

ORDINANCE NO. 2025-854

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. 1; 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. R98-426 duly passed on October 13, 1998, after a duly noticed public hearing, this City Council established Cedar Hill Public Improvement District No. 1, commonly referred to as the *High Pointé 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 because of any inaccuracy, irregularity, invalidity or insufficiency of these proceedings, or any proposed improvements or 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 “28<sup>th</sup> 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. 1, 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. 1 for a period of two years, subject to the terms and conditions established in the City Council approved by-laws for said district.

**SECTION 9 – FUND TRANSFER AUTHORIZATION:** That the City Manager be, and hereby is, 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

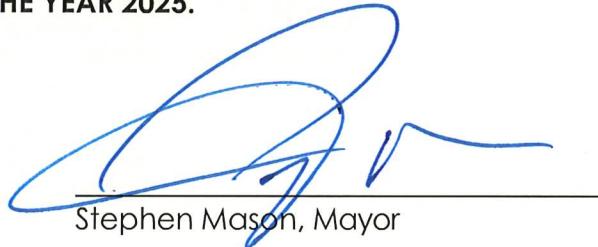
provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

**SECTION 11 – SEVERABILITY:** That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held unconstitutional, invalid or illegal, 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. 1, 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 2<sup>nd</sup> DAY OF SEPTEMBER, IN THE YEAR 2025.**



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Stephen Mason, Mayor

ATTEST:



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Belinda Berg, City Secretary



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APPROVED AS TO FORM:



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Ron G. MacFarlane, Jr., City Attorney

# High Pointe Public Improvement District No.1

(0313)

In 1998 the residents of High Pointe subdivision petitioned to become the city's first public improvement district, or PID. The High Pointe PID was created October 13, 1998, and has a current assessment of \$0.10 per \$100 of taxable value as determined annually by the Dallas County Appraisal District. The PID is governed by five to seven at-large directors appointed to serve for two-year terms in accordance with the by-laws of the PID. There are 2,657 parcels within the boundaries of the PID. Public Improvement Districts ("PID") 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 source of funding for the PID is an assessment of \$0.10 per every \$100 of taxable value. The rate is set annually with the City's budget adoption process.



