

ORDINANCE 26-28800

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. 14 – TRINITY BLUFF; LEVYING ASSESSMENTS FOR THE COST OF CERTAIN IMPROVEMENTS AND SERVICES PROVIDED IN FORT WORTH PUBLIC IMPROVEMENT DISTRICT NO. 14 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 June 16, 2009, the City Council of the City of Fort Worth (“City Council”) authorized the establishment of Public Improvement District No. 14 – Trinity Bluff (“District”), as a public improvement district in accordance with the Act and Resolution No. 3748-06-2009, 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 26-0922); 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: \$0.095 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**

FORT WORTH  **Trinity Bluff Public Improvement District**



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EXHIBIT B
SERVICE AND ASSESSMENT PLAN

SERVICE PLAN

City of Fort Worth
Service and Assessment Plan
Public Improvement District No. 14 - Trinity Bluff

	FY 27	FY 28	FY 29
REVENUES			
PID Assessments	\$ 97,494	\$ 100,418	\$ 111,323
COFW Assessments	40	40	40
Total Budgeted Revenues	\$ 97,534	\$ 100,458	\$ 111,363
Use of Fund Balance	\$ 12,190	\$ -	\$ -
Total Revenues	\$ 109,724	\$ 100,458	\$ 111,363
EXPENSES			
City Administrative Fee	1,951	2,009	2,227
Management Fee	17,000	17,000	17,000
Ambassador Program	26,000	26,000	26,000
Beautification	18,000	-	-
Maintenance/Operations	35,600	35,600	35,600
Litter Abatement	-	-	5,000
Marketing	5,000	5,000	-
Tree Lights/Utilities	2,500	2,500	2,500
Audit & Compliance	3,673	3,500	3,500
Total Budgeted Expenses	\$ 109,724	\$ 91,609	\$ 91,827
Contribution to Fund Balance	\$ -	\$ 8,849	\$ 19,536
Total Expense	\$ 109,724	\$ 100,458	\$ 111,363
Net Change in Fund Balance	\$ (12,190)	\$ 8,849	\$ 19,536
Estimated Fund Balance, Beginning of Year	\$ 27,461	\$ 15,271	\$ 24,120
Estimated Fund Balance, End of Year	15,271	24,120	43,655
Reserve Requirement	15,271	15,308	15,308
Over (Under) Reserve	\$ (0)	\$ 8,812	\$ 28,348

*FY2027 Assessment Rate = \$.095

Fiscal Year 2026-2027 Budget

The total budgeted costs of the improvements and services for the District for fiscal year 2026-2027 are \$109,724.00. Of this amount, \$97,494.00 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:

- \$40.00 in direct payment from the City for payment in lieu of assessments; and
- \$12,190.00 transferred from the unaudited, unassigned fund balance.

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 \$0.14 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: \$0.095 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. 14 - Trinity Bluff (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
Budget Narrative**

Public Improvement District No. 14 - Trinity Bluff

City Administrative Fee

As outlined in the City of Fort Worth PID Policy, 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

Management Fee

This budget category provides for the general management, oversight, and administrative functions necessary to operate the PID efficiently and effectively. Strong administrative support ensures accountability, strategic coordination, and successful delivery of all district programs and services. Administrative expenses may include staffing costs for PID management and support personnel, office operations, legal and accounting services, insurance, reporting, and compliance with city and state regulatory requirements. This category also covers communications with stakeholders, board support, and coordination with city departments, consultants, and contractors. The administration team is responsible for budgeting, contract management, program monitoring, stakeholder engagement, and maintaining transparency through regular reporting and performance tracking. Administrative oversight ensures that all PID activities align with the goals outlined in the Strategic Action Plan (SAP) and respond to the evolving needs of the district. This line item supports the SAP goals of organizational effectiveness, financial stewardship, and strategic governance.

