

ORDINANCE NO. 2025-858

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, MAKING CERTAIN FINDINGS IN CONNECTION WITH THE PROPOSED IMPROVEMENTS ORDERED WITHIN THE CEDAR HILL PUBLIC IMPROVEMENT DISTRICT NO. 5; PROVIDING FOR FINDINGS OF BENEFITS ACCRUED; ACCEPTING A FIVE-YEAR SERVICE PLAN; ADOPTING AN ANNUAL BUDGET; RECORDING FINAL ASSESSMENT ONTO TAX ROLL; SETTING THE ASSESSMENT RATE; ESTABLISHING A METHOD OF PAYMENT; ESTABLISHING AN ASSESSMENT DUE DATE; PROVIDING FOR NEW APPOINTMENTS TO THE BOARD OF DIRECTORS; PROVIDING A CONFLICT CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR IMMEDIATE EFFECT; AND PROVIDING FOR PUBLICATION.

WHEREAS, by Resolution No. R20-573 duly passed on March 24, 2020, after a duly noticed public hearing, this City Council established Cedar Hill Public Improvement District No. 5, commonly referred to as the *Cedar Crest Public Improvement District*; and

WHEREAS, on September 2, 2025, a public hearing was held and all persons owning or claiming ownership in any property proposed to be assessed, or any interest therein, were given an opportunity to be heard, either in person or through an agent or attorney, and all were given an opportunity to testify before the City Council and to contest the assessments proposed to be made or because of any inaccuracy, irregularity, invalidity or insufficiency of these proceedings, or to any proposed improvements or on account of any other matter; and

WHEREAS, the City Council then closed the public hearing; and

WHEREAS, following the public hearing, the City Council took action on and modified as necessary proposed assessments on properties for which objections were registered in order to avoid inequities.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS:

SECTION 1 – BENEFITS ACCRUED: That the benefits to accrue to the property assessed and to the owners of such property, from the landscape maintenance and improvements identified within the Five-Year Service Plan, hereby adopted by the City Council and to be funded from the assessments, exceed the amount which has been assessed.

SECTION 2 – ADOPTING 5-YEAR SERVICE PLAN: That the “Five-Year Funding Requirements Plan for 2025 – 2030”, labeled herein as *Exhibit “A”* and attached hereto and made a part hereof is hereby adopted.

SECTION 3 – ADOPTING ANNUAL BUDGET: That the “6th Year Fiscal Operating Budget for October 2025 to September 2026”, labeled herein as Exhibit “B” and attached hereto and made a part hereof is hereby adopted.

SECTION 4 – RECORD FINAL ASSESSMENT ONTO TAX ROLL: That the City Manager and/or his designated representatives are hereby authorized and directed to carry out the terms and provisions of this ordinance by causing the costs outlined in the final assessment roll to be recorded in the Tax Roll, the names of the property owners and in the amounts shown on said final assessment roll; and that all prerequisites to the fixing of the assessments therein against the property described and the fixing of the personal liability of the owner or owners thereof have been performed in due time, form and manner as required by law, and no additional proof shall be required in any court.

SECTION 5 – ASSESSMENT RATE: That an assessment rate of \$0.10 per \$100 of taxable assessed value of all real properties within the Cedar Hill Public Improvement District No. 5, in accordance with the records of the Dallas County Tax Assessor/Collector, save and except for tax-exempted real property, shall be levied.

SECTION 6 – METHOD OF PAYMENT: That the method of payment of the assessment shall be in a single lump sum payment which shall be immediately due upon receipt of the assessment notice, and which shall become delinquent on February 1, 2026. Delinquent assessments are subject to interest, penalties, attorney's fees and other charges, at the same rate as for the City of Cedar Hill delinquent ad valorem property taxes.

SECTION 7 – ASSESSMENT DUE: That a lien shall be established against each affected property within the district for an assessment that is not paid when due and shall not be released until the assessment is paid in full. This lien is superior to all other liens and claims except liens for claims for the state, county, school district or city ad valorem taxes.

SECTION 8 – APPOINTMENT OF NEW BOARD DIRECTORS: That persons will be identified and shall be appointed to serve as Directors for the Cedar Hill Public Improvement District No. 5 for a period of two years, subject to the terms and conditions of the Cedar Hill City Council approved by-laws for said district.

SECTION 9 – FUND TRANSFER AUTHORIZATION: That the City Manager be and is hereby authorized to make intra-departmental fund transfers within a fund during the fiscal year as becomes necessary in order to avoid the over-expenditure of a particular object code.

