



Planning Department

285 Uptown Blvd. Bldg. 100
Cedar Hill, TX 75104
O. 972.291.5100 X 1080
F. 972.291.7250

**NOTICE OF MEETING
CAPITAL IMPACT FEE ADVISORY COMMITTEE
THURSDAY, SEPTEMBER 3, 2026
CONFERENCE ROOM "D"
CEDAR HILL GOVERNMENT CENTER
285 UPTOWN BLVD. – BLDG. 100
CEDAR HILL, TEXAS 75104
12:00 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

1. **Call the meeting to order.**
2. **Approve the minutes of the March 5, 2026 regular meeting.**
3. **Citizens Forum/Public Comments.**
Please see the Planning Secretary to complete a Citizens Forum Information Form. Public comments may also be submitted online at: cedarhilltx.com/publiccomment. All public comments submitted online by 2pm on meeting dates will be distributed to the Committee and entered into record.
4. **Regular Agenda**
 - a. Discuss the progress of active, capital projects utilizing impact fees. (Public Works)
 - b. Discuss the potential for future, capital projects utilizing impact fees. (Public Works)
 - c. Discuss the financial report and capital impact fees collected. (Finance)
 - d. Consider approving the Semiannual Report.

- e. Discuss any perceived inequities in implementing the Capital Improvements Plan or imposing impact fees. (Building Inspections)
5. **Staff Reports**
- a. Updates on other capital projects. (Public Works)
 - b. Update on proposed and ongoing development. (Planning)
6. **Adjourn.**

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 24th day of August, 2026.



Debra Kalsnes
Planning Executive Assistant

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 of the meeting.

“PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), IS PROHIBITED FROM CARRYING A HANDGUN INTO THE ROOM OR ROOMS IN WHICH ANY MEETING OF THE CITY COUNCIL OR ANY OTHER CITY BOARD OR COMMISSION THAT IS SUBJECT TO CHAPTER 551, TEXAS GOVERNMENT CODE (OPEN MEETINGS ACT) IS MEETING”

“DE CONFORMIDAD CON LA SECCIÓN 30.07, CÓDIGO PENAL (TRASPASO POR EL TITULAR DE LA LICENCIA CON UN ARMA DE MANO ABIERTA LLEVADA), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411, CÓDIGO GUBERNAMENTAL (LEY DE LICENCIA DE ARMAS DE MANO), ESTÁ PROHIBIDO LLEVAR UNA HABITACIÓN EN LA MANO CUALQUIER REUNIÓN DEL CONSEJO DE LA CIUDAD O CUALQUIER OTRA JUNTA O COMISIÓN DE LA CIUDAD QUE ESTÉ SUJETO AL CAPÍTULO 551, CÓDIGO DE GOBIERNO DE TEXAS (LEY DE REUNIONES ABIERTAS) ”

PREMIER STATEMENTS
CEDAR HILL HAS DISTINCTIVE CHARACTER
CEDAR HILL IS SAFE
CEDAR HILL IS CLEAN
CEDAR HILL HAS VIBRANT PARKS, TRAILS AND NATURAL BEAUTY
CEDAR HILL HAS AN ENGAGED COMMUNITY
CEDAR HILL HAS EXCELLENT, SAFE & EFFICIENT INFRASTRUCTURE
CEDAR HILL HAS A STRONG AND DIVERSE ECONOMY
CEDAR HILL HAS TEXAS SCHOOLS OF CHOICE

Agenda Wording:

Approve the minutes of the March 5, 2026 regular meeting.

Attachments

CIFA Draft Minutes

CIFA Attendance

Department: Planning

Contact Name: Angela Self, FAICP

Phone Number: 972-291-5100

Attachments: Yes

If yes, how many pages:

**MINUTES
CAPITAL IMPACT ADVISORY COMMITTEE
MEETING OF MARCH 5, 2026**

The Capital Impact Fee Advisory Committee of the City of Cedar Hill, Texas conducted a meeting on Thursday, March 5, 2026, at 12:00 p.m. in Conference Room D of the Cedar Hill Government Center, 285 Uptown Blvd., Bldg. 100, Cedar Hill, Texas, 75104.

Board Members Present: Chairperson, Scott Emmons; Committee Members Kirtland Speaks, Moises Ruiz, Jeanetta Dagley, Clifford Shaw and Darian Pace

Absent: None

City Staff Members Present: Planning Director, Angela Self; Development Services Director, Stacey Graves; Finance Director, Chuck Fox; Public Works Assistant Director, David Parnell; Assistant Planning Director, Maria Peña; City Engineer, Robert Woodbury; Engineer in Training, Brittainie Cason; Building Official, Gail Lux; and Planning Executive Assistant, Debra Kalsnes

1. Call the meeting to order.

Chairperson Emmons called the meeting to order at 12:00 p.m., declaring it an open meeting with the meeting notice duly posted.

2. Approve the minutes of September 4, 2025, regular meeting.

A motion was made by Committee Member Ruiz to approve the minutes of the regular meeting on September 4, 2025, as presented. Committee Member Dagley seconded the motion. The vote was as follows:

Ayes: 5 – Chairperson Emmons and Committee Members Ruiz, Dagley, Shaw, and Pace

Nays: 0

Abstain: 0

Chairperson Emmons declared the motion carried.

3. Public Comments

There were no public comments.

At 12:03 pm, Committee Member Speaks entered the meeting.

4. Regular Agenda

- a.** Discuss the progress of active capital projects utilizing impact fees. (Public Works)

City Engineer Woodbury indicated that there was one active project utilizing impact fees which was the signal light at Calvert Dr and Joe Wilson Rd.

- b.** Discuss the potential for future capital projects utilizing impact fees. (Public Works)

City Engineer Woodbury stated that a potential project would be partial construction of Road A per the Master Plan.

- c.** Discuss the financial report and capital impact fees collected. (Finance)

Finance Director Fox reviewed the financial report with the Committee. He answered the questions posed by the Committee.

- d.** Consider approving the Semiannual Report.

A motion was made by Committee Member Speaks to approve the report as presented. Committee Member Ruiz seconded the motion. The vote was as follows:

Ayes: 6 – Chairperson Emmons and Committee Members Speaks, Ruiz, Dagley, Shaw and Pace

Nays: 0

Abstain: 0

Chairperson Emmons declared the motion carried.

- e.** Discuss any perceived inequities in implementing the Capital Improvements Plan or imposing impact fees. (Building Inspections)

Building Official Lux indicated there were none.

5. Staff Reports

At this point, Chairperson Emmons welcomed the new Committee Members, Shaw and Pace, to the Committee.