Ambassador Program

This budget category funds the PID's Ambassador Program, which provides on-the-ground support for public safety, hospitality, and quality-of-life services throughout the district. Ambassadors serve as visible, approachable representatives of the PID, enhancing the experience of residents, workers, and visitors alike. Core responsibilities of ambassadors include providing directions and visitor assistance, reporting maintenance or safety concerns, conducting regular patrols, and supporting cleanliness efforts. Ambassadors also serve as an extra set of eyes and ears on the street, working in coordination with local law enforcement and city services to promote a safe and orderly environment. During special events or peak activity periods, ambassadors may assist with crowd guidance, event support, or increased visibility in high-traffic areas. They also play a key role in outreach to vulnerable populations and connecting individuals to available services when appropriate. The program operates year-round with staffing levels adjusted based on seasonal needs, foot traffic, and district priorities. PID management regularly monitors performance metrics and community feedback to ensure high-quality service delivery. This line item supports the SAP goals of public safety, visitor experience, stakeholder engagement, and overall district vitality.

Beautification

City of Fort Worth
Budget Narrative

This budget category provides for the ongoing maintenance, care, and enhancement of landscaped areas throughout the District. A clean, attractive, and well-maintained streetscape is essential to the district's visual appeal, public safety, and overall economic vitality. Landscaping and beautification services include routine mowing, trimming of shrubs and trees, weed control, seasonal plantings, and replacement of damaged or aging vegetation. Crews also perform regular litter and debris removal in landscaped areas to maintain a polished and welcoming environment. PID staff conducts regular inspections to ensure contractor performance and identify areas in need of attention. In addition to routine maintenance, landscaping teams may respond to storm-related damage (ice, wind, rain, etc.) or support special beautification efforts tied to events and seasonal displays. This line item supports the Strategic Action Plan (SAP) goals of beautification, environmental stewardship, and enhanced public spaces, contributing to a strong sense of place and improved quality of life within the district.

Maintenance/Operations

This budget category supports the core maintenance and operational services that keep the PID clean, functional, and welcoming. A well-maintained public space is critical to the district's image, safety, and day-to-day usability for businesses, residents, and visitors. Services covered under this category include sidewalk and curb cleaning, trash and debris removal, graffiti abatement, power washing, and maintenance of public furnishings and fixtures. PID staff oversee contractor performance, conduct routine inspections, and respond to maintenance issues as they arise. The budget also allows flexibility to address weather-related damage, emergency repairs, or service enhancements during special events. This line item supports the SAP goals of infrastructure upkeep, public safety, and overall district cleanliness, reinforcing the PID's commitment to providing a high-quality environment for all stakeholders.

Marketing

This budget category supports the promotion, positioning, and data-driven planning of the PID through targeted marketing, branding, communications, and research initiatives. Strategic marketing is essential to elevating the district's profile, attracting investment, supporting local businesses, and fostering community engagement. Marketing and research activities are typically ongoing year-round, with increased activity aligned to seasonal events, strategic campaigns, or key planning milestones. PID staff and consultants manage this work in collaboration with district stakeholders and creative vendors as needed. This line item supports the SAP goals of district identity, economic development, and strategic planning.

Tree Lights/Utilities

City of Fort Worth

Budget Narrative

This budget category supports the installation, maintenance, and seasonal enhancement of tree lighting throughout the PID. Decorative lighting plays a vital role in creating a welcoming, vibrant, and safe atmosphere within the district, particularly in key pedestrian zones, commercial corridors, and gathering spaces. Tree lighting enhances the district's visual appeal during evening hours, contributes to a sense of place, and supports the nighttime economy by encouraging foot traffic after dark. Services include installation of LED string lights, electrical system checks, repair or replacement of damaged lighting, and coordination with utility providers or contractors. PID staff also oversees scheduling for seasonal lighting transitions and ensures that lighting design aligns with the district's branding and aesthetic goals. This investment not only improves visibility and safety but also strengthens the district's attractiveness for visitors, businesses, and residents. This line item supports the SAP goals of beautification, placemaking, public safety, and nighttime economy enhancement.