SECTION 10 – CONFLICT: That this ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Cedar Hill, Texas, and this ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of

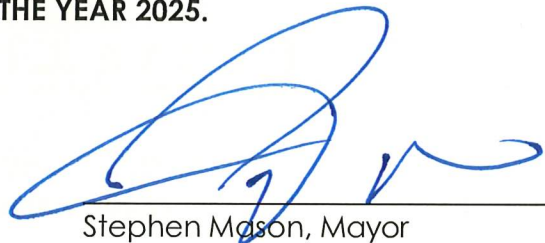
this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 11 – SEVERABILITY: That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 12 - EFFECTIVE DATE: Because of the nature of the interest and safeguard sought to be protected by this ordinance and in the interest of health, safety and welfare of the citizens of the City of Cedar Hill, Texas, and particularly Public Improvement District No. 5, this ordinance shall take effect immediately after passage and publication as required by law.

SECTION 13 - PUBLICATION: The City Secretary is hereby authorized and directed to cause publication of the descriptive caption hereof as an alternative method of publication provided by law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS,
THIS THE 2nd DAY OF SEPTEMBER, IN THE YEAR 2025.**




Stephen Mason, Mayor

ATTEST:



~~Belinda Berg~~, City Secretary
Alison Ream

APPROVED AS TO FORM:



Ron G. MacFarlane, Jr., City Attorney

Cedar Crest Public Improvement District No. 5

(284)

The Cedar Crest Public Improvement District No. 4 was created by Ordinance of the City Council in February 2020. Public Improvement Districts ("PIDs") provide a development tool that allocates costs according to the benefits received. A PID can provide a means to fund supplemental services and improvements to meet community needs which could not otherwise be constructed or provided and be paid by those who most benefit from them. The Cedar Crest Neighborhood was established in 1998 and currently has 608 residential properties.