- a.** Updates on other capital projects. (Public Works)

City Engineer Woodbury updated the Committee on other capital projects not associated with impact fees. He answered the Committee's questions regarding the capital projects.

- b.** Update on proposed and ongoing development. (Planning)

Assistant Planning Director Peña updated the Committee on current and future private development and answered the Committee's questions.

Planning Director updated the Committee and stated that the next meeting was scheduled for August 6th or September 3rd, and invited the Committee to the Neighborhood Block Party on March 7th and to the Boards and Commissions Dinner on April 16th. She also informed the Committee of the Unified Code Development Update with an Open House on June 11th.

6. Adjourn

There being no further business, a motion to adjourn was made by Committee Member Speaks and seconded by Committee Member Shaw. The meeting adjourned at 12:42 p.m.

Scott Emmons
Chairperson

Debra Kalsnes
Planning Executive Assistant

A = Absent
P = Present

Capital Impact Fee Advisory Committee 2025 - 2026 Attendance Record

		Scott Emmons (Chair)	Dr. Kirtland Speaks	Jeanetta Dagley	Moises Ruiz	Rod Tyler (Vice-Chair)	Clifford Shaw	Darian Pace
Year Appointed		1998	2019	2024	2022	2022		
09/04/25	Reg	P	P	P	P	P		
03/05/26	Reg	P	P	P	P		P	P

Agenda Wording:

Consider approving the Semiannual Report.

Attachments

CIFA Semi-Annual Report

Department: Planning

Contact Name: Angela Self, FAICP

Phone Number: 972-291-5100

Attachments: Yes

If yes, how many pages: 16



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TO: Capital Impact Fee Advisory Committee

FROM: Angela Self, FAICP, Planning Director
Chuck Fox, Finance Director
Stacey Graves, Development Services Director
Maria Pena, Assistant Planning Director
David Parnell, Assistant Public Works Director
Robert Woodbury, City Engineer

MEETING DATE: September 3, 2026

RE: Capital Impact Fee Semiannual Report for January 2026 to June 2026

SUMMARY:

Chapter 395 of the Texas Local Government Code specifies provisions for administering impact fees. Impact fees are utilized to finance capital improvements required by new development. Every five years, the city is required to adopt a capital improvements plan (separate from the plan associated with the bond) describing eligible projects for which the impact fees could be utilized. On July 23, 2024, following a public hearing, City Council adopted Ordinance No. 2024-812 to amend the land use assumptions, capital improvement plans and impact fee ordinance. The proposed roadway impact fee rate will follow one service area maximum impact fee per service unit of \$1,059 per vehicle mile, which will be the rate citywide. The water impact fee for a 1" meter is \$4,489 per service unit and the wastewater impact fee is \$1,686 per service unit. Water and wastewater fees for single family detached and townhouses shall be reduced by 40%.

As required by Chapter 395, this semiannual report includes: the complete list of eligible water, wastewater, and roadway projects; a list of completed and active projects with expenditures; and impact fees collected. There have been no written complaints regarding inequities in implementing the plan or imposing the impact fees.





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ACTION REQUIRED:

A majority vote is required to approve the semiannual report. Following consideration by the committee, the report and minutes will be forwarded to City Council.

ATTACHMENTS:

1. Eligible Water Projects
2. Eligible Wastewater Projects
3. Eligible Roadway Projects
4. Impact Fee Schedules
5. Equivalency Tables
6. Financial Report with Completed and Active Projects



TABLE 10 – WATER IMPACT FEE CAPITAL IMPROVEMENTS PROJECT COST AND 10-YEAR RECOVERABLE COSTS

Proj. #	Description	2024 Capacity (% Utilized)	2034 Capacity (% Utilized)	2024-2034 Capacity (% Utilized)	2034 Projected Recoverable Cost	Total Project Cost
1	Mount Lebanon Rd 16" Water Line	0%	100%	100%	\$ 3,464,000	\$ 3,464,000
2	Mount Lebanon Rd 20" Water Line	0%	5%	5%	\$ 222,100	\$ 4,442,000
3	Stonehill/Vineyard 12" Water Line Connection	0%	40%	40%	\$ 339,200	\$ 848,000
4	Lorch Park 10" Water Line	0%	75%	75%	\$ 1,949,834	\$ 2,595,000
5	Loop 9 12" Water Line Phase 1 - North	0%	75%	75%	\$ 6,047,036	\$ 8,087,000
6	S Tar Rd 8" Water Line Replacement	0%	100%	100%	\$ 470,000	\$ 470,000
7	Cedar Hill State Park 10" Water Line	0%	100%	100%	\$ 3,669,000	\$ 3,669,000
8	Southwest Cedar Hill 12" Water Line	0%	98%	98%	\$ 5,907,477	\$ 6,020,000
9	Texas Plume Rd 12" Water Line	0%	67%	67%	\$ 3,617,661	\$ 5,403,000
10	E Parkerville Rd 16/18/24" Water Line Replacement Phase 1	0%	51%	51%	\$ 1,255,621	\$ 2,447,000
11	Northeast Cedar Hill 10" Water Line	0%	82%	82%	\$ 3,539,835	\$ 4,295,000
12	Highway 67 EST 24" Water Line Parallel	0%	84%	84%	\$ 658,701	\$ 788,000
13	S Cedar Hill Rd 18" Water Line	0%	64%	64%	\$ 553,815	\$ 859,000
14	Parkerville EST 24" Water Line Parallel	0%	79%	79%	\$ 1,893,443	\$ 2,397,000
15	E Parkerville Rd 16/18/24" Water Line Replacement Phase 2	0%	74%	74%	\$ 2,998,470	\$ 4,059,000
16	E FM 1382 10/12" Water Line	0%	100%	100%	\$ 4,096,000	\$ 4,096,000
17	N Duncanville Rd 12" Water Line	0%	91%	91%	\$ 2,274,545	\$ 2,502,000
18	East Little Creek 12" Water Line Phase 1	0%	64%	64%	\$ 2,936,248	\$ 4,603,000
19	Pecan Trails Golf Course 8" Water Line	0%	70%	70%	\$ 1,395,568	\$ 1,986,000
20	Loop 9 12" Water Line Phase 1 - South	0%	76%	76%	\$ 3,710,830	\$ 4,914,000
21	Rocky Acres Rd 10/12" Water Line	0%	88%	88%	\$ 3,321,930	\$ 3,787,000
22	Loop 9 12" Water Line Phase 2 - North	0%	83%	83%	\$ 2,756,890	\$ 3,336,000
23	Loop 9 12" Water Line Phase 2 - South	0%	83%	83%	\$ 2,186,585	\$ 2,632,000
24	Loop 9 12" Water Line Phase 3 - North	0%	96%	96%	\$ 4,579,219	\$ 4,763,000
25	Loop 9 12" Water Line Phase 3 - South	0%	80%	80%	\$ 3,927,653	\$ 4,886,000
26	Loop 9 12" Water Line Phase 4 - North	0%	100%	100%	\$ 5,605,000	\$ 5,605,000
27	Loop 9 12" Water Line Phase 4 - South	0%	100%	100%	\$ 5,353,000	\$ 5,353,000
28	Cedar Hill Rd 20" Water Line	0%	84%	84%	\$ 11,115,544	\$ 13,276,000

