

**NOTICE OF CITY COUNCIL BRIEFING SESSION
AUGUST 30, 2011
T.W. "TURK" CANNADY-CEDAR HILL ROOM
285 UPTOWN BLVD. – BLDG. 100
CEDAR HILL, TEXAS**

6:00 P.M.

AGENDA

- I. Call the meeting to order.
- II. Briefing on Building Use policy for City facilities.
- III. City Manager Reports:
 - a. City Council Calendar/Upcoming Events.
 - b. City Operations.
- IV. Conduct a briefing session to discuss agenda items for 7:00 p.m. regular meeting.
- V. Adjourn.

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 26th day of August 2011.

Lyn Hill
City Secretary

This facility is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-291-5100 Ext. 1011 or (TDD) 1-800-RELAY TX (1-800-735-2989) at least 48 hours in advance. Reasonable accommodations will be made to assist your needs.

**NOTICE OF CITY COUNCIL MEETING
AUGUST 30, 2011
T.W. "TURK" CANNADY-CEDAR HILL ROOM
285 UPTOWN BLVD. – BLDG. 100
CEDAR HILL, TEXAS**

7:00 P.M.

MISSION STATEMENT: The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.

VISION STATEMENT: We envision Cedar Hill as a premier city that retains its distinctive character; where families and businesses flourish in a safe and clean environment.

AGENDA

- I. Call the meeting to order.
- II. Pledge of Allegiance.
- III. Invocation: Reverend John Denmon – New Life Apostolic Church.
- IV. Presentation:
 1. Presentation by the Texas Municipal Library Director's Association to the Zula B. Wylie Public Library.
 2. Presentation of proclamation to Fire Chief John Ballard and Police Chief Steve Rhodes designating Sunday, September 11, 2011, as *September 11 - National Day of Service and Remembrance* in the City of Cedar Hill.
- V. Distinctive Character Presentation:
 1. Presentation of lifesaving awards by the Cedar Hill Police Department.

VI. Consent Agenda:

The Consent Agenda includes routine items that may be acted upon with a single vote. Any City Council member may remove items from the Consent Agenda for separate discussion and consideration.

1. Consider approving the minutes of the special joint meeting of August 9, 2011, special City Council workshop of August 12, 2011 and the regular meeting of August 16, 2011.
2. Consider approving certified tax rolls submitted by Dallas Central Appraisal District and Ellis Appraisal District.
3. Consider adoption of Ordinance No. 2011-449 determining the Water and Wastewater Rates to be charged for residential, multi-family and commercial customers of the City of Cedar Hill, Texas.

VII. Citizens Forum.

VIII. Regular Agenda:

1. Closed meeting called pursuant to Texas Gov't Code:
 - a.) Sec. 551.074, Personnel Matters;
 - b.) Sec. 551.071, Consultation with Attorney;

Pending or contemplated litigation.
 - c.) Sec. 551.072, Deliberation regarding real property.
2. Reconvene in open session and consider any action to be taken as a result of the executive session.

IX. Adjourn.

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 26th day of August 2011.

Lyn Hill
City Secretary

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PREMIER STATEMENTS

**CEDAR HILL HAS DISTINCTIVE CHARACTER
CEDAR HILL HAS EXCELLENT, SAFE & EFFICIENT INFRASTRUCTURE
CEDAR HILL IS SAFE
CEDAR HILL IS CLEAN
CEDAR HILL HAS TEXAS SCHOOLS OF CHOICE
CEDAR HILL HAS VIBRANT PARKS AND NATURAL BEAUTY
CEDAR HILL HAS A STRONG AND DIVERSE ECONOMY**

CITY COUNCIL VALUES

**CITIZEN INPUT AND PARTICIPATION
ACCOUNTABILITY AND RESPONSIVENESS
DIVERSITY AND RESPECT FOR INDIVIDUAL DIFFERENCES
HIGHEST ETHICAL STANDARDS AND INTEGRITY
TEAMWORK AND REGIONAL COOPERATION
EXCELLENCE AND CONTINUOUS IMPROVEMENT**

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the Government Center bulletin board on the ____ day of _____, 2011.