Audit & 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



Trinity Bluff Public Improvement District



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MAYOR AND COUNCIL COMMUNICATION

12.8 PID14 FY27

DATE: 09/15/26

M&C FILE

M&C 26-0929

NUMBER:

DEPARTMENT:

FWLAB

SUBJECT

(CD 9) Conduct Public Benefit Hearing for Fort Worth Public Improvement District 14 – Trinity Bluff; 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 \$0.095 Per Each \$100.00 of Property Value; Authorize Execution of Agreement with Downtown Fort Worth, Inc., in the Amount of \$17,000.00 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 14 – Trinity Bluff for the 2026 tax year;
2. Adopt the attached ordinance (1) approving and adopting the Fiscal Year 2026–2027 budget in the amount of \$109,724.00, five-year service plan, assessment plan, and tax year 2026 assessment roll (on file with the City Secretary) for the Trinity Bluff Public Improvement District; and (2) levying special assessments on privately-owned property located in the Trinity Bluff Public Improvement District for the 2026 tax year at a rate of \$0.095 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 Downtown Fort Worth, Inc., in the amount of \$17,000.00 to provide management of the improvements and services for the Trinity Bluff 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 14 – Trinity Bluff Fund in the amount of \$109,724.00, of which (1) \$97,534.00 is from available funds and (2) \$12,190.00 is from available unreserved fund balance.

DISCUSSION

On June 16, 2009, the Mayor and City Council adopted Resolution No. 3748-06-2009 establishing the Fort Worth Public Improvement District 14 – Trinity Bluff (Trinity Bluff 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 Trinity Bluff PID and the proposed assessments to be levied on each property in the Trinity Bluff 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 Trinity Bluff PID and the costs thereof are as follows

Fiscal Year 2027 Budget	
Improvements	Total Budgeted Cost
City Administrative Fee	\$1,951.00
Management Fee	17,000.00
Ambassador Program	26,000.00
Beautification	18,000.00
Maintenance/Operations	35,600.00
Marketing	5,000.00
Tree Lights/Utilities	2,500.00
Audit & Compliance	3,673.00
Total Expense	\$109,724.00

The total budgeted costs of the improvements and services are in the amount of \$109,724.00. Of this amount \$97,494.00 will be funded by assessments collected on privately owned parcels located in the Trinity Bluff PID by applying a rate of \$0.095 per each \$100.00 of property value. The remainder of the costs in the amount of \$12,230.00 will be funded by other revenue sources including: (a) \$40.00 in direct payment from the City for payment in lieu of assessments, which are calculated at the same rate as privately-owned parcels, and (b)

\$12,190.00 transferred from the unaudited, unassigned fund balance. The assessment rate is the same as last year.

On August 25, 2026, the City Council conducted a public hearing to receive comments on the proposed Fiscal Year 2026–2027 budget, five-year service plan, and assessments for the Trinity Bluff 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 Trinity Bluff PID on August 14, 2025, in accordance with state law.

This PID’s service plan reflects a shorter term of 3 years because the district’s authorization expires in 2029. In accordance with Texas Local Government Code 372.013, service plans are required to cover at least five years; however, this plan has been tailored to align with the remaining duration of the PID’s remaining term.

Funding will be budgeted within the FWPID #14 – Trinity Bluff Fund for Fiscal Year 2027.

The Trinity Bluff PID is located in COUNCIL DISTRICT 9.

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 #14 – Trinity Bluff 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 14 F Y 27 SA Pv FINA L 2 [12.8.1 – 4 pages]
2. PID 14 Ortho Map [12.8.2 – 1 page]
3. PID14 SAP and Assessment Ordinance FY27 [12.8.3 – 9 pages]
4. 03PID14 FY27 AO [12.8.5 – 1 page]