29	Stonehill/Vineyard 12" Water Line Connection	0%	100%	100%	\$ 848,000	\$ 848,000
30	Mansfield Road 12" Water Line*	81%	82%	1%	\$ 7,117	\$ 1,202,761
31	Lakeridge 8" Water Line*	94%	100%	6%	\$ 119,533	\$1,912,528
32	US 67 24" Water Line*	92%	93%	1%	\$ 6,779	\$ 1,143,404
33	Joe Wilson Phase 3 Water Line*	33%	62%	29%	\$ 308,398	\$ 1,053,908
34	Pleasant Run Water Line, East of US 67*	68%	100%	32%	\$ 45,824	\$ 145,108
35	Meadowcrest Pumping Improvements*	55%	89%	34%	\$ 1,137,719	\$ 3,250,626
36	Flameleaf Ground Storage and Pump Improvements*	55%	89%	34%	\$ 2,306,022	\$ 5,013,092
37	Water Master Plan*	0%	100%	100%	\$231,150	\$231,150
38	Water Impact Fee Report*	0%	100%	100%	\$ 55,600	\$ 55,600
Total					\$ 93,677,917	\$ 124,544,001

TABLE 11 – WASTEWATER IMPACT FEE CAPITAL IMPROVEMENTS PROJECT COST AND 10-YEAR RECOVERABLE COST

Proj. #	Description	2024 Capacity (% Utilized)	2034 Capacity (% Utilized)	2024-2034 Capacity (% Utilized)	2034 Projected Recoverable Cost	Total Project Cost
1	Lake Ridge Parkway 8" Gravity Line Connection	0%	100%	100%	\$ 933,000	\$ 933,000
2	Hollings Lift Station Expansion	0%	61%	61%	\$ 1,874,629	\$ 3,079,000
3	Mansfield Road Parallel 12" Gravity Line	0%	100%	100%	\$ 585,000	\$ 585,000
4	TRA Central South 15" Gravity II	0%	67%	67%	\$ 2,129,923	\$ 3,189,000
5	TRA Central South 15" Gravity I	0%	61%	61%	\$ 3,265,228	\$ 5,363,000
6	Autumn Run Court 10" Connection Gravity Line	0%	100%	100%	\$ 1,017,614	\$ 1,022,000
7	American Lift Station 12" Gravity Line	46%	85%	39%	\$ 619,809	\$ 1,584,000
8	High Meadows 8/10" Gravity Lines	27%	28%	1%	\$ 34,386	\$ 3,193,000
9	8/10/15" Bear Creek Road and South Joe Wilson Road Gravity Lines	0%	85%	85%	\$ 3,127,789	\$ 3,673,000
10	8/12" West Red Oak Gravity Lines	0%	43%	43%	\$ 1,144,955	\$ 2,676,000
10.1	West Red Oak Lift Station and Force Main	0%	43%	43%	\$ 838,607	\$ 1,960,000
11	8/15/18" West Red Oak Gravity Lines	0%	69%	69%	\$ 4,723,981	\$ 6,799,000
12	Loop 9 8" Gravity Main - South	0%	76%	76%	\$ 515,412	\$ 674,000
13	Loop 9 12" Gravity Main - North	0%	98%	98%	\$ 2,855,089	\$ 2,907,000
14	Loop 9 12" Gravity Main - North	0%	90%	90%	\$ 2,620,394	\$ 2,907,000
15	East Red Oak 10" Gravity Line	0%	76%	76%	\$ 602,588	\$ 788,000
15.1	East Red Oak Lift Station	0%	76%	76%	\$ 624,000	\$ 816,000
16	Windsor Park 8/15" Gravity Line	31%	73%	42%	\$ 2,611,036	\$ 6,196,000
17	Lakeridge Lift Station I Expansion	0%	93%	93%	\$ 1,761,760	\$ 4,004,000
18	18" Red Oak Gravity Line	0%	9%	9%	\$ 467,968	\$ 5,371,000
19	W Parkerville 10" Gravity Line	0%	5%	5%	\$ 142,400	\$ 2,848,000
20	10/12" Lake Ridge II and III Gravity Lines	0%	5%	5%	\$ 130,900	\$ 2,618,000
21	Baggett Branch Expansion	0%	5%	5%	\$ 77,250	\$ 1,545,000
22	American 12" Gravity Line*	46%	85%	39%	\$ 514,156	\$ 1,313,990
23	Wastewater Master Plan	0%	100%	100%	\$ 183,550	\$ 183,550
24	Wastewater Impact Fee Report	0%	100%	100%	\$ 83,150	\$ 83,150
Total					\$ 35,439,446	\$ 66,310,690