By: _____


CEDAR HILL
CITY OF CEDAR HILL
Proclamation
OFFICE OF THE MAYOR

WHEREAS, in 2002 through 2008, President Bush proclaimed September 11 as Patriot Day, and in 2009 and 2010, Congress and President Obama joined together to designate September 11 as a “National Day of Service and Remembrance” under the Serve America Act; and

WHEREAS, September 11, 2011 marks the 10th anniversary of the ruthless terrorist attacks on our country and 10th national day of remembrance of those who lost their lives at the Pentagon, the World Trade Center, and in a field in southwest Pennsylvania; and

WHEREAS, we, as a community, wish to honor the heroic service, actions, and sacrifices of first responders, public safety personnel, state and local officials, volunteers, and countless others who aided the innocent victims of those attacks, risking – and often sacrificing – their own lives; and

WHEREAS, the City Council and the City of Cedar Hill wish to recognize the valiant service and sacrifice given each day by members of our armed forces, intelligence agencies, diplomatic services, homeland security, and Cedar Hill public safety departments to support the cause of freedom and defend the security of our nation,

NOW, THEREFORE, I, Rob Franke, Mayor of the City of Cedar Hill, Texas, do hereby proclaim **Sunday, September 11, 2011,** as

SEPTEMBER 11 – NATIONAL DAY OF SERVICE AND REMEMBRANCE

in the City of Cedar Hill, Texas. Further, I encourage everyone to observe one Moment of Remembrance on Sunday, September 11, 2011 at 12:00 p.m. CST, to unite, reflect, remember and never forget on this 10th Anniversary and day of remembrance in the City of Cedar Hill.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the Seal of the City of Cedar Hill, Texas, to be affixed this 30th day of August 2011.



Rob Franke, Mayor

**MINUTES
SPECIAL JOINT MEETING
CITY COUNCIL
AND
CEDAR HILL INDEPENDENT SCHOOL DISTRICT
BOARD OF TRUSTEES
THIRD FLOOR CHISD TRAINING ROOM
CEDAR HILL GOVERNMENT CENTER, 285 UPTOWN BLVD.
CEDAR HILL, TEXAS
6:30 P.M.
AUGUST 9, 2011**

The City Council of the City of Cedar Hill, Texas met in special joint session with the Board of Trustees of the Cedar Hill Independent School District (CHISD) on August 9, 2011, beginning at 6:30 p.m. in the Third Floor CHISD Training Room, Cedar Hill Government Center, 285 Uptown Blvd, Cedar Hill, Texas.

All members of the City Council were present, to wit: Mayor Rob Franke, Mayor Pro Tem Daniel C. Haydin, Jr., City Council Members Steve Mason, Chris Parvin, Cory Spillman, Clifford Shaw and Wallace Swayze.

All members of the Board of Trustees were present, to wit: President Dan Hernandez, Vice President Sonya Grass, Trustees Dan Heyerdahl, Terrel "T" Nemons, Dr. Mike Marshall and Wendy Hodges Kent. School Superintendent Horace Williams was also in attendance.

Others present: City Manager Alan Sims, Deputy City Manager Greg Porter, Assistant City Manager Melissa Stephens and Manager of Library Services Kathleen Cervenka.

1. CALL TO ORDER – 6:31 p.m.

Presenters: Mayor Rob Franke & CHISD Board President Dan Hernandez

Mayor Franke called the meeting to order, declaring it an open meeting, that a quorum was present and that the meeting notice was duly posted.

CHISD Board President Hernandez called the Board of Trustees meeting to order.

Mayor Franke and President Hernandez made opening remarks.

2. CITY UPDATE – STATE OF THE CITY

Presenter: Mayor Rob Franke

The Mayor reviewed the City's Premier Statements, noting these drive the policy decisions of the City Council. He emphasized the statement "Cedar Hill has Texas Schools of Choice," and shared that this priority emphasizes the City continues to work with the school district and identify opportunities to be a positive partner. This statement also encompasses other schools located within the City. The Mayor also discussed partnerships between the two entities referencing the Government Center. He welcomed comments from each Council Member in attendance, and they expanded upon the current state of the City.

3. CHISD UPDATE

Trustee President Hernandez thanked the Mayor for his update and turned the presentation over to School Superintendent Horace Williams.

Williams gave an update presentation on the CHISD. He identified the district is now a "Recognized District" and other recent financial and academic accomplishments.

Hernandez explained the District is moving in the right direction.

Williams reviewed the Bond/TRE Program and discussed the projects. The School board trustees expanded upon the anticipated Bond/TRE Program and answered questions regarding specific projects.

4. ADJOURN

Mayor Franke adjourned the City Council meeting at 8:39 p.m.

