

**NOTICE OF SPECIAL  
CITY COUNCIL WORKSHOP  
JULY 10, 2012  
FOURTH FLOOR ADMINISTRATION  
CONFERENCE ROOM  
CEDAR HILL GOVERNMENT CENTER  
285 UPTOWN BLVD.  
CEDAR HILL, TEXAS  
6:00 P.M.**

*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.*

*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.*

**AGENDA**

- I. Call the meeting to order.
- II. Conduct a workshop on Impact Fees.
- III. Adjourn.

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 6th day of July 2012.

*Lyn Hill*  
City Secretary

This facility is wheelchair accessible. If you plan to attend this public meeting and 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.

**PREMIER STATEMENTS**

**CEDAR HILL HAS DISTINCTIVE CHARACTER  
CEDAR HILL HAS INTEGRATED, SAFE AND 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 \_\_\_\_\_, 2012.*

Name \_\_\_\_\_ Title \_\_\_\_\_

**CITY OF CEDAR HILL  
CITY COUNCIL WORK SESSION**

**Agenda Date:** July 10, 2012

**Agenda Item Wording: Conduct Workshop on Impact Fees - Presentations of the 2012 update of the (1) Land Use Assumptions; (2) Water & Wastewater Impact Fee Study; and (3) Roadway Impact Fee Study, AND discussion regarding potential revisions to Impact Fee rates.**

**Summary:** State Law requires cities that impose impact fees to update their justification studies at least once every five years. Cedar Hill's last update was in 2007; therefore, an update is due. Updating Impact Fees to include the new studies offers a convenient opportunity to also adjust impact fee rates.

Building upon the March 20, 2012 City Council workshop, our consultants, Freese & Nichols and Kimley-Horn & Associates, will provide the City Council an overview of the updated Land Use Assumptions and Capital Improvement Plans for Roadway, Water and Wastewater systems. Representatives from both consulting firms will also address any questions regarding their respective studies. After this presentation the City Council will have an opportunity to discuss the current impact fee rates; and if needed, discussions may continue at the impact fee work session scheduled for July 17, 2012.

The updated studies were presented to the Capital Impact Advisory Committee (CIAC) on May 23, 2012 and they recommend adoption of the studies, as presented. However, the Committee members have until July 17, 2012 to submit any further, individual comments regarding the studies.

Impact fees are paid by new developments to help defray the City's cost of expanding public facilities needed to serve new developments. Examples of public facilities include larger water and waste water transmission mains, water towers, treatment facilities, arterial streets and other similar facilities. The fees are required to be based on engineering studies that: (1) define the growth expected to occur over the next 10 year period, (2) define what facilities are needed to accommodate new development, and (3) define the proportionate cost share for incoming developments.

To complete the impact fee update process, State Law requires the City Council to call a public hearing, conduct a public hearing and act on the updated impact fee ordinance within a prescribed timeframe. We are on target to meet the prescribed timeframe.

Links to relevant documents:

- [Capital Impact Advisory Committee meeting minutes](#)
- [Land Use Assumptions Report](#)
- [Roadway CIP](#)
- [Water and Wastewater CIP](#)
- [2007 Impact Fee ordinance update \(current rates are located at the end of this ord.\)](#)

Hard copies of the reports will be available at the July 10, 2012 workshop.

**Funding Source:** N/A

**Recommended Action:** Receive presentation

<b>Department:</b>	<b>Planning</b>	
<b>Contact / Phone No:</b>	<b>Rod W. Tyler</b>	<b>972-291-5100 Ext. 1083</b>

<b>Attachments:</b>	<b>No</b>	<b>If yes, how many pages:</b>
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