City of Cedar Hill

Roadway Impact Fee

Service Areas



00.250.51

Miles

N





Legend

Service Area 1

Service Area 2

Service Area 3

Service Area 4

Floodplain

 Railroad

 Streets

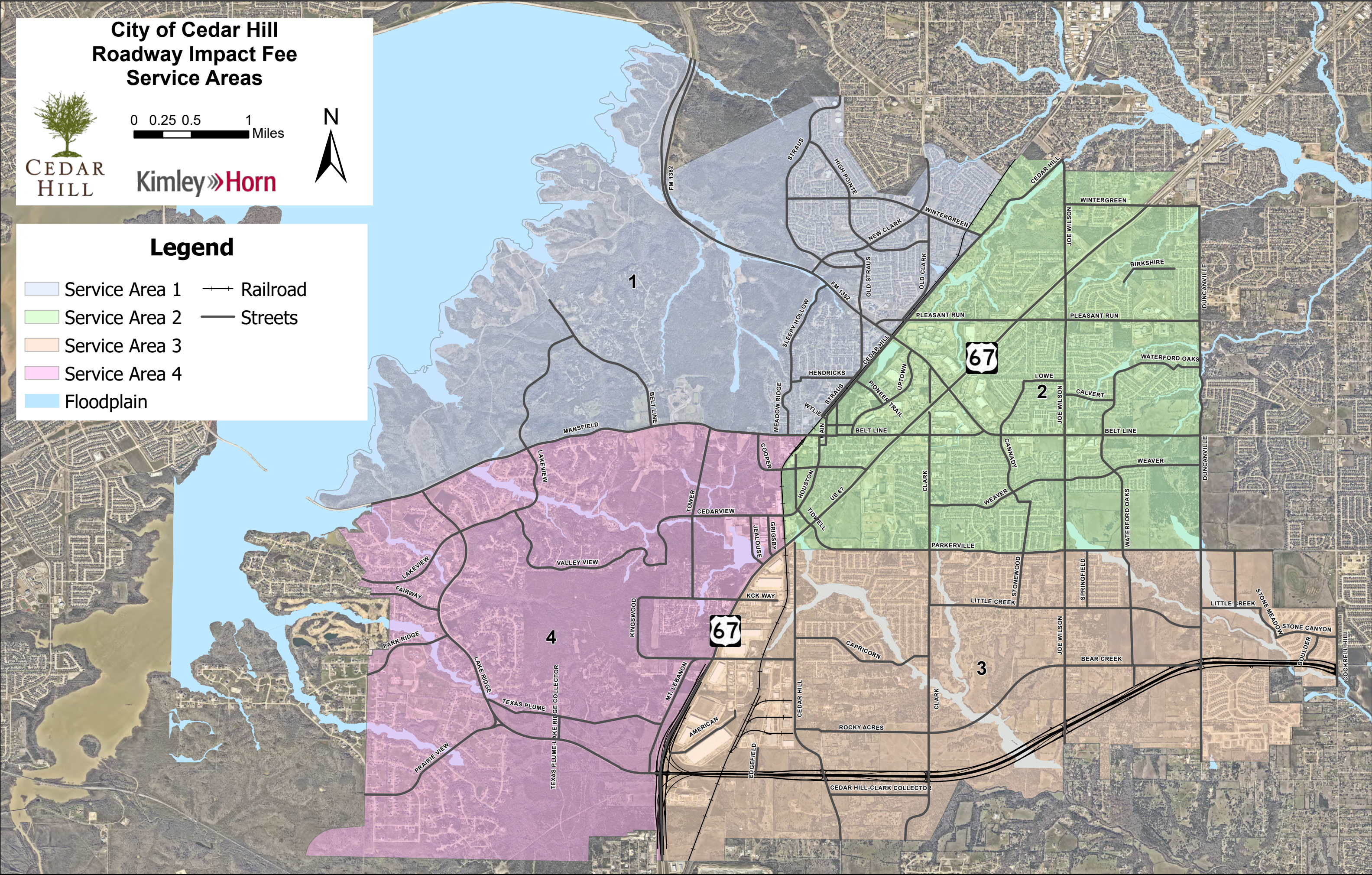


TABLE 2 – ROADWAY IMPACT FEE CAPITAL IMPROVEMENT PROGRAM – SERVICE AREA 1

Proj. #	IF Class	Roadway	Limits	Length (mi)	% In Service Area
1-A	M4D-Greenway	Wintergreen (1)	Old Clark to Railroad	0.31	100%
1-B, 2-A	M4D	Wintergreen (2)	Railroad to Cedar Hill	0.11	50%
1-C, 4-A	P6D(1/3)-Greenway	Mansfield (1)	West City Limits to Belt Line	2.21	50%
1-D	C2U	Lakeview (1)	Mansfield to Belt Line	1.18	100%
1-E	C3U	Belt Line (1)	1,880' NW of Lakeview to Mansfield	1.43	100%
1-F, 2-I	C3U(1/3)-Greenway	Cedar Hill (1)	FM 1382 to Main	0.88	50%
Intersection Improvements					
I-1		Modification	Mansfield Rd & Lakeview Dr		50%
I-2		Signal	Mansfield Rd & Cooper St		50%
I-19		ITS Master Plan	Service Area 1		25%

TABLE 3 – ROADWAY IMPACT FEE CAPITAL IMPROVEMENT PROGRAM – SERVICE AREA 2

Proj. #	IF Class	Roadway	Limits	Length (mi)	% In Service Area
1-B, 2-A	M4D	Wintergreen (2)	Railroad to Cedar Hill	0.11	50%
2-B	P6D	Wintergreen (3)	Joe Wilson to US 67 SBFR	0.57	100%
2-C	C2U	Birkshire (1)	Milestone to Birkshire	0.44	100%
2-D	C2U	Main-Uptown Collector (1)	Main to Uptown	0.20	100%
2-E	C2U-Greenway	Cooper (2)	Railroad to Houston	0.27	100%
2-F	C4U	Cedarview (2)	Railroad to Tidwell	0.13	100%
2-G, 3-A	M4D(1/2)-Greenway	Parkerville (1)	305' E of Joe Wilson to 420' W of Waterford Oaks	0.29	50%
2-H, 3-B	M4D-Greenway	Parkerville (2)	420' W of Waterford Oaks to Duncanville	0.65	50%
1-F, 2-I	C3U(1/3)-Greenway	Cedar Hill (1)	FM 1382 to Main	0.88	50%
2-J	C2U	Cedar Hill-Belt Line Collector (1)	Cedar Hill to Belt Line	0.28	100%
2-K	C4U	Main (1)	130' S of Belt Line to Cedar	0.06	100%
2-L	C2U	Tidwell (1)	635' N of Cooper to Houston	0.48	100%
2-M	M4D-Greenway	Tidwell (2)	Houston to US 67	0.17	100%
2-N	M4D(1/2)-Greenway	Tidwell (3)	US 67 to 790' SE of US 67	0.15	100%
2-O	C3U	Joe Wilson (1)	Cedar Hill to Clover Hill	0.86	100%
2-P	M4D-Greenway	Duncanville (1)	580' S of Wintergreen to Parkerville	2.89	100%
Intersection Improvements					
I-3		Interchange	US 67 & Wintergreen Rd		50%
I-4		Modification	Duncanville Rd & Pleasant Run Rd		50%
I-5		Signal	Cooper St & Tidwell St		100%
I-6		Signal	Houston St & Tidwell St		100%
I-7		Interchange	US 67 & Tidwell St		100%
I-8		Signal	Parkerville Rd & Joe Wilson Rd		50%
I-9		Signal	Duncanville Rd & Parkerville Rd		25%
I-18		Signal	Joe Wilson Rd & Calvert Dr		100%
I-19		ITS Master Plan	Service Area 2		25%

