

EXHIBIT "A"

SEMIANNUAL REPORT

Semiannual Report
End-of-Year 19-20
Progress of the Capital Improvements Plan for
Roadway and Utility Impact Fees

December 2020



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A. Executive Summary

Chapter 395 of the Texas Local Government Code requires the Capital Improvements Advisory Committee to file a semiannual report twice per year. The purpose of the semiannual report is to document the progress of the capital improvements plan and any perceived inequities in implementing the plan or imposing the impact fee.

The semiannual report includes a summary of the total roadway and utility impact fees collected, transferred and available for capital improvements projects. It also lists ongoing capital improvements projects partially funded by impact fee revenue.

B. Capital Improvements Advisory Committee Commission Staff Report

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING 11-10-20 AGENDA ITEM #20-0010M

AGENDA ITEM

..Title

Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

..Summary

COUNCIL GOAL: Operational Excellence
(2B: Balance Available Resources to Accommodate the Growth and Maintenance Needs of the City)

MEETING DATE: November 10, 2020

DEPARTMENT: Planning Department

CONTACT: Mitchell Corona, CNU-A, Planner I
Aaron Bloxham, Planning Manager

APPROVAL PROCESS: The recommendation and minutes from the Capital Improvements Advisory Committee meeting will be forwarded to the City Council on December 1, 2020.

STAFF RECOMMENDATION: Staff recommends filing of the semiannual report with respect to the progress of the Capital Improvements Plan for roadway and utility impact fees.

ITEM SUMMARY: Staff is presenting the 2020 end-of-year semiannual report on the progress of the Capital Improvements Plan for roadway and utility impact fees as required by Chapter 395 of the Texas Local Government Code. Staff has established a schedule of presenting the semiannual report at the mid-point of the fiscal year as well as at the end of the fiscal year (the fiscal year being October to September). The 2020 mid-year report was presented at the Planning and Zoning Commission meeting on July 14, 2020 and accepted by City Council on August 4, 2020.

The Planning and Zoning Commission and along with an appointed ETJ representative act as the Capital Improvements Advisory Committee for the City of McKinney. Per state law, the committee serves in an advisory capacity and is established to:

- (1) Advise and assist the political subdivision in adopting land use assumptions;
- (2) Review the capital improvements plan and file written comments;

- (3) Monitor and evaluate implementation of the capital improvements plan;
- (4) **File semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and**
- (5) Advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

Semiannual Report

The Capital Improvements Plan used for this semiannual report was adopted on November 19, 2013 as part of the 2012-2013 Impact Fee Update and was amended in February 2017 (Utility CIP only). The semiannual report is required to report the progress of the Capital Improvements Plan and report any perceived inequities in the implementation of the CIP. **The Capital Improvements Advisory Committee meeting report from the public hearing, its attachments and meeting minutes will be filed by City Council as the semiannual report.**

The City of McKinney’s semiannual report includes a summary of the total roadway and utility impact fee funds collected, transferred, and available for capital improvement projects. It also lists ongoing capital improvement projects partially funded by impact fee revenue.

Construction Costs and Consumer Price Index

As part of the semiannual report, Staff has included a review of regional construction costs and the national Consumer Price Index.

From September 2019 to September 2020, the Construction Cost Index in the Dallas area increased 1.3% as compared to the National Average, which increased 1.7% during the same period. (Source: Construction Cost Index at www.enr.com).

From September 2019 to September 2020, the Dallas-Fort Worth-Arlington area Consumer Price Index (CPI) increased 0.4%. During the same period, the core CPI, which excludes volatile food and energy prices, increased 1.0% (Source: US Department of Labor, Bureau of Labor Statistics).

Staff feels that the impact fee schedule currently in place is commensurate with trends in construction costs and inflation rates.