Board President Hernandez then adjourned the Trustees meeting.

Rob Franke, Mayor

ATTEST:

Lyn Hill, City Secretary

**MINUTES
CITY COUNCIL BUDGET WORKSHOP
AUGUST 12, 2011**

The City Council of the City of Cedar Hill, Texas met in special session Friday, August 12, 2011, 1:00 p.m., Cedar Hill Government Center 4th floor conference room, 285 Uptown Blvd., Cedar Hill, Texas.

All members of the City Council were present, to wit: Mayor Rob Franke, Mayor Pro Tem Daniel C. Haydin, Jr., Council Members Steve Mason, Chris Parvin, Cory Spillman, Wallace Swayze and Clifford Shaw.

Council Member Swayze was called away for business shortly after the meeting began.

Others Present: Selected staff members

I. 12:00 p.m. – Lunch

Lunch was served at 12:00 p.m.

II. 1:00 p.m. - Call the meeting to order.

Mayor Franke called the meeting to order at 1:00 p.m., declaring it an open meeting, that a quorum was present and that the meeting notice was duly posted.

III. Conduct a budget workshop.

The budget team was introduced: City Manager Alan Sims, Deputy City Manager Greg Porter, Hardy Browder, Melissa Stephens, Kathleen Cervenka, Tracey Tso, Kim Johnson and Greg Pervis.

City Manager Sims reviewed the budget process and gave a presentation on the proposed budget, which included a discussion of projected revenues, expenditures for the general fund and all other city funds. Additionally, he discussed the I & S (Interest and Sinking) tax rate.

The South Clark Road revitalization was reviewed by Deputy City Manager Greg Porter and Public Works Director Elias Sassoon

Finance Director Hardy Browder went over property tax information and verified the proposed general fund balance meets policy. He reviewed Special Revenue Funds, the Debt Service Fund and Water and Sewer Fund.

Other staff member presentations were given by Human Resources Director Tracey Tso and Assistant City Manager Melissa Stephens.

After due discussion and deliberation, the City Council thanked staff for all their work balancing the budget and advised staff on a great job on the budget process.

Mayor Franke identified a consensus on the proposed budget and addressed the Strategic Plan. He asked City Council to think about bond package priorities to be discussed at the workshop in November.

IV. Adjourn.

There being no further business, Mayor Franke adjourned the meeting at 4:16 p.m.

Rob Franke, Mayor

ATTEST:

Lyn Hill, City Secretary

**BRIEFING MINUTES
CITY COUNCIL MEETING
AUGUST 16, 2011**

The City Council of the City of Cedar Hill, Texas, met in briefing session Tuesday, August 16, 2011, 6:00 p.m., T.W. "Turk Cannady Cedar Hill Room, 285 Uptown Blvd., Bldg. 100, City of Cedar Hill, Texas.

The following members of the City Council were present, to wit: Mayor Rob Franke, Mayor Pro Tem Daniel C. Haydin, Jr., Council Members Cory Spillman, Steve Mason, Chris Parvin, Clifford Shaw and Wallace Swayze.

I. Call the meeting to order.

Mayor Franke called the meeting to order at 6:00 p.m., declaring it an open meeting, that a quorum was present and the meeting notice was duly posted.

II. Briefing on the proposed storm water ordinance.

Public Works Director Elias Sassoon gave a brief history on the beginning realization for the need of storm water management. Experts determined from studies that storm water runoff flowing into the creeks, lakes and rivers was causing fish to die.

As a result, the Environmental Protection Agency (EPA) got involved and put programs together and mandated policies and guidelines for cities to follow to eliminate this problem.

The system was implemented in two stages. Stage one applied to cities with a population of 100,000 or more. Stage two added cities with populations of less than 100,000. Placement of silt fences and hay bales are some of the ways used to prevent pollution.

Sassoon stated that, based on Texas Commission of Environmental Quality (TCEQ), regulations, Cedar Hill is now required to adopt an ordinance to be in compliance. The City's original permit was issued in December of 2008 and will expire in 2012. The new permit will have the same five-year cycle.

Mayor Franke discussed previous drainage problems with a city subdivision located on a creek. He noted property lines go to the middle of the creek and responsibility for maintenance of that property falls on the property owners.

After discussion, the Mayor thanked Sassoon for the presentation.