TABLE 4 – ROADWAY IMPACT FEE CAPITAL IMPROVEMENT PROGRAM – SERVICE AREA 3

Proj. #	IF Class	Roadway	Limits	Length (mi)	% In Service Area
2-G, 3-A	M4D(1/2)-Greenway	Parkerville (1)	305' E of Joe Wilson to 420' W of Waterford Oaks	0.29	50%
2-H, 3-B	M4D-Greenway	Parkerville (2)	420' W of Waterford Oaks to Duncanville	0.65	50%
3-C	M4D	Parkerville (3)	Duncanville to 2,800' E of Duncanville	0.53	50%
3-D	C2U	Little Creek (1)	Joe Wilson to Springfield	0.16	100%
3-E	C2U	Little Creek (2)	Duncanville to 2,315' E of Duncanville	0.44	100%
3-F	C3U	Mt. Lebanon (3)	800' E of American to Cedar Hill	0.29	100%
3-G	C2U	Rocky Acres (1)	Tar to 150' E of Tar	0.03	100%
3-H	C2U	Rocky Acres (2)	1,930' W of Clark to Clark	0.37	100%
3-I	C2U	Bear Creek (1)	Clark to Joe Wilson	1.22	100%
3-J	C2U	Cedar Hill-Clark Collector (1)	Cedar Hill to Clark	0.73	100%
3-K	C2U	Edgefield (1)	Edgefield to Future Loop 9	0.22	100%
3-L	C4U-Greenway	Cedar Hill (2)	US 67 NBFR to Mt. Lebanon	1.01	100%
3-M	P6D-Greenway	Cedar Hill (3)	Mt. Lebanon to Rocky Acres	0.57	100%
3-N	P6D-Greenway	Cedar Hill (4)	Rocky Acres to 1,470' N of New Shiloh	0.98	100%
3-O	P6D-Greenway	Cedar Hill (5)	1,470' N of New Shiloh to 880' N of New Shiloh	0.11	100%
3-P	C4U-Greenway	Clark (1)	Little Creek to 580' S of Saturn	0.61	100%
3-Q	C4U-Greenway	Clark (2)	580' S of Saturn to Future Loop 9	0.88	100%
3-R	C4U	Clark (3)	Future Loop 9 to 3,365' S of Future Loop 9	0.64	100%
3-S	P6D-Greenway	Joe Wilson (2)	Parkerville to Bear Creek	1.00	100%
3-T	P6D	Joe Wilson (3)	Bear Creek to South City Limits	0.68	100%
3-U	C2U	Waterford Oaks (1)	Parkerville to Little Creek	0.52	100%
3-V	C2U	Waterford Oaks (2)	Bear Creek to Future Loop 9	0.18	100%
3-W	M4D-Greenway	Duncanville (2)	Parkerville to Future Loop 9	1.00	100%
3-X	M4D	Duncanville (3)	Future Loop 9 to 1,900' S of Spring Hill	0.84	100%
3-Y	M4D	Cockrell Hill (1)	300' S of Fanny May to South City Limits	0.68	50%
3-Z	M4D	Mt. Lebanon (4)	US 67 NBFR to 800' E of American	0.32	100%
Intersection Improvements					
I-8		Signal	Parkerville Rd & Joe Wilson Rd		50%
I-9		Signal	Duncanville Rd & Parkerville Rd		50%
I-10		Interchange	Future Loop 9 & Duncanville Rd		100%
I-11		Interchange	Future Loop 9 & Cockrell Hill Rd		50%
I-12		Signal	Joe Wilson Rd & Bear Creek Rd		100%
I-13		Interchange	Future Loop 9 & Joe Wilson Rd		100%
I-14		Signal	Clark Rd & Rocky Acres Rd/Bear Creek Rd		100%
I-15		Interchange	Future Loop 9 & Clark Rd		100%
I-16		Interchange	Future Loop 9 & Cedar Hill Rd		100%
I-19		ITS Master Plan	Service Area 3		25%

TABLE 5 – ROADWAY IMPACT FEE CAPITAL IMPROVEMENT PROGRAM – SERVICE AREA 4

Proj. #	IF Class	Roadway	Limits	Length (mi)	% In Service Area
1-C, 4-A	P6D(1/3)-Greenway	Mansfield (1)	West City Limits to Belt Line	2.21	50%
4-B	C2U-Greenway	Cooper (1)	Belt Line to Railroad	0.45	100%
4-C	C2U	Cedarview (1)	Plateau to Railroad	0.39	100%
4-D	C4U-Greenway	Texas Plume (1)	Lake Ridge to Mt. Lebanon	1.35	100%
4-E	C2U	Texas Plume-Lake Ridge Collector (1)	Texas Plume to Lake Ridge	0.20	100%
4-F	C4U-Greenway	Mt. Lebanon (1)	US 67 to Texas Plume	0.75	100%
4-G	C2U	Mt. Lebanon (2)	Texas Plume to Lake Ridge	0.43	100%
Intersection Improvements					
I-1		Modification	Mansfield Rd & Lakeview Dr		50%
I-2		Signal	Mansfield Rd & Cooper St		50%
I-17		Signal	Prairie View Blvd & Lake Ridge Pkwy		100%
I-19		ITS Master Plan	Service Area 4		25%

EXHIBIT 4

Maximum Impact Fee per Service Unit

City of Cedar Hill

SCHEDULE 1

MAXIMUM JUSTIFIED IMPACT FEES PER SERVICE UNIT FOR WATER, WASTEWATER AND ROADWAY FACILITIES

	LAND PLATTED PRIOR TO 6/20/87	LAND PLATTED OR REPLATTED BETWEEN 6/21/87 AND 5/22/90	LAND PLATTED OR REPLATTED BETWEEN 5/23/90 AND 2/1/95	LAND PLATTED OR REPLATTED BETWEEN 2/2/95 AND 10/13/98	LAND PLATTED OR REPLATTED BETWEEN 10/13/98 AND 9/24/02	LAND PLATTED OR REPLATTED BETWEEN 9/24/02 AND 9/25/07	LAND PLATTED OR REPLATTED BETWEEN 9/25/07 AND 8/28/12	LAND PLATTED OR REPLATTED AFTER 8/28/12	LAND PLATTED OR REPLATTED AFTER 9/1/2024
WATER per SFLUE	\$ 3,574	\$ 675	\$ 1,053	\$ 3,574	\$ 3,574	\$ 4,102	\$ 2,916	\$ 3,519	\$ 4,489
WASTEWATER per SFLUE	\$ 2,553	\$ 843	\$ 447	\$ 2,553	\$ 2,553	\$ 3,086	\$ 1,258	\$ 1,289	\$ 1,686
ROADWAY per VEHICLE-MILE									
SVC AREA 1	\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204	\$ 1,204	\$ 2,366	\$ 1,016	\$ 1,291	\$ 3,025
SVC AREA 2	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 2,151	\$ 984	\$ 915	\$ 2,852
SVC AREA 3	\$ 914	\$ 914	\$ 914	\$ 914	\$ 914	\$ 2,170	\$ 1,037	\$ 1,188	\$ 1,822
SVC AREA 4	\$ 992	\$ 992	\$ 992	\$ 992	\$ 992	\$ 1,670	\$ 814	\$ 1,316	\$ 1,059
SVC AREA 5	\$ 830	\$ 830	\$ 830	\$ 830	\$ 830				
SVC AREA 6	\$ 946	\$ 946	\$ 946	\$ 946	\$ 946				
SVC AREA 7	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888				
SVC AREA 8	\$ 830	\$ 830	\$ 830	\$ 830	\$ 830				
SVC AREA 9	NA	NA	NA	NA	\$ 830				