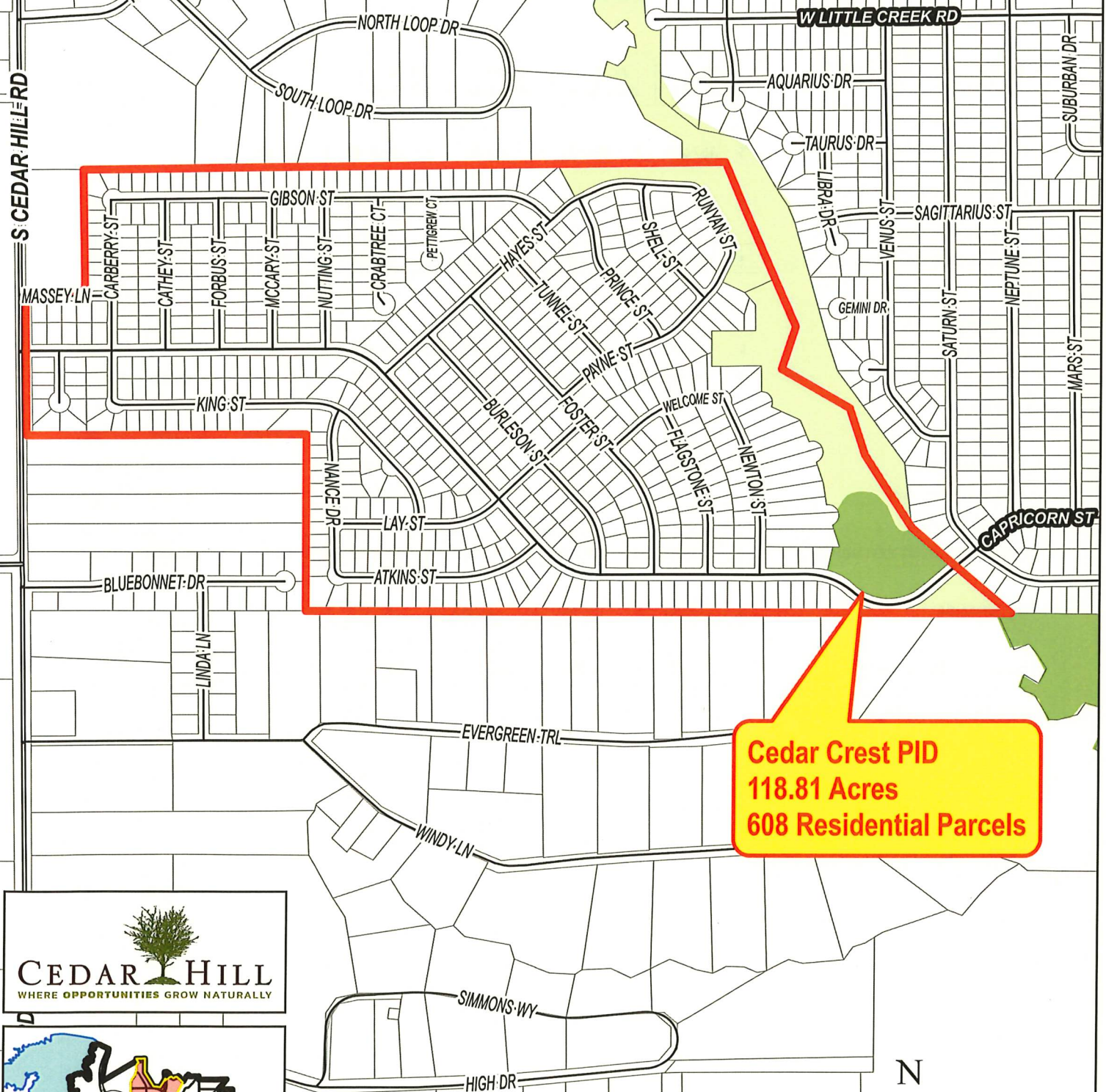


PROPOSED BUDGET FY 2025-2026

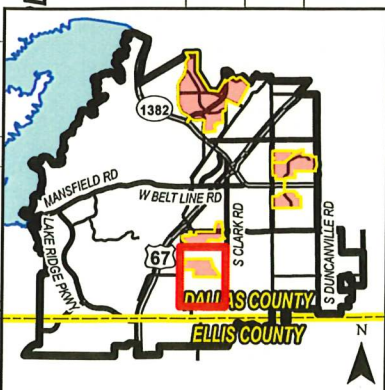
Board of Directors:

Bertha Middlebrooks, President
Joshua Stanton, Vice President
Jackie Ivy, Treasurer
Malisa Lorthridge, Secretary
David Boerschlein

CEDAR HILL PUBLIC IMPROVEMENT DISTRICT PID NO. 5 - CEDAR CREST



Cedar Crest PID
118.81 Acres
608 Residential Parcels



N



1 inch equals 0.125 miles

Cedar Crest Public Improvement District No. 5
(Revenues, Expenditures and Change in Fund Balance)
Fund 284



	ACTUAL 2022-2023	ACTUAL 2023-2024	BUDGET 2023-2024	ESTIMATED 2024-2025	PROPOSED 2025-2026	\$ Var	% Var
BEGINNING FUND BALANCE	\$ 137,270	\$ 254,977	\$ 274,539	\$ 274,539	\$ 357,672		
REVENUES							
Property Assessments	\$ 172,184	\$ 171,723	\$ 172,895	\$ 185,821	\$ 180,895	\$ 8,000	5%
Investment Income	9,100	12,375	6,000	4,700	3,500	3,500	58%
TOTAL OPERATING REVENUES	\$ 181,284	\$ 184,098	\$ 178,895	\$ 190,521	\$ 184,395	\$ 11,500	6%
EXPENDITURES							
Supplies	\$ 1,545	\$ 2,672	\$ 5,000	\$ 24,650	\$ 5,500	\$ 500	10%
Maintenance	22,829	10,943	18,500	17,229	31,000	12,500	68%
Services	21,263	17,432	18,090	18,104	35,716	35,716	197%
Utilities	2,579	1,851	3,025	3,025	3,150	125	4%
Miscellaneous	2,381	2,614	4,700	4,380	10,400	5,700	121%
PID Improvements	12,980	129,024	107,500	40,000	40,000	(67,500)	-63%
Transfer Out *							
TOTAL OPERATING EXPENDITURES	\$ 63,578	\$ 164,536	\$ 156,815	\$ 107,388	\$ 125,766	\$ (12,959)	-8%
NET CHANGE	\$ 117,707	\$ 19,562	\$ 22,080	\$ 83,133	\$ 58,629		
ENDING FUND BALANCE	\$ 254,977	\$ 274,539	\$ 296,619	\$ 357,672	\$ 416,301		