## Proposed Budget FY 2025-2026

### Board of Directors

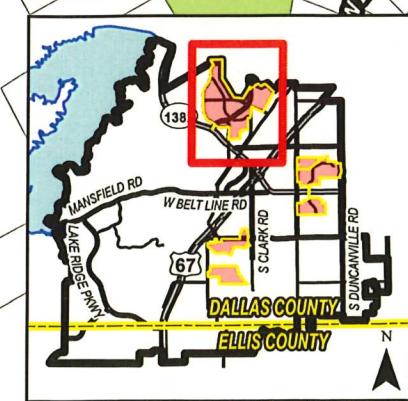
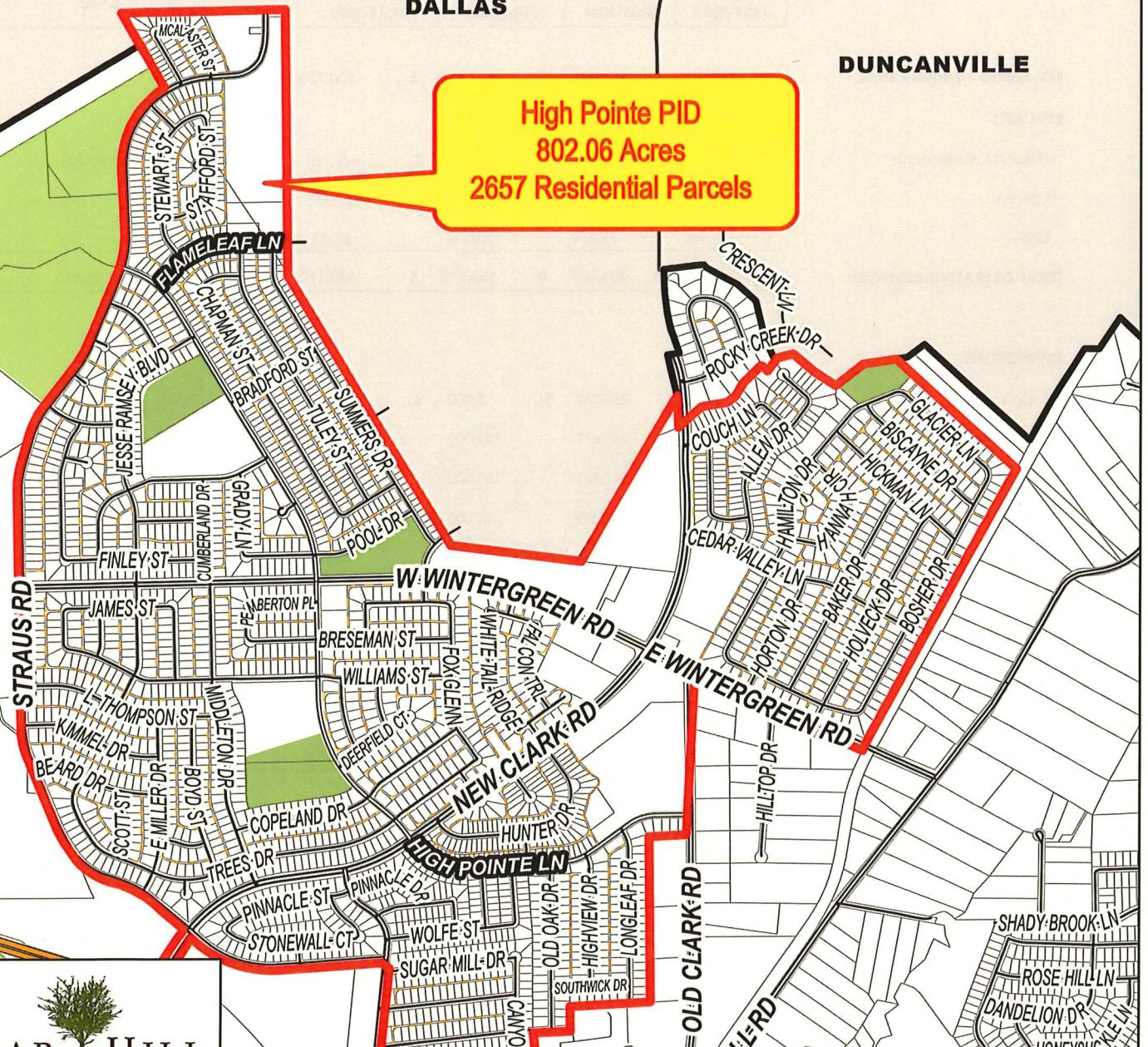
Shomega Austin, President  
Princess Banks, Vice President  
Yeariska Smith, Treasurer  
Nedra Fain, Secretary  
Mark Stodola  
Lashonda Bell  
Christine Snyder

# CEDAR HILL PUBLIC IMPROVEMENT DISTRICT PID NO. 1 - HIGH POINTE

DALLAS

DUNCANVILLE

High Pointe PID  
802.06 Acres  
2657 Residential Parcels



0.000 0.125 0.250 0.375 0.500  
Miles

1 inch equals 0.25 miles



**High Pointe Public Improvement District No.1**  
**(Revenues, Expenditures and Change in Fund Balance)**  
**Fund 0313**

	ACTUAL 2022-2023	ACTUAL 2023-2024	BUDGET 2024-2025	ESTIMATED 2024-2025	PROPOSED 2025-2026	\$ Var	% Var
<b>BEGINNING FUND BALANCE</b>	\$ 569,573	\$ 858,681	\$ 900,750	\$ 900,750	\$ 978,480		
<b>REVENUES</b>							
Property Assessments	\$ 743,173	\$ 799,572	\$ 789,800	\$ 822,160	\$ 810,000	\$ 20,200	3%
Interest	31,710	47,591	23,775	37,950	26,450	2,675	11%
Other	25,407	29,044	20,000	20,000	20,000	-	0%
<b>TOTAL OPERATING REVENUES</b>	<b>\$ 800,291</b>	<b>\$ 876,207</b>	<b>\$ 833,575</b>	<b>\$ 880,110</b>	<b>\$ 856,450</b>	<b>\$ 22,875</b>	<b>3%</b>
<b>EXPENDITURES</b>							
Supplies	\$ 4,253	\$ 289,363	\$ 5,800	\$ 177,730	\$ 310,500	\$ 304,700	5253%
Maintenance	285,079	251,672	122,000	296,500	208,000	86,000	70%
Services	141,578	239,653	100,003	192,710	216,424	116,421	116%
Utilities	59,893	60,527	14,000	55,000	51,924	37,924	271%
Leases/Rentals	-	-	2,400	18,840	18,900	16,500	688%
Miscellaneous	3,102	695	7,500	1,600	1,100	(6,400)	-85%
Capital	16,944	-	117,000	60,000	-	(117,000)	-100%
<b>TOTAL OPERATING EXPENDITURES</b>	<b>\$ 510,849</b>	<b>\$ 841,910</b>	<b>\$ 368,703</b>	<b>\$ 802,380</b>	<b>\$ 806,848</b>	<b>\$ 438,145</b>	<b>119%</b>
<b>NET CHANGE</b>	<b>\$ 289,441</b>	<b>\$ 34,297</b>	<b>\$ 464,872</b>	<b>\$ 77,730</b>	<b>\$ 49,602</b>	<b>xxx</b>	<b>xxx</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 858,681</b>	<b>\$ 900,750</b>	<b>\$ 1,365,622</b>	<b>\$ 978,480</b>	<b>\$ 1,028,082</b>		