EXHIBIT 5

Maximum Impact Fee per Service Unit to be Collected

City of Cedar Hill

SCHEDULE 2

IMPACT FEE COLLECTION SCHEDULE PER SERVICE UNIT FOR WATER, WASTEWATER AND ROADWAY FACILITIES

	Impact Fee Rate per Service Unit
WATER	
per LUE	\$ 4,489
WASTEWATER	
per LUE	\$ 1,686
ROADWAY	
per Vehicle-Mile	
SVC AREA 1	\$ 1,059
SVC AREA 2	\$ 1,059
SVC AREA 3	\$ 1,059
SVC AREA 4	\$ 1,059

**Water and wastewater fees for single family detached and townhouses shall be reduced by 40%

EQUIVALENCY TABLES

Exhibit 3

WATER AND WASTEWATER

TABLE 4-1 – SERVICE UNIT EQUIVALENCIES

Meter Size	Meter Type	Maximum Continuous Operating Capacity (gpm*)	Service Unit Equivalent
1"	Displacement	25	1
2"	Displacement	80	3.2
3"	Compound	175	7
4"	Compound	300	12
6"	Compound	675	27
8"	Compound	900	36

* Operating capacities obtained from American Water Works Associate (AWWA) C700-20 and C702-19.

Compound meter flows are based on Class II (in-line) meters.

**Water and wastewater fees for single family detached and townhouses shall be reduced by 40%.

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
PORT AND TERMINAL											
Truck Terminal*	030	Acres	6.55			6.55	12.73	50%	6.36	4.00	26.20
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.65			0.65	12.73	50%	6.37	4.00	2.60
Industrial Park	130	1,000 SF GFA	0.34			0.34	12.73	50%	6.37	4.00	1.36
Warehousing	150	1,000 SF GFA	0.18			0.18	12.73	50%	6.37	4.00	0.72
Mini-Warehouse	151	1,000 SF GFA	0.15			0.15	12.73	50%	6.37	4.00	0.60
Fulfillment / Distribution Center	156	1,000 SF GFA	0.64			0.64	12.73	50%	6.37	4.00	2.56
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	0.94			0.94	11.64	50%	5.82	4.00	3.76
Townhome	215	Dwelling Unit	0.57			0.57	11.64	50%	5.82	4.00	2.28
Apartment / Multi-family	220	Dwelling Unit	0.51			0.51	11.64	50%	5.82	4.00	2.04
Mobile Home Park / Manufactured Housing	240	Dwelling Unit	0.58			0.58	11.64	50%	5.82	4.00	2.32
Senior Adult Housing-Detached	251	Dwelling Unit	0.30			0.30	11.64	50%	5.82	4.00	1.20
Senior Adult Housing-Attached	252	Dwelling Unit	0.25			0.25	11.64	50%	5.82	4.00	1.00
Assisted Living	254	Beds	0.24			0.24	11.64	50%	5.82	4.00	0.96
LODGING											
Hotel	310	Room	0.59			0.59	5.80	50%	2.90	2.90	1.71
Motel / Other Lodging Facilities	320	Room	0.36			0.36	5.80	50%	2.90	2.90	1.04
RECREATIONAL											
Golf Course	430	Acres	0.28			0.28	9.85	50%	4.93	4.00	1.12
Miniature Golf Course	431	Hole	0.33			0.33	9.85	50%	4.93	4.00	1.32
Golf Driving Range	432	Tee	1.25			1.25	9.85	50%	4.93	4.00	5.00
Multiplex Movie Theater	445	Screens	13.96			13.96	9.85	50%	4.93	4.00	55.84
Ice Skating Rink	465	1,000 SF GFA	1.33			1.33	9.85	50%	4.93	4.00	5.32
Racquet / Tennis Club	491	Court	3.82			3.82	9.85	50%	4.93	4.00	15.28
Recreational Community Center	495	1,000 SF GFA	2.50			2.50	9.85	50%	4.93	4.00	10.00
INSTITUTIONAL											
Elementary School	520	Students	0.16			0.16	4.53	50%	2.27	2.27	0.36
Middle / Junior High School	522	Students	0.15			0.15	4.53	50%	2.27	2.27	0.34
High School	525	Students	0.14			0.14	4.53	50%	2.27	2.27	0.32
Junior / Community College	540	Students	0.11			0.11	4.53	50%	2.27	2.27	0.25
University / College	550	Students	0.15			0.15	4.53	50%	2.27	2.27	0.34
Church	560	1,000 SF GFA	0.49			0.49	4.53	50%	2.27	2.27	1.11
Day Care Center	565	1,000 SF GFA	11.12	44%	C	6.23	4.53	50%	2.27	2.27	14.14
MEDICAL											
Hospital	610	Beds	1.69			1.69	10.94	50%	5.47	4.00	6.76
Nursing Home	620	Beds	0.14			0.14	10.94	50%	5.47	4.00	0.56
Clinic	630	1,000 SF GFA	3.69			3.69	10.94	50%	5.47	4.00	14.76
Animal Hospital / Veterinary Clinic	640	1,000 SF GFA	3.53	30%	B	2.47	10.94	50%	5.47	4.00	9.88
OFFICE											
General Office Building	710	1,000 SF GFA	1.44			1.44	14.11	50%	7.06	4.00	5.76
Corporate Headquarters Building	714	1,000 SF GFA	1.30			1.30	14.11	50%	7.06	4.00	5.20
Single Tenant Office Building	715	1,000 SF GFA	1.76			1.76	14.11	50%	7.06	4.00	7.04
Medical-Dental Office Building	720	1,000 SF GFA	3.93			3.93	14.11	50%	7.06	4.00	15.72
Office Park	750	1,000 SF GFA	1.30			1.30	14.11	50%	7.06	4.00	5.20
COMMERCIAL											
Automobile Related											
New Car Sales	840	1,000 SF GFA	2.42	20%	B	1.94	8.60	50%	4.30	4.00	7.76
Automobile Parts Sales	843	1,000 SF GFA	4.90	43%	C	2.79	8.60	50%	4.30	4.00	11.16
Tire Store	848	1,000 SF GFA	3.75	25%	C	2.81	8.60	50%	4.30	4.00	11.24
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	40%	B	2.91	8.60	50%	4.30	4.00	11.64
Automobile Care Center	942	1,000 SF Occ. GLA	3.11	40%	B	1.87	8.60	50%	4.30	4.00	7.48
Gasoline/Service Station	944	Vehicle Fueling Position	13.91	57%	C	5.98	1.20	50%	0.60	0.60	3.59
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	18.42	56%	C	8.10	1.20	50%	0.60	0.60	4.86
Self-Service Car Wash	947	Stall	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Automated Car Wash	948	Car Wash Tunnels	77.50	40%	B	46.50	1.20	50%	0.60	0.60	27.90
Dining											
Fine Dining Restaurant	931	1,000 SF GFA	7.80	44%	C	4.37	7.39	50%	3.70	3.70	16.17
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.05	43%	C	5.16	7.39	50%	3.70	3.70	19.09
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	33.21	55%	B	14.94	7.39	50%	3.70	3.70	55.28
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	33.03	55%	C	14.86	7.39	50%	3.70	3.70	54.98
Fast Food Restaurant with Drive-Thru Window (No Indoor Seating)	935	Drive-Through Lanes	59.50	31%	C	41.06	7.39	50%	3.70	3.70	151.92
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	38.99	70%	B	11.70	7.39	50%	3.70	3.70	43.29
Other Retail											
Construction Equipment Rental Store	811	1,000 SF GFA	0.99	26%	B	0.73	6.83	50%	3.42	3.42	2.50
Free-Standing Discount Store	815	1,000 SF GFA	4.86	20%	C	3.89	6.83	50%	3.42	3.42	13.30
Nursery (Garden Center)	817	1,000 SF GFA	6.94	30%	B	4.86	6.83	50%	3.42	3.42	16.62
Shopping Center (>150k)	820	1,000 SF GLA	3.40	29%	C	2.41	6.83	50%	3.42	3.42	8.24
Shopping Center (40-150k)	821	1,000 SF GLA	5.19	40%	C	3.11	6.83	50%	3.42	3.42	10.64
Shopping Center (<40k)	822	1,000 SF GLA	6.59	40%	B	3.95	6.83	50%	3.42	3.42	13.51
Supermarket	850	1,000 SF GFA	8.95	24%	C	6.80	6.83	50%	3.42	3.42	23.26
Convenience Store	851	1,000 SF GFA	49.11	51%	A	24.06	6.83	50%	3.42	3.42	82.29
Home Improvement Superstore	862	1,000 SF GFA	2.29	42%	C	1.33	6.83	50%	3.42	3.42	4.55
Toy / Children's Superstore	864	1,000 SF GFA	5.00	30%	B	3.50	6.83	50%	3.42	3.42	11.97
Department Store	875	1,000 SF GFA	1.95	30%	B	1.37	6.83	50%	3.42	3.42	4.69
Pharmacy / Drugstore without Drive-Thru Window	880	1,000 SF GFA	8.51	53%	C	4.00	6.83	50%	3.42	3.42	13.68
Pharmacy / Drugstore with Drive-Thru Window	881	1,000 SF GFA	10.25	49%	C	5.23	6.83	50%	3.42	3.42	17.89
SERVICES											
Walk-In Bank	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Drive-In Bank	912	Drive-In Lanes	27.07	35%	C	17.60	3.39	50%	1.70	1.70	29.92
Hair Salon	918	1,000 SF GLA	1.45	30%	B	1.02	3.39	50%	1.70	1.70	1.73
Tasting Room	970	1,000 SF GLA	7.31			7.31	3.39	50%	1.70	1.70	12.43