EXHIBIT A

**FIVE YEAR FUNDING REQUIREMENTS PLAN
CEDAR HILL PUBLIC IMPROVEMENT DISTRICT NO. 5
YEARS 2025-2030**

EXPENSES			FOR INFO ONLY	
YEAR ONE (2025-2026)			YEAR ONE (2025-2026)	
a.	City of Cedar Hill Administration Costs	16,416	Assessments	180,895
b.	Maintenance/Landscaping	31,000	Other Revenue	3,500
c.	General Administration and Operation Fund	38,350	City Contribution	
d.	Capital Improvements	40,000	Total Current Income	184,395
e.	Other Costs	-	Use of Reserves	-
	TOTAL	125,766	Total Sources	184,395
YEAR TWO (2026-2027)			YEAR TWO (2026-2027)	
a.	City of Cedar Hill Administration Costs	16,416	Assessments	182,000
b.	Maintenance/Landscaping	40,000	Other Revenue	3,000
c.	General Administration and Operation Fund	35,000	City Contribution	-
d.	Capital Improvements	15,000	Total Current Income	185,000
e.	Other Costs	-	Use of Reserves	-
	TOTAL	106,416	Total Sources	185,000
YEAR THREE (2027-2028)			YEAR THREE (2027-2028)	
a.	City of Cedar Hill Administration Costs	16,416	Assessments	184,000
b.	Maintenance/Landscaping	42,000	Other Revenue	2,500
c.	General Administration and Operation Fund	38,000	City Contribution	-
d.	Capital Improvements	20,000	Total Current Income	186,500
e.	Other Costs	-	Use of Reserves	-
	TOTAL	116,416	Total Sources	186,500
YEAR FOUR (2028-2029)			YEAR FOUR (2028-2029)	
a.	City of Cedar Hill Administration Costs	16,416	Assessments	186,000
b.	Maintenance/Landscaping	44,000	Other Revenue	2,500
c.	General Administration and Operation Fund	46,000	City Contribution	-
d.	Capital Improvements	20,000	Total Current Income	188,500
e.	Other Costs	-	Use of Reserves	-
	TOTAL	126,416	Total Sources	188,500
YEAR FIVE (2029-2030)			YEAR FIVE (2029-2030)	
a.	City of Cedar Hill Administration Costs	16,416	Assessments	186,000
b.	Maintenance/Landscaping	46,000	Other Revenue	2,500
c.	General Administration and Operation Fund	50,000	City Contribution	-
d.	Capital Improvements	20,000	Total Current Income	188,500
e.	Other Costs	-	Use of Reserves	-
	TOTAL	132,416	Total Sources	188,500

EXHIBIT B

CEDAR HILL PUBLIC IMPROVEMENT DISTRICT NO. 5 CEDAR CREST 2025-2026 OPERATING BUDGET	BUDGET 2025-2026
Supplies	
284950 5101 Office Supplies	2,000
284950 5103 Computer Supplies	
284950 5105 Other Supplies	500
284950 5111 Postage	3,000
284950 5113 Minor Apparatus	-
Total Supplies	5,500
Maintenance	
284950 5201 Maint- Buildings/Facilities	-
284950 5202 Maint- Park Structures	1,000
284950 5206 Maint- Lighting Systems	5,000
284950 5207 Maint- Irrigation Systems	5,000
284950 5208 Maint- Landscaping/Fencing	20,000
284950 5215 Maint- Other	-
284950 5222 Maint- Other Contractual Services	-
Total Maintenance	31,000
Services	
284950 5301 Legal Services	500
284950 5314 Police Patrol Services	-
284950 5332 Insurance - Liability	500
284950 5352 Printing Services	3,000
284950 5353 Subscription Services	-
284950 5364 Management Charges	-
284950 5366 Holiday Lighting Program	11,000
284950 5367 Property Tax Collection Fee	1,800
284950 5369 City Administration Charge	16,416
284950 5374 Special Services	2,500
Total Services	35,716
Utilities	
284950 5501 Electricity	650
284950 5507 Water/Wastewater	2,500
Total Utilities	3,150
Leases/Rentals	
284950 5801 Building Rental	1,200
284950 5805 Other Rental/Lease	7,500
Total Leases/Rentals	8,700
Miscellaneous	
284950 5616 Uniform	500
284950 5614 Meetings & Luncheons	1,200
284950 5623 Miscellaneous	-
Total Miscellaneous	1,700
PID Enhancements/Capital	
284950 7108 Capital Equipment	40,000
284950 7311 CIP-Land & Improvements PID Enhancements	
Total Capital	40,000
Total Expenditures	\$ 125,766

City of Cedar Hill Administration Costs	16,416.00
Maintenance/Landscaping	31,000.00
General Administration and Operation Fund	38,350.00
Capital Improvements	40,000.00
Other Costs	
Totals	125,766.00

