscal Year 2027 Budget by the City Council, funds will be available in the Fiscal Year 2027 operating budget, as appropriated, in the FWPID #12 - Chapel Hill Fund. Prior to an expenditure being incurred, the FWLab has the responsibility to validate the availability of funds.

SUBMITTED FOR CITY MANAGER'S OFFICE BY: Christianne Simmons, # 6222

ORIGINATING BUSINESS UNIT HEAD: Christianne Simmons, # 6222

ADDITIONAL INFORMATION CONTACT: Brady Kirk, # 8712

ATTACHMENTS

1. PID 12 F Y 27 SA Pv FINAL [12.7.1 - 3 pages]
2. PID 12 Ortho Map [12.7.2 - 1 page]
3. PID12 SAP and Assessment Ordinance FY27 [12.7.3 - 9 pages]
4. 03PID12 FY27 AO [12.7.5 - 1 page]