Roadway Impact Fees Fund Activity (FY 19-20)

| Zone | Beginning LTD Balance | YTD Revenues | YTD Project Transfers / Refunds | Balance (including interest) LTD | Allocated to Future Projects | Available Funds LTD |
|------|-----------------------|--------------|---------------------------------|----------------------------------|------------------------------|---------------------|
| A | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C | \$1,784,813 | \$481,245 | \$0 | \$2,266,059 | (\$2,000,000) | \$266,059 |
| D | \$131,981 | \$287,587 | \$0 | \$419,568 | (\$100,000) | \$319,568 |

| | | | | | | |
|--------------|---------------------|--------------------|----------------------|---------------------|----------------------|--------------------|
| E | \$129,689 | \$1,590,386 | \$0 | \$1,720,075 | (\$1,500,000) | \$220,075 |
| F | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G | \$448,086 | \$142,048 | (\$300,000) | \$290,134 | (\$200,000) | \$90,134 |
| H | \$293,933 | \$192,120 | \$3,083 | \$489,135 | (\$450,000) | \$39,135 |
| I | \$5,189,968 | \$595,972 | (\$4,700,000) | \$1,085,940 | (\$500,000) | \$585,940 |
| J | \$2,179,356 | \$2,483,606 | (\$2,000,000) | \$2,662,962 | (\$500,000) | \$2,162,962 |
| K | \$779,111 | \$2,206,695 | (\$350,000) | \$2,635,806 | \$0 | \$2,635,806 |
| L | \$5,532 | \$49,400 | \$0 | \$54,932 | \$0 | \$54,932 |
| M | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL | \$10,942,468 | \$8,029,060 | (\$7,346,917) | \$11,624,611 | (\$5,250,000) | \$6,374,611 |

- Totals as of 9/30/2020
- YTD - Year to Date (includes funds for the fiscal year which is October 2019 to September 2020)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.
- As of October 1, 2016, Roadway Impact Fees collected and reimbursed as part of the Chapter 380 Agreement between the City of McKinney and McKinney Ranch, Ltd. (and as amended) are deposited directly into a payable account.

Utility Impact Fees Fund Activity (FY 19-20)

| Utility Impact Fee Account | Beginning LTD Balance | Fees Collected YTD | Transfers out to Projects | Allocated to Future Projects | Available Funds LTD |
|----------------------------|-----------------------|--------------------|---------------------------|------------------------------|---------------------|
| Water | \$4,545,014 | \$2,486,506 | (\$2,235,000) | (\$4,200,000) | \$596,520 |
| Wastewater | \$1,368,844 | \$295,187 | (\$1,000,000) | \$0 | \$664,031 |
| Total | \$5,913,858 | \$2,781,693 | (\$3,235,000) | (\$4,200,000) | \$1,260,550 |

- Totals as of 9/30/2020
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD - Year to Date (includes funds for the fiscal year which is October 2019 to September 2020)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

CIP PROJECT STATUS (FY 2019-2020)

The CIP Roadway and Utility Projects List is included as an attachment to this report and lists Capital Improvement Program roadway and utility projects for which impact fee funds have been allocated and/or spent during this fiscal year.

SUMMARY OF PREVIOUS FISCAL YEARS

Roadway Impact Fees Fund Activity (FY18-19)

| Zone | Beginning LTD Balance | YTD Revenues | YTD Project Transfers / Refunds | Balance (including interest) LTD | Allocated to Future Projects | Available Funds LTD |
|----------|-----------------------|--------------|---------------------------------|----------------------------------|------------------------------|---------------------|
| A | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C | \$1,393,412 | \$391,401 | \$0 | \$1,784,813 | \$0 | \$1,784,813 |
| D | \$1,031,171 | \$100,810 | (\$1,000,000) | \$131,981 | \$0 | \$131,981 |
| E | \$238,160 | \$54,198 | (\$162,669) | \$129,689 | \$0 | \$129,689 |

| | | | | | | |
|--------------|---------------------|--------------------|----------------------|---------------------|----------------------|--------------------|
| F | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G | \$959,670 | \$188,416 | (\$700,000) | \$448,086 | (\$300,000) | \$148,086 |
| H | \$582,457 | \$211,475 | (\$500,000) | \$293,933 | \$0 | \$293,933 |
| I | \$5,722,023 | \$743,643 | (\$1,276,408) | \$5,189,258 | (\$4,700,000) | \$489,258 |
| J | \$1,270,480 | \$781,584 | \$127,293 | \$2,179,356 | \$0 | \$2,179,356 |
| K | \$251,465 | \$527,646 | \$0 | \$779,111 | (\$350,000) | \$429,111 |
| L | \$1 | \$5,531 | \$0 | \$5,532 | \$0 | \$5,532 |
| M | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL | \$11,448,838 | \$3,004,705 | (\$3,511,784) | \$10,941,759 | (\$5,350,000) | \$5,591,759 |