**EXHIBIT A**

**FIVE YEAR FUNDING REQUIREMENTS PLAN  
CEDAR HILL PUBLIC IMPROVEMENT DISTRICT NO. 1  
YEARS 2025-2030**

<b>EXPENSES</b>		<b>FOR INFO ONLY</b>		
<b>YEAR ONE (2025-2026)</b>		<b>YEAR ONE (2025-2026)</b>		
a.	City of Cedar Hill Administration Costs	71,739	Assessments	810,000
b.	Maintenance/Landscaping	208,000	Other Revenue	26,450
c.	General Administration and Operation Fund	527,109	City Contribution	20,000
d.	Capital Improvements	-	Total Current Income	856,450
e.	Other Costs	-	Use of Reserves	-
	<b>TOTAL</b>	<b>806,848</b>	Total Sources	<b>856,450</b>
<b>YEAR TWO (2026-2027)</b>		<b>YEAR TWO (2026-2027)</b>		
a.	City of Cedar Hill Administration Costs	71,739	Assessments	815,000
b.	Maintenance/Landscaping	215,000	Other Revenue	5,000
c.	General Administration and Operation Fund	530,000	City Contribution	20,000
d.	Capital Improvements	-	Total Current Income	840,000
e.	Other Costs	-	Use of Reserves	-
	<b>TOTAL</b>	<b>816,739</b>	Total Sources	<b>840,000</b>
<b>YEAR THREE (2027-2028)</b>		<b>YEAR THREE (2027-2028)</b>		
a.	City of Cedar Hill Administration Costs	71,739	Assessments	820,000
b.	Maintenance/Landscaping	220,000	Other Revenue	5,000
c.	General Administration and Operation Fund	530,000	City Contribution	20,000
d.	Capital Improvements	-	Total Current Income	845,000
e.	Other Costs	-	Use of Reserves	-
	<b>TOTAL</b>	<b>821,739</b>	Total Sources	<b>845,000</b>
<b>YEAR FOUR (2028-2029)</b>		<b>YEAR FOUR (2028-2029)</b>		
a.	City of Cedar Hill Administration Costs	71,739	Assessments	830,000
b.	Maintenance/Landscaping	230,000	Other Revenue	5,000
c.	General Administration and Operation Fund	540,000	City Contribution	20,000
d.	Capital Improvements	-	Total Current Income	855,000
e.	Other Costs	-	Use of Reserves	-
	<b>TOTAL</b>	<b>841,739</b>	Total Sources	<b>855,000</b>
<b>YEAR FIVE (2029-2030)</b>		<b>YEAR FIVE (2029-2030)</b>		
a.	City of Cedar Hill Administration Costs	71,739	Assessments	840,000
b.	Maintenance/Landscaping	230,000	Other Revenue	5,000
c.	General Administration and Operation Fund	545,000	City Contribution	20,000
d.	Capital Improvements	-	Total Current Income	865,000
e.	Other Costs	-	Use of Reserves	-
	<b>TOTAL</b>	<b>846,739</b>	Total Sources	<b>865,000</b>