III. Briefing on the Board and Commission Members Training Program.

Manager of Library Services Kathleen Cervenka gave a PowerPoint presentation regarding training for members of the Boards and Commissions. She noted the program would be available on the website. Once it is finalized, it will be an agenda item on each board and commission's meeting agenda, to be shared and discussed at that meeting.

The three modules of this program include:

- Overview of city government
- Rules and responsibilities
- Open Government Training

Cervenka advised the Open Government Training is required by the state. The first two items are new and are city-specific modules created for Cedar Hill. After training completion, there are certificates to be printed off and sent to the City Secretary for documentation.

After reviewing the program, Cervenka asked City Council to get back with her with any feedback.

Council Members discussed various recommendations and thanked Cervenka, commenting on the excellent presentation.

III. City Manager Reports:

a. City Council Calendar/Upcoming Events

City Manager Sims reviewed the City Council calendar, emphasizing the following:

Wednesday, August 17 – 4th Annual Lake Ridge Charity Golf Tournament at Tangle Ridge Golf course.

Thursday, August 18 – Monthly BSW Transportation Task Force Meeting at Bailey's Grille 2 – 11:30 a.m.

Thursday, August 18 – Cedar Hill Chamber of Commerce Member Luncheon – 11:30 a.m. – CHISD 9th Grade Center.

Friday, August 19 – BSW Partnership TGIF Legislative Breakfast – Methodist Charlton Medical Center – 1st floor Auditorium – 7:30 a.m.

Friday, August 19 – TML Region 13 Family Night and Business Meeting – Mesquite Rodeo Arena, 6:30 p.m.

Sims went over an invitation from the Zula B. Wylie Library Friends for a reception at David's Seafood Grill on September 8 from 5:00 p.m. to 7:00 p.m. The

reception was in honor of the Library's recognition for receiving the Texas Municipal Library Director's Association 2010 Achievement of Excellent in Libraries Award.

There was discussion regarding this being the same date as the Dogwood Canyon Audubon Center VIP Event. This event is from 7:00 p.m. until 9:00 p.m. Council Members agreed most of them could make both events. Sims noted there were events for the Ribbon Cutting Ceremony as well as the entire weekend.

Council Member Spillman will be speaking at the meeting. Mayor Franke asked Spillman to express his regrets for missing the events. He will be out of town during that time.

IV. Conduct a briefing session to discuss agenda items for 7:00 p.m. regular meeting.

City Manager Sims reviewed the meeting agenda and asked Assistant City Manager Melissa Stephens to review Consent Item 3 on an ordinance approving a negotiated resolution between Atmos Cities Steering committee and Atmos Energy Corp., Mid-Tex Division.

Stephens stated Atmos Energy requested 15.7 million, and the Steering Committee came to an agreement of 6.5 million. A little over a year ago, Atmos asked for a rate-review mechanism, which was approved as well as a steel service line reimbursement costs.

Stephens also reviewed Consent Item 4 dealing with household hazardous waste. This is simply the continuation of an existing agreement with the City (not the citizens) of Fort Worth. She added this service costs the City \$47 per household. There is no limit on the amount brought.

The new Waste Management Agreement (Regular Item 1) was detailed by Stephens, who noted the City Council had reviewed a draft and made recommendations. The new contract goes into effect on January 8. Waste Management will be providing and servicing two transfer stations with roll-offs at locations decided by the City. Curbside pickup of Christmas trees, which will be recycled, is also part of the contract.

Mayor Franke stated he was pulling Consent item No. 5 for separate discussion and consideration.

VIII. Adjourn.

There being no further business, Mayor Franke entertained a motion to adjourn.

Mayor Pro Tem Haydin so moved and Council Member Spillman seconded the motion.

The meeting adjourned at 6:48 p.m.

Rob Franke, Mayor

ATTEST:

Lyn Hill, City Secretary

**MINUTES
CITY OF CEDAR HILL
CITY COUNCIL MEETING
AUGUST 16, 2011**

The City Council of the City of Cedar Hill, Texas met in regular session Tuesday, August 16, 2011, 7:00 p.m., T.W. "Turk" Cannady - Cedar Hill Room, 285 Uptown Blvd., Cedar Hill, Texas.

Present: Mayor Rob Franke, Mayor Pro Tem Daniel C. Haydin, Jr. Council Members Stephen Mason, Chris Parvin, Clifford Shaw, Cory Spillman and Wallace Swayze.