Note: Fiscal Year Totals as of September 30, 2019

Utility Impact Fees Fund Activity (FY18-19)

| Utility Impact Fee Account | Beginning LTD Balance | Fees Collected YTD | Transfers out to Projects | Allocated to Future Projects | Available Funds LTD |
|----------------------------|-----------------------|--------------------|---------------------------|------------------------------|---------------------|
| Water | \$7,760,359 | \$2,584,655 | (\$5,800,000) | (\$3,200,000) | \$1,345,014 |
| Wastewater | \$2,525,868 | \$292,976 | (\$1,450,000) | (\$1,200,000) | \$168,844 |
| Total | \$10,286,227 | \$2,877,631 | (\$7,250,000) | (\$4,400,000) | \$1,513,858 |

Note: Fiscal Year Totals as of September 30, 2019

Roadway Impact Fees Fund Activity (FY17-18)

| Zone | Beginning LTD Balance | YTD Revenues | YTD Project Transfers / Refunds | Balance (including interest) LTD | Allocated to Future Projects | Available Funds LTD |
|--------------|-----------------------|--------------------|---------------------------------|----------------------------------|------------------------------|---------------------|
| A | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C | \$357,063 | \$536,350 | \$500,000 | \$1,393,412 | \$0 | \$1,393,412 |
| D | \$92,602 | \$1,338,569 | (\$400,000) | \$1,031,171 | \$0 | \$1,031,171 |
| E | \$107,317 | \$830,843 | (\$700,000) | \$238,160 | \$0 | \$238,160 |
| F | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G | \$1,001,682 | \$257,988 | (\$300,000) | \$959,670 | \$0 | \$959,670 |
| H | \$438,512 | \$143,945 | \$0 | \$582,457 | \$0 | \$582,457 |
| I | \$3,279,348 | \$2,421,629 | \$21,046 | \$5,722,023 | \$0 | \$5,722,023 |
| J | \$1,145,133 | \$103,795 | \$21,552 | \$1,270,480 | \$0 | \$1,270,480 |
| K | \$89,658 | \$181,785 | (\$19,979) | \$251,465 | \$0 | \$251,465 |
| L | \$1 | \$0 | \$0 | \$1 | \$0 | \$1 |
| M | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL | \$6,511,315 | \$5,814,904 | (\$877,381) | \$11,448,839 | \$0 | \$11,448,839 |

Note: Fiscal Year Totals as of September 30, 2018

Utility Impact Fees Fund Activity (FY 17-18)

| Utility Impact Fee Account | Beginning LTD Balance | Fees Collected YTD | Transfers out to Projects/ Refunds YTD | Allocated to Future Projects | Available Funds LTD |
|----------------------------|-----------------------|--------------------|--|------------------------------|---------------------|
| Water | \$7,216,255 | \$3,140,034 | (\$2,595,930) | \$0 | \$7,760,359 |
| Wastewater | \$2,199,025 | \$351,091 | (\$24,248) | \$0 | \$2,525,868 |
| Total | \$9,415,280 | \$3,491,126 | (\$2,620,178) | \$0 | \$10,286,227 |