**EXHIBIT B**

<b>CEDAR HILL PUBLIC IMPROVEMENT DISTRICT NO. 1 HIGH POINTE 2025-2026 OPERATING BUDGET</b>		<b>BUDGET 2025-2026</b>
<b>Supplies</b>		
280910 5101 Office Supplies	2,500	
280910 5103 Computer Supplies	-	
280910 5105 Other Supplies		
280910 5111 Postage	8,000	
280910 5113 Minor Apparatus	300,000	
<b>Total Supplies</b>	<b>310,500</b>	
<b>Maintenance</b>		
280910 5201 Maint- Buildings/Facilities	-	
280910 5202 Maint- Park Structures	-	
280910 5206 Maint- Lighting Systems	13,000	
280910 5207 Maint- Irrigation Systems	15,000	
280910 5208 Maint- Landscaping/Fencing	180,000	
280910 5215 Maint- Other	-	
280910 5222 Maint- Other Contractual Services	-	
<b>Total Maintenance</b>	<b>208,000</b>	
<b>Services</b>		
280910 5301 Legal Services	500	
280910 5314 Police Patrol Services	31,000	
280910 5332 Insurance - Liability	1,688	
280910 5352 Printing Services	6,200	
280910 5353 Subscription Services	600	
280910 5364 Management Charges		
280910 5366 Holiday Lighting Program	70,000	
280910 5367 Property Tax Collection Fee	7,697	
280910 5369 City Administration Charge	71,739	
280910 5374 Special Services	27,000	
<b>Total Services</b>	<b>216,424</b>	
<b>Utilities</b>		
280910 5501 Electricity	5,000	
280910 5507 Water/Wastewater	46,924	
<b>Total Utilities</b>	<b>51,924</b>	
<b>Leases/Rentals</b>		
280910 5801 Building Rental	1,400	
280910 5805 Other Rental/Lease	17,500	
<b>Total Leases/Rentals</b>	<b>18,900</b>	
<b>Miscellaneous</b>		
280910 5616 Uniform	300	
280910 5614 Meetings & Luncheons	800	
280910 5623 Miscellaneous	-	
<b>Total Miscellaneous</b>	<b>1,100</b>	
<b>PID Enhancements/Capital</b>		
280910 7108 Capital Equipment	-	
280910 7311 CIP-Land & Improvements PID Enhancements	-	
<b>Total Capital</b>	<b>-</b>	
<b>Total Expenditures</b>	<b>\$ 806,848</b>	

City of Cedar Hill Administration Costs	<b>71,739.00</b>
Maintenance/Landscaping	<b>208,000.00</b>
General Administration and Operation Fund	<b>527,109.00</b>
Capital Improvements	-
Other Costs	
	<b>Totals</b>
	<b>806,848.00</b>

**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**

<b>Supplies</b>	
280910 5101 Office Supplies	1,820.00
280910 5105 Other Supplies	-
280910 5103 Computer Supplies	-
280910 5111 Postage	2,910.00
280910 5113 Minor Apparatus	173,000.00
<b>Total Supplies</b>	<b>177,730.00</b>
<b>Maintenance</b>	
280910 5201 Maint- Buildings/Facilities	-
280910 5202 Maint- Park Structures	-
280910 5206 Maint- Lighting Systems	2,500.00
280910 5207 Maint- Irrigation Systems	20,000.00
280910 5208 Maint- Landscaping/Fencing	250,000.00
280910 5215 Maint- Other	24,000.00
280910 5222 Maint- Other Contractual Services	-
<b>Total Maintenance</b>	<b>296,500.00</b>
<b>Services</b>	
280910 5301 Legal Services	500.00
280910 5307 Litter Control Services	7,200.00
280910 5314 Police Patrol Services	24,000.00
280910 5332 Insurance - Liability	1,578.00
280910 5352 Printing Services	6,170.00
280910 5353 Subscription Services	565.00
280910 5364 Management Charges	-
280910 5366 Holiday Lighting Program	65,000.00
280910 5367 Property Tax Collection Fee	7,697.00
280910 5369 City Administration Charge	17,000.00
280910 5374 Special Services	63,000.00
<b>Total Services</b>	<b>192,710.00</b>
<b>Utilities</b>	
280910 5501 Electricity	7,000.00
280910 5507 Water/Wastewater	48,000.00
<b>Total Utilities</b>	<b>55,000.00</b>
<b>Leases/Rentals</b>	
280910 5801 Building Rental	1,340.00
280910 5805 Other Rental/Lease	17,500.00
<b>Total Leases/Rentals</b>	<b>18,840.00</b>
<b>Miscellaneous</b>	
280910 5616 Uniform	300.00
280910 5614 Meetings & Luncheons	1,300.00
280910 5623 Miscellaneous	-
<b>Total Miscellaneous</b>	<b>1,600.00</b>
<b>PID Enhancements/Capital</b>	
280910 7108 Capital Equipment	-
280910 7311 CIP-Land & Improvements PID Enhancements	60,000.00
<b>Total Capital</b>	<b>60,000.00</b>
<b>Total Expenditures</b>	<b>802,380.00</b>