CURRENT YEAR YEAR-END ESTIMATE & FUND BALANCE REVIEW

(this document is for planning purposes only and will not be used in the published budget documents)

Bold Numbers = formulas that auto calculate

Estimated FY25 YE Expenses - Per the PID

Supplies	
284950 5101 Office Supplies	250.00
284950 5105 Other Supplies	400.00
284950 5103 Computer Supplies	-
284950 5111 Postage	2000.00
284950 5113 Minor Apparatus	22,000.00
Total Supplies	24,650.00
Maintenance	
284950 5201 Maint- Buildings/Facilities	-
284950 5202 Maint- Park Structures	-
284950 5206 Maint- Lighting Systems	-
284950 5207 Maint- Irrigation Systems	1,000.00
284950 5208 Maint- Landscaping/Fencing	15,500.00
284950 5215 Maint- Other	-
284950 5222 Maint- Other Contractual Services	-
Total Maintenance	16,500.00
Services	
284950 5301 Legal Services	200.00
284950 5314 Police Patrol Services	-
284950 5332 Insurance - Liability	325.00
284950 5352 Printing Services	2,500.00
284950 5353 Subscription Services	-
284950 5364 Management Charges	-
284950 5366 Holiday Lighting Program	9,815.00
284950 5367 Property Tax Collection Fee	1,764.00
284950 5369 City Administration Charge	3,000.00
284950 5374 Special Services	500.00
Total Services	18,104.00
Utilities	
284950 5501 Electricity	400.00
284950 5507 Water/Wastewater	2,625.00
Total Utilities	3,025.00
Leases/Rentals	
284950 5801 Building Rental	1,130.00
284950 5805 Other Rental/Lease	-
Total Leases/Rentals	1,130.00
Miscellaneous	
284950 5616 Uniform	250.00
284950 5614 Meetings & Luncheons	3,000.00
284950 5623 Miscellaneous	-
Total Miscellaneous	3,250.00
PID Enhancements/Capital	
284950 7108 Capital Equipment	-
284950 7311 CIP-Land & Improvements PID Enhancements	40,000.00
284950 7321 CIP- Building & Improvements	729.00
Total Capital	40,729.00
Total Expenditures	107,388.00

Fund Balance Review

Current Fiscal Year 2024-2025

Actual Beginning 10/1/2024	274,535
Estimated Revenues in FY24/25	155,000
Estimated Expenses in FY24/25	107,388
Estimated Endina FB 9/30/25	322,147

Fund Balance Review (Year One)

Fiscal Year 2025-2026

Estimated Beginning FB 10/1/2025	322,147
Estimated Revenues & Other Sources in FY25/26	184,395
Estimated Expenses in FY25/26	112,350
Estimated Ending FB 10/1/26	394,192

****Please list details of PID projects by expense account with total cost for projects in the Current Fiscal Year.**

FY2025		
Account	Description (list description & details of FY25 PID projects & estimated total, even if not completed)	Amount
7108 Capital Equipment	EXAMPLE ONLY: New irrigation system, signs, tables, fences, park benches landscaping or lighting.	15,000
7108 Capital Equipment	Install additional decorative posts for street name signs and two stop signs that were missed in original installation	14,000
7108 Capital Equipment		
7108 Capital Equipment		
Total Capital Equipment FY25:		14,000

****Please list details of future PID projects by expense account with total cost for projects in the Next Fiscal Year.**

FY2026		
Account	Description (list description, details and estimated cost of FY26 PID projects)	Amount
7108 Capital Equipment	EXAMPLE ONLY: New irrigation system, signs, tables, fences, park benches landscaping or lighting.	15,000
7108 Capital Equipment	Install additional decorative posts to additional signs within the community	85,000
7108 Capital Equipment	Installation of radar signs	15,000
7108 Capital Equipment		
Total Capital Equipment FY26:		100,000

Account	Description (list description & details of FY25 PID projects & estimated total, even if not completed)	Amount
7311 CIP-Land & Improvements	EXAMPLE ONLY: New Security Camera Program.	25,000
7311 CIP-Land & Improvements		-
7311 CIP-Land & Improvements		-
7311 CIP-Land & Improvements		-
Total Land & Improvements FY25:		-

Account	Description (list description, details and estimated cost of FY26 PID projects)	Amount
7311 CIP-Land & Improvements	EXAMPLE ONLY: New Security Camera Program.	25,000
7311 CIP-Land & Improvements		-
7311 CIP-Land & Improvements		-
7311 CIP-Land & Improvements		-
Total Land & Improvements FY26:		-