Note: Fiscal Year Totals as of September 30, 2018

Roadway Impact Fees Fund Activity (FY 16-17)

| Zone | Beginning LTD Balance | YTD Revenues | YTD Project Transfers / Refunds | Balance LTD | Allocated to Future Projects | Available Funds LTD |
|--------------|-----------------------|--------------------|---------------------------------|--------------------|------------------------------|---------------------|
| A | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C | \$710,481 | \$733,482 | (\$1,086,900) | \$357,063 | \$0 | \$357,063 |
| D | \$174,852 | \$105,250 | (\$187,500) | \$92,602 | \$0 | \$92,602 |
| E | \$338,299 | \$147,168 | (\$378,150) | \$107,317 | \$0 | \$107,317 |
| F | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G | \$544,679 | \$453,338 | \$3,665 | \$1,001,682 | \$0 | \$1,001,682 |
| H | \$484,907 | \$485,890 | (\$353,467) | \$617,330 | \$0 | \$617,330 |
| I | \$1,587,774 | \$1,735,254 | \$1,920 | \$3,324,948 | \$0 | \$3,324,948 |
| J | \$1,943 | \$924,935 | \$218,255 | \$1,145,133 | \$0 | \$1,145,133 |
| K | \$1,071,414 | \$205,537 | (\$1,187,292) | \$89,658 | \$0 | \$89,658 |
| L | \$1 | \$0 | \$0 | \$1 | \$0 | \$1 |
| M | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL | \$4,914,349 | \$4,790,854 | (\$2,969,469) | \$6,735,734 | \$0 | \$6,735,734 |

Note: Fiscal Year Totals as of September 30, 2017

Utility Impact Fees Fund Activity (FY 16-17)

| Utility Impact Fee Account | Beginning LTD Balance | Fees Collected YTD | Transfers out to Projects/ Refunds YTD | Allocated to Future Projects | Available Funds LTD |
|----------------------------|-----------------------|--------------------|--|------------------------------|---------------------|
| Water | \$5,691,145 | \$3,189,177 | (\$2,539,064) | (\$3,000,000) | \$3,341,258 |
| Wastewater | \$2,643,258 | \$361,273 | (\$805,506) | (\$1,800,000) | \$399,025 |
| Total | \$8,334,403 | \$3,550,450 | (\$3,344,570) | (\$4,800,000) | \$3,740,283 |

Note: Fiscal Year Totals as of September 30, 2017

Roadway Impact Fees Fund Activity (FY 15-16)

| Service Area | Beginning LTD Balance | YTD Revenues | YTD Project Transfers / Refunds | Balance LTD | Allocated to Future Projects | Available Funds LTD |
|--------------|-----------------------|--------------------|---------------------------------|--------------------|------------------------------|---------------------|
| A | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C | \$173,537 | \$535,744 | \$1,200 | \$710,481 | (\$37,500) | \$672,981 |
| D | \$137,613 | \$537,239 | (\$500,000) | \$174,852 | (\$37,500) | \$137,352 |
| E | \$107,348 | \$230,951 | \$0 | \$338,299 | (\$37,500) | \$300,799 |
| F | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G | \$289,092 | \$246,859 | \$8,728 | \$544,679 | \$0 | \$544,679 |
| H | \$391,200 | \$404,417 | (\$310,710) | \$484,907 | \$0 | \$484,907 |
| I | \$1,068,553 | \$376,821 | \$142,400 | \$1,587,774 | (\$37,500) | \$1,550,274 |
| J | \$1,911,890 | \$1,354,570 | (\$3,264,517) | \$1,943 | \$0 | \$1,943 |
| K | \$813,468 | \$711,591 | (\$453,645) | \$1,071,414 | (\$450,000) | \$621,414 |
| L | \$1 | \$0 | \$0 | \$1 | \$0 | \$1 |
| M | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL | \$4,892,701 | \$4,398,193 | (\$4,376,545) | \$4,914,350 | (\$600,000) | \$4,314,350 |

Note: Fiscal Year Totals as of September 30, 2016

Utility Impact Fees Fund Activity (FY 15-16)

| Utility Impact Fee Account | Beginning LTD Balance | Fees Collected YTD | Transfers out to Projects/Refunds YTD | Allocated to Future Projects | Available Funds LTD |
|----------------------------|-----------------------|--------------------|---------------------------------------|------------------------------|----------------------|
| Water | \$6,549,787 | \$2,720,894 | (\$3,579,536) | (\$7,500,000) | (\$1,808,855) |
| Wastewater | \$2,444,311 | \$304,085 | (\$105,138) | (\$2,600,000) | \$43,258 |
| Total | \$8,994,098 | \$3,024,979 | (\$3,684,674) | (\$10,100,000) | (\$1,765,597) |