<b>Fund Balance Review</b>
<b>Current Fiscal Year 2024-2025</b>
Actual Beginning 10/1/2024
<b>900,750</b>
<b>Estimated Revenues in FY24/25</b>
<b>880,103</b>
Estimated Expenses in FY24/25
<b>802,380</b>
Estimated Ending FB 9/30/25
<b>978,473</b>

<b>Fund Balance Review (Year One)</b>
<b>Fiscal Year 2025-2026</b>
Estimated Beginning FB 10/1/2025
<b>978,473</b>
Estimated Revenues & Other Sources in
<b>825,700</b>
Estimated Expenses in FY25/26
<b>806,848</b>
Estimated Ending FB 10/1/26
<b>997,325</b>

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

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

FY2025				FY2026				
Account	Description (list detailed description & details of FY25 PID projects & estimated total, even if not completed.)  EXAMPLE ONLY: Items under \$5k that are projects	Amount	Account	Description (list detailed description & details of FY26 PID projects & estimated total, even if not completed.)  EXAMPLE ONLY: Items under \$5k that are projects	Amount	Account	Description (list detailed description & details of FY25 PID projects & estimated total, even if not completed.)  EXAMPLE ONLY: Park benches, table, lighting and signs. (Each item has to be over \$5k to qualify)	Amount
5113 Minor Apps	Mailbox Phase Replacement, phase 3 passed by board on 04/24/25.	50,000	5113 Minor Apps	5113 Minor Apps	50,000	5113 Capital Equipment	EXAMPLE ONLY: New wall, monument, irrigation system, fences, all new landscaping/grass. (Each item has to be over \$5k to qualify)	50,000
5113 Minor Apps			5113 Minor Apps			7108 Capital Equipment		30,000
5113 Minor Apps			5113 Minor Apps			7108 Capital Equipment		-
5113 Minor Apps			5113 Minor Apps			7108 Capital Equipment		-
		Total Minor Apps FY25:			173,000	Total Minor Apps FY26:		300,000
FY2025				FY2026				
Account	Description (list detailed description & details of FY25 PID projects & estimated total, even if not completed.)  EXAMPLE ONLY: Park benches, table, lighting and signs. (Each item has to be over \$5k to qualify)	Amount	Account	Description (list detailed description & details of FY26 PID projects & estimated total, even if not completed.)  EXAMPLE ONLY: Park benches, table, lighting and signs. (Each item has to be over \$5k to qualify)	Amount	Account	Description (list detailed description & details of FY25 PID projects & estimated total, even if not completed.)  EXAMPLE ONLY: Park benches, table, lighting and signs. (Each item has to be over \$5k to qualify)	Amount
7108 Capital Equipment			7108 Capital Equipment			7108 Capital Equipment		50,000
7108 Capital Equipment			7108 Capital Equipment			7108 Capital Equipment		-
7108 Capital Equipment			7108 Capital Equipment			7108 Capital Equipment		-
7108 Capital Equipment			7108 Capital Equipment			7108 Capital Equipment		-
		Total Capital Equipment FY25:			-	Total Capital Equipment FY26:		-
FY2025				FY2026				
Account	Description (list detailed description & details of FY25 PID projects & estimated total, even if not completed.)  EXAMPLE ONLY: New wall, monument, irrigation system, fences, all new landscaping/grass. (Each item has to be over \$5k to qualify)	Amount	Account	Description (list detailed description & details of FY26 PID projects & estimated total, even if not completed.)  EXAMPLE ONLY: New wall, monument, irrigation system, fences, all new landscaping/grass. (Each item has to be over \$5k to qualify)	Amount	Account	Description (list detailed description & details of FY25 PID projects & estimated total, even if not completed.)  EXAMPLE ONLY: New wall, monument, irrigation system, fences, all new landscaping/grass. (Each item has to be over \$5k to qualify)	Amount
7311 CIP-Land & Improvements	Replacement of retaining wall at Bradford Park.	15,000	7311 CIP-Land & Improvements	7311 CIP-Land & Improvements	15,000	7311 CIP-Land & Improvements	EXAMPLE ONLY: New wall, monument, irrigation system, fences, all new landscaping/grass. (Each item has to be over \$5k to qualify)	15,000
7311 CIP-Land & Improvements			7311 CIP-Land & Improvements			7311 CIP-Land & Improvements		-
7311 CIP-Land & Improvements			7311 CIP-Land & Improvements			7311 CIP-Land & Improvements		-
7311 CIP-Land & Improvements			7311 CIP-Land & Improvements			7311 CIP-Land & Improvements		-
		Total Land & Improvements FY25:			60,000	Total Land & Improvements FY26:		-