Notes:

*Uses data from ITE Trip Generation Manual 8th Edition

Key to Sources of Pass-by Rates:

- A: ITE Trip Generation Handbook 3rd Edition (September 2017)
- B: Estimated by Kimley-Horn based on ITE rates for similar categories
- C: 2021 Pass-By Tables for ITETripGen Appendices



CAPITAL IMPACT FEE ADVISORY COMMITTEE

FINANCIAL REPORT AS OF June 30, 2026

Impact Fees are authorized under Chapter 395 of the Texas Local Government Code and are defined as a charge imposed on new development to pay for the off-site construction or expansion of infrastructure facilities that are necessitated by and benefit the new development.



ALL CAPITAL IMPACT FEE FUNDS
(Revenues, Expenditures and Change in Fund Balance)
Reported through June 30, 2026

	STREETS	WATER	SEWER	TOTAL
REVENUES				
Impact Fees Collected	\$ 22,765,979	\$ 13,758,290	\$ 5,243,910	\$ 41,768,178
Investment Earnings	3,613,978	2,131,339	1,222,538	6,967,855
Transfer from Old Cells	1,019,614	-	-	1,019,614
TOTAL REVENUES	\$ 27,399,570	\$ 15,889,629	\$ 6,466,448	\$ 49,755,647
EXPENDITURES				
Transfer to Debt Service Fund	\$ 13,446,349	\$ 650,000	\$ 1,453,500	\$ 15,549,849
<u>Completed Projects:</u>				
Water Projects:				
Meadowcrest Pump Station	\$ -	\$ 387,551	\$ -	\$ 387,551
Highway 67 and Joe Wilson Water Line	-	62,449	-	62,449
Mansfield Road Water Line	-	751,038	-	751,038
Highway 67 Water Line	-	145,765	-	145,765
Joe Wilson Water Line-Phase I	-	576,709	-	576,709
South Lakeridge Parkway Water Line	-	520,594	-	520,594
2 MG Elevated Tank (Parkerville)	-	1,123,189	-	1,123,189
Joe Wilson Water Line-Phase II	-	284,915	-	284,915
Beltline Road Water Line	-	356,448	-	356,448
Joe Wilson Water Line-Phase III	-	750,000	-	750,000
Flameleaf Ground Storage & Pump Station	-	2,861,674	-	2,861,674
Duncanville Road Water Line	-	176,203	-	176,203
US 67 24-inch Water Line	-	1,190,986	-	1,190,986
Mansfield Road	-	761,240	895,833	1,657,073
Sewer Projects:				
Mountain Creek Sewer Station	-	-	1,195,760	1,195,760
FM 1382 Trunk Sewer and Lift Station	-	-	24,240	24,240
Stewart Branch Sewer Line	-	-	614,225	614,225
Bear Creek Sewer Lines	-	-	159,345	159,345
Baggett Branch Sewer Trunk	-	-	70,602	70,602
Bee Branch TRA Interceptor	-	-	402,068	402,068
Lake Ridge Lift Station/10" Force Main (07S2)	-	-	200,000	200,000
Streets: Land Purchase	396,679	-	-	396,679
<u>Other costs:</u>				
Impact Fee Studies	506,315	232,125	188,175	926,616
Other	11,904	27,070	10,836	49,810
Transfer to New Cells	1,019,614	-	-	1,019,614
TOTAL EXPENDITURES	\$ 15,380,861	\$ 10,857,955	\$ 5,214,584	\$ 31,453,401
NET CHANGE (AVAILABLE FUNDS)	\$ 12,018,709	\$ 5,031,673	\$ 1,251,864	\$ 18,302,246
CRF Collection FY16-FY25 (10-Year Period)				
CRF Collection FY25 YTD (Oct - Sep)	\$ 1,889,690	\$ 583,535	\$ 179,114	\$ 2,652,339
CRF Collection FY26 YTD (Oct - Jun)	\$ 778,270	\$ 428,343	\$ 133,246	\$ 1,339,859
Revenues Older than 10-year Collection Period	9,046,093	9,153,630	3,856,704	22,056,427