I. Call the meeting to order.

Mayor Franke called the meeting to order at 7:00 p.m., declaring it an open meeting, that a quorum was present and that the meeting notice was duly posted.

II. Pledge of Allegiance.

Mayor Pro Tem Haydin led the Pledges of Allegiance to both the United States and Texas Flags.

III. Invocation.

Council Member Spillman gave the invocation.

IV. Distinctive Character Presentation:

Item 1 – This item was to present Certificates of Appreciation to members of the 2011 Mission Cedar Hill Community Outreach Team.

Mayor Franke asked if any members of the team were present. There were no attendees, so the item was closed.

V. Consent Agenda:

Mayor Franke read the consent agenda as follows:

Item 1 – This item was to consider approving the minutes of the regular meeting of July 26, 2011 and special meeting of July 19, 2011.

Item 2 – This item was to consider adopting Ordinance No. 2011-444, providing for the rules and regulations governing storm water management, enforcement, and penalties.

Item 3 – This item was to consider adopting Ordinance No. 2011-447, approving a negotiated resolution between Atmos Cities Steering Committee (ACSC) and Atmos Energy Corp., Mid-Tex Division.

Item 4 – This item was to consider authorizing the Mayor to sign an interlocal agreement between the City of Cedar Hill and the City of Fort Worth for the City's continued participation at the Ft. Worth Environmental Collection Center.

Mayor Franke advised he had removed Item 5 for separate consideration.

Item 5 – This item was to consider adoption of Ordinance No. 2011-448 that requires food serving establishment managers to have a Food Manager Certification and food serving establishment workers to have a Food Handlers Card.

Item 6 – This item was for Case No. 11-16 – Consider approving, in accordance with the Planning & Zoning Commission's motion, the amended Site Plan for 109 Main St. (Old Town Market), *requested by Danielle Wedgeworth.*

After reading the items on the Consent Agenda, the Mayor entertained a motion.

Mayor Pro Tem Haydin moved to approve Consent Agenda items 1, 2, 3, 4, and 6. The motion was seconded by Council Member Swayze.

After the reading of Ordinances No. 2011-444 and No. 2011-447 by Assistant City Manager Melissa Stephens, the motion was approved unanimously.

******* Mayor Franke read Item 5 and returned it to the floor for consideration.**

The Mayor stated his reason for pulling this item was because it affected every restaurant in town. He felt a letter should be sent to the food establishments informing them of this additional requirement. Believing it to be a good ordinance, providing for protection of the citizens, he stated he was in favor of the item, but wanted to be respectful of the businesses.

Building Official Johnny Kendro answered questions from the City Council, emphasizing the inspections would most likely begin in October after the passage of the Ordinance. He agreed to send the letters out that week asking for input and comments.

A motion was made by Council Member Spillman, seconded by Council Member Swayze to postpone the item to a later meeting.

The motion passed by unanimous vote.

VI. Citizens Forum.

No one spoke at the Citizens Forum.

VII. Regular:

Item 1 – This item was to consider authorizing the Mayor to sign an exclusive contract with Waste Management and adopt Ordinance No. 2011-446 providing new rates for collection and transportation of Residential, Commercial and Industrial garbage, trash and recycling services.

Mayor Franke read the item and noted it changes collection procedures for trash pickup.

Council Member Parvin thanked Staff and Waste Management for the way the process for this contract was handled.

Council Member Parvin moved to approve the item, seconded by Council Member Spillman.

Assistant City Manager Stephens read the Ordinance, and the item was approved by unanimous vote.

Item 2 – This item was to discuss tax rate, take a record vote on the proposed tax rate and set the date and time for the public hearing on the budget and the adoption of the budget and tax rate.

Mayor Franke expressed his appreciation to Staff for the up-front planning and for keeping the City Council updated and informed every step of the way on the status of the City and the challenges they faced. He noted, over the past few years, 8 million dollars have been cut out of the operating budgets and this year does propose a very slight 1.588 cent tax increase to the effective tax rate. This keeps the revenue to the City the same as last year,

Council Member Parvin made a motion to consider a tax rate of 68.588 cents per \$100 evaluation at 7:00 p.m. on September 13, 2011 at the City Council meeting at the Government Center. This tax rate represents a zero increase to the effective tax rate.

The item was approved unanimously.

Item 3 – This item was for Case No. 11-15 – Review and consider instructing staff on the preparation of an ordinance that would amend Section 9 of Planned Development (PD) Ordinance No. 2008-358, to extend the deadline to submit a Development Plan on approximately 156.81 acres of land, generally located at the northwest corner of Cockrell Hill Road and Bear Creek.

Mayor Franke introduced the item.

Applicant William Parsons apologized for his absence at the last meeting and addressed City Council, explaining the economy has directly affected the entire

housing industry. He requested a two-year extension and answered questions from City Council.

After discussion, Council Member Spillman moved to approve a two-year extension. The motion was seconded by Council Member Swayze.

All Council Members voted in favor of the motion.

VIII. Adjourn.

Mayor Pro Tem Haydin moved to adjourn the meeting, seconded by Council Member Spillman. The motion was approved unanimously and adjourned at 7:28 p.m.

Rob Franke, Mayor

Attest: _____
Lyn Hill, City Secretary

**CITY OF CEDAR HILL
CITY COUNCIL AGENDA ITEM**

Agenda Date: August 30, 2011

Agenda Item Wording: Consider approving certified tax rolls submitted by Dallas Central Appraisal District and Ellis Appraisal District.

Summary: The two appraisal districts have submitted the certified tax rolls to the City of Cedar Hill for the Tax Year (calendar year) 2011 that establishes the foundation for Fiscal Year 2011-2012. Approval of the appraisal rolls is required to meet requirements of the State Property Tax Code. The certified tax rolls total \$2,750,492,451 and the properties under protest total \$601,357, for a total taxable value of \$2,751,093,808. This taxable value multiplied by the tax rate per \$100 valuation equals the amount of property tax the City can expect to collect during Fiscal Year 2011-2012.

The Tax Year 2011 certified values declined \$44,280,127 or 1.58% when compared to Tax Year 2010 certified values. New construction totaled \$18,040,575 of increased value. This increased value was offset by the \$63,320,702 decline in the value of existing properties.

Funding Source: N/A

Recommended Action: Approve Certified Tax Rolls.

Department: Finance
Contact / Phone No: Hardy Browder 972-291-5100 ext. 1063

Attachments: Yes If yes, how many pages: 2



DALLAS CENTRAL APPRAISAL DISTRICT CERTIFICATION OF APPRAISAL ROLL

Year: 2011

Jurisdiction: CEDAR HILL

In accordance with the requirements of the Texas Property Tax Code, Chapter 26, Section 26.01, paragraphs (A) and (B), the following values are hereby certified:

Market Value of all Real & Business Personal Property Before Qualified Exemptions*	\$2,984,015,620
Taxable Value of all Real & Business Personal Property	\$2,654,921,301

In accordance with the requirements of the Texas Property Tax Code, Chapter 26, Section 26.01, paragraph (C), the following values are hereby certified as disputed values and are not included in the above totals:

	Market Value	Taxable Value
Values under protest as determined by the Appraisal District**	\$967,980	\$859,081
Values under protest as claimed by property owner or estimated by Appraisal District in event property owner's claim is upheld	\$677,586	\$601,357
Freeport Estimated Loss		\$0
Estimated Net Taxable		\$601,357

I, W. Kenneth Nolan, Executive Director/Chief Appraiser of the Dallas Central Appraisal District, do hereby certify the aforementioned values and totals to the taxing jurisdiction indicated above, in accordance with the requirements of the laws of the State of Texas on this 20th day of July, 2011.

Dallas Central Appraisal District

W. Kenneth Nolan
Executive Director/Chief Appraiser

*Total Value of New Construction in Certified Market Value above	\$16,492,355
**Value of Disputed New Construction in Protested Market Value Above	\$0

STATE OF TEXAS
COUNTY OF ELLIS

PROPERTY TAX CODE,
SECTION 26.01(a)

**CERTIFICATION OF APPRAISAL RECORDS FOR:
CITY OF CEDAR HILL**

I, Kathy A. Rodrigue, Chief Appraiser of the Ellis Appraisal District, do solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property that I am aware of, at an appraised value determined as required by law.