Street Capital Impact Fee Funds
(Revenues, Expenditures and Change in Fund Balance)
Reported through June 30, 2026

		ACTIVE				
	CLOSED OUT FUNDS	ZONE 1 FUND 321	ZONE 2 FUND 322	ZONE 3 FUND 323	ZONE 4 FUND 324	TOTALS
REVENUES						
Impact Fees	\$ 4,049,077	\$ 1,298,751	\$ 7,921,817	\$ 7,757,591	\$ 1,738,743	\$ 22,765,979
Investment Earnings	918,822	186,135	1,435,814	815,212	257,995	3,613,978
Transfer from Old Cells	-	-	-	1,019,614	-	1,019,614
TOTAL REVENUES	\$ 4,967,899	\$ 1,484,886	\$ 9,357,631	\$ 9,592,416	\$ 1,996,738	\$27,399,570
EXPENDITURES						
	-					
Transfer to Debt Service Fund	3,797,878	895,419	4,590,247	3,276,199	886,606	13,446,349
Bank Fees	10,678	124	782	225	95	11,904
CRF Studies	139,730	91,371	90,327	98,145	86,743	506,315
Transfer to New Cell/Misc.	1,019,614	-	-		-	1,019,614
Land Purchase	-	-	396,679	-	-	396,679
TOTAL EXPENDITURES	\$ 4,967,899	\$ 986,914	\$ 5,078,034	\$ 3,374,569	\$ 973,444	\$15,380,861
NET CHANGE (AVAILABLE FUNDS)	\$ -	\$ 497,971	\$ 4,279,597	\$ 6,217,847	\$ 1,023,294	\$12,018,709

Rolling 10-year Collection	\$ -	\$ 657,470	\$ 1,899,710	\$ 5,591,939	\$ 743,420	\$ 8,892,539
Current YTD Impact Fees	-	\$ 3,982	\$ 108,472	\$ 582,194	\$ 83,622	\$ 778,270

Note: Per Texas Local Government Code Chapter 395, Impact Fee Revenues are required to be spent within 10 years of collection. The City is using the FIFO (first in, first out) method to calculate that funds are being spent within target 10 year range.

	ZONE 1	ZONE 2	ZONE 3	ZONE 4	TOTALS
Revenues Older than 10 yr. Collection Period	\$637,299	\$5,913,635	\$1,583,458	\$911,701	\$9,046,093
Impact fees spent within 10-year target range (Total exp > revenues more than 10 years old)	✓ -\$349,616	✗ \$835,601	✓ -\$1,791,111	✓ -\$61,743	✓ -\$1,366,869



Water & Sewer Capital Impact Fee Funds
(Revenues, Expenditures and Change in Fund Balance)
Reported through June 30, 2026

	FUND 710 (Water)	FUND 711 (Sewer)	TOTALS
REVENUES			
Impact Fees			
Impact Fees Before FY2015	\$ 8,997,611	\$ 3,800,656	\$ 12,798,267
Impact Fees FY 2015	156,019	56,050	212,068
Impact Fees FY 2016	154,683	60,609	215,292
Impact Fees FY 2017	227,309	76,741	304,049
Impact Fees FY 2018	253,875	76,933	330,808
Impact Fees FY 2019	335,985	113,493	449,478
Impact Fees FY 2020	228,417	82,876	311,293
Impact Fees FY 2021	223,818	79,286	303,104
Impact Fees FY 2022	662,895	164,619	827,514
Impact Fees FY 2023	761,646	233,179	994,824
Impact Fees FY 2024	744,155	187,110	931,265
Impact Fees FY 2025	583,535	179,114	762,649
Impact Fees FY 2026 YTD	428,343	133,246	561,589
Total Impact Fees	13,758,290	5,243,910	19,002,200
Investment Earnings	2,131,339	1,222,538	3,353,877
TOTAL REVENUES	\$ 15,889,629	\$ 6,466,448	\$ 22,356,077
EXPENDITURES			
Transfer to Debt Service Fund	650,000	1,453,500	2,103,500
CRF Studies	259,195	199,012	458,207
Project expense	9,948,760	3,562,072	13,510,833
TOTAL EXPENDITURES	\$ 10,857,955	\$ 5,214,584	\$ 16,072,540
NET CHANGE (AVAILABLE FUNDS)	\$ 5,031,673	\$ 1,251,864	\$ 6,283,537

Rolling 10-year Collection	4,176,316	1,253,960	5,430,277
Current YTD Impact Fees	428,343	133,246	561,589

Note: Per Texas Local Government Code Chapter 395, Impact Fee Revenues are required to be spent within 10 years of collection. The City is using the FIFO (first in, first out) method to calculate that funds are being spent within target 10 year range.

	FUND 5000 (Water)	FUND 5001 (Sewer)	TOTALS
Revenues Older than 10 yr. Collection Period	\$9,153,630	\$3,856,704	\$13,010,334
Impact fees spent within 10-year target range	✓	✓	✓
(Total exp > revenues more than 10 years old)	-\$1,704,325	-\$1,357,880	-\$3,062,206