I, Kathy A. Rodrigue, do hereby certify that the following values are true and correct to the best of my knowledge:

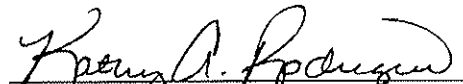
2011 Total Taxable Value	\$	<u>95,571,150</u>
2011 Taxable Value Under Protest	\$	<u>0</u>
2011 Certified Taxable Value	\$	<u>95,571,150</u>

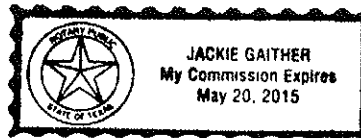
The following information is for taxing entities with a tax ceiling:

2011 Frozen Taxable Value	\$
2011 Transfer Adjustment	\$
2011 Freeze Adjusted Taxable Value	\$
(This number is reduced from Total Taxable)	
2011 Frozen Levy	\$

Please remember that the certified value is subject to change resulting from Appraisal Review Board action, correction of clerical errors, and the granting of late homestead, over 65, disabled and other exemptions.

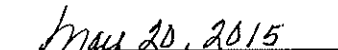
Approval of the appraisal records by the Ellis Appraisal District Appraisal Review Board occurred on the 19th day of July, 2011.


Kathy A. Rodrigue
Chief Appraiser



Sworn and Subscribed before me this 20th day of July, 2011.


Notary Public State of Texas


Commission Expires

**CITY OF CEDAR HILL
CITY COUNCIL AGENDA ITEM**

Agenda Date: August 30, 2011

Agenda Item Wording: Consider adoption of Ordinance Number 2011-449 determining the Water and Wastewater Rates to be charged for residential, multi-family and commercial customers of the City of Cedar Hill, Texas.

Summary: This ordinance adopts the water and wastewater rates presented to the City Council at the Budget Workshop. This increase will raise a residential customer's bill by 3.00% or \$2.39.

This Ordinance has been reviewed and approved as to form by legal counsel.

Funding Source: N/A

Recommended Action: Adopt Ordinance.

Department: Finance
Contact / Phone No: Hardy Browder 972-291-5100 ext. 1063

Attachments: Yes **If yes, how many pages:** 5

ORDINANCE NO. 2011-449

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, REPEALING ORDINANCE NO. 2010-417, OF THE CITY OF CEDAR HILL, TEXAS, AND PROVIDING IN ITS PLACE AN ORDINANCE FIXING AND DETERMINING THE WATER AND WASTEWATER RATES TO BE CHARGED FOR RESIDENTIAL CUSTOMERS, MULTI-FAMILY CUSTOMERS, AND COMMERCIAL CUSTOMERS OF THE CITY OF CEDAR HILL, TEXAS; PROVIDING A MAXIMUM WASTEWATER RATE FOR A RESIDENTIAL DWELLING IN THE CITY OF CEDAR HILL, TEXAS; PROVIDING A PROVISION REPEALING INCONSISTENT PROVISIONS OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cedar Hill, Texas, finds and determines that it is in the best interest of the health, welfare and safety of the citizens of the City of Cedar Hill, Texas to provide an ordinance which fixes and determines the rates to be charged for water and wastewater service within the City of Cedar Hill, Texas to residential customers, multi-family customers, and commercial customers;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Cedar Hill, Texas:

SECTION 1: REPEAL OF ORDINANCE 2010-417.

Ordinance No. 2010-417 of the City of Cedar Hill, Texas is hereby repealed in its entirety, effective October 1, 2011. This ordinance repeals only Ordinance No. 2010-417 and does not repeal any other ordinance of the City of Cedar Hill, Texas, except as such other ordinance or any provision thereof may be in direct conflict with any term or provision of this new ordinance.

That the rates set forth are applicable to each customer for each month for which water is used at the same location. The total monthly fee for a customer shall be the sum of the fixed rate charge plus the variable rate charge.

SECTION 2. DEFINITIONS.

Residential customers: Customers that are single family or separately metered duplex dwelling units, or other premises containing dwelling units for which each unit is individually metered.

Multi-family customers: Customers with two (2) or more dwelling units served by a single meter.

Commercial customers: Customers that do not qualify as a residential or multi-family customer.

SECTION 3. WATER RATES.

Residential customers: That the fixed rate charge established for each residential customer is \$7.25 per connection. The fixed rate charge will entitle the customer to 1,000 gallons of water. The variable rate charge is \$4.98 per 1,000 gallons in excess of 1,000 gallons.

Multi-family customers: That the fixed rate charge established for a multi-family customer is \$7.25 for each unit of the multi-family customer to usage equal to the number of units multiplied by 1,000 gallons. The variable rate charge is \$4.98 per 1,000 gallons in excess of the minimum usage per unit.

Commercial customers: That the fixed rate charge established for each commercial customer is \$7.25 per connection. The fixed rate charge will entitle the customer to 1,000 gallons of water. The variable rate charge is \$4.98 per 1,000 gallons in excess of 1,000 gallons.

SECTION 4. WASTEWATER RATES.

Residential customers: That the fixed rate charge established for each residential customer is \$7.50 per connection. The fixed rate charge will entitle the customer to 1,000 gallons of wastewater. The variable rate charge is \$6.27 per 1,000 gallons in excess of 1,000 gallons. The monthly volume of wastewater generated by a customer shall be assumed to be equivalent to 90% of the average monthly water consumption for the customer for the preceding November, December, January, and February, exclusive of the month of highest volume of water for the four months. If water consumption records are not available for a customer for these months, the monthly volume of wastewater shall be assumed to be 7,000 gallons. At the customer's request, the assumption of 7,000 gallons of wastewater volume may be reviewed by the Assistant City Manager and the assumption revised to ninety (90) percent of three months' average water volume. Notwithstanding the rates established in this Section, the maximum wastewater charge for any single-family residential dwelling located in the City of Cedar Hill, Texas, shall not exceed \$64.00 per monthly billing cycle.

Multi-family customers: That the fixed rate charge established for each multi-family customer is \$7.50 per dwelling unit in each multi-family complex. The monthly volume of wastewater the multi-family customer shall be charged for a month's usage shall be equal to the volume of water purchased for that month for each multi-family complex. The fixed rate charge entitles each multi-family customer to usage equal to the number of units multiplied by 1,000 gallons in each separate multi-family complex. The variable rate charge is \$6.27 per 1,000 gallons in excess of the fixed rate charge.

The following example presents the methodology for computing wastewater charges for multi-family customers (based upon 100,000 gallons of water metered to a thirty unit multi-family complex):

Fixed Rate Charge (\$7.50 x 30 units)	\$225.00
Variable Rate Charge:	
Usage (in gallons)	100,000
Less:	
Usage purchased by Fixed Rate Charge	(30,000)
Usage subject to Variable Rate Charge	70,000
Variable Rate	\$6.27 per 1,000 gallons
Variable Rate Charge	\$438.90
Total Wastewater Charge	\$663.90

Commercial Customers: That the fixed rate charge established for each commercial customer is \$7.50 per connection. The monthly volume of wastewater generated by a customer shall be assumed to be equal to the volume of water purchased for that month. The fixed rate charge entitles each commercial customer to 1,000 gallons of wastewater. The variable rate charge is \$6.27 per 1,000 gallons in excess of 1,000 gallons.

The Director of Public Works shall, upon the request of a customer, and subject to the conditions established below, authorize wastewater rates based upon 90% of the average monthly water consumption for the customer for the preceding November, December, January and February, exclusive of the month of highest water volume. If water consumption records are not available for a customer for these months, the monthly volume of wastewater shall be the average of the first three months of con-

sumption. This charge shall be retroactively adjusted at the end of the three-month period. The commercial customer must satisfy the following conditions to qualify for the averaging method.

- 1) The customer does not use water for the production of a product or as an integral part of their business, and
- 2) The customer maintains and irrigates a minimum of 2,000 square feet of landscaping or turf, and
- 3) The customer operates continuously throughout the year. Seasonal businesses are specifically excluded from the averaging process.

The Public Works Director's determination of eligibility of the request for averaging shall be final, subject to modifications by ordinances enacted by the City Council.

SECTION 5. The Assistant City Manager shall have the authority to decide any question that may arise and to determine any adjustments to any charge and his decision in such cases shall be final.

SECTION 6. That all ordinances of the City of Cedar Hill, Texas in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Cedar Hill, Texas not in conflict with the provision of this ordinance shall remain in full force and effect.

SECTION 7. That should any section, paragraph, sentence, clause, or phrase of this ordinance be held or determined to be unconstitutional or invalid for any reason, such holding or determination shall not affect the remaining provisions hereof, which are declared to be severable.

SECTION 8. Because of the nature of the interest and safeguards sought to be protected by this Ordinance, and in the interest of the City of Cedar Hill, Texas, this Ordinance shall take effect October 1, 2011, after passage approval and publication, as required by law. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

Ordinance No. 2011-449
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PASSED, ADOPTED and APPROVED by the City Council of the City of Cedar Hill, Texas, on this the 30th day of August, 2011.

Rob Franke, Mayor

ATTEST:

Lyn Hill, City Secretary