Note: Fiscal Year Totals as of September 30, 2016

C. Capital Improvements Advisory Committee Meeting Minutes

20-0010M Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees. Mr. Mitchell Corona, Planner I for the City of McKinney, explained the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees. He stated that Staff recommends filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees and offered to answer questions. Vice-Chairman Mantzey asked who determines the amounts and size of the service areas. He also asked if they could be changed. Mr. Corona stated that the service areas for roadway can be changed. He stated that it would be difficult to change at this point due to the fees collected in a services area must be spend in that same service area. Mr. Corona stated that over time there are some minor changes made as alignments for roadways change. He stated that to redo all the service areas would be a large administrative task.

Chairman Cox gave an example of Hardin Road and US Highway 380 (University Drive) having a lot of development. Mr. Corona stated that the purpose of service areas was to spend funds in a particular roadway area that was impacted with local development. Vice-Chairman Mantzey stated that since the service areas were determined there had been changes in the Extraterritorial Jurisdiction (ETJ) due to annexations that may affect the long-term plan. Mr. Corona stated that was something to investigate. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Committee Member Haeckler, the Committee unanimously voted to close the public hearing and recommend filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees, with a vote of 9-0-0. Chairman Cox stated that this item will be forwarded to the City Council meeting on December 1, 2020.

D. Capital Improvements Advisory Committee PowerPoint Presentation

Impact Fee Semiannual Report

(End-of-Year 2019-2020)

20-0010M

Semiannual Report: End-of-Year FY 2020

- **The Semiannual Report was last presented at the Capital Improvement Advisory Committee meeting on July 14, 2020.**

- **The Semiannual Report is required to:**
 - Report the progress of the Capital Improvements Plan
 - Report any perceived inequities in the Capital Improvements Plan implementation

- **The City of McKinney Semiannual Report includes:**
 - A summary of total Roadway and Utility Impact Fee funds collected, transferred, and available for capital improvement programs
 - A list of active capital improvement projects for which impact fees have been allocated



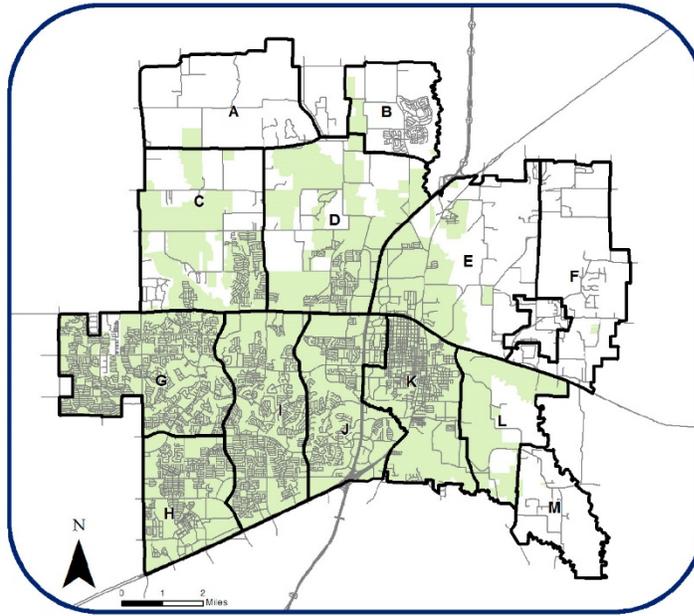
Semiannual Report 2019 – 2020

- **The Capital Improvements Plan used for the Semiannual Report was adopted on November 19, 2013 (as part of the 2012-2013 Impact Fee Update) and amended February 13, 2017 (Utility CIP only)**

- **This is not the same as the City’s overall Capital Improvements Program**

- **The Capital Improvements Plan for Impact Fees is:**
 - *The adopted plan which identifies all capital improvements and their costs for each service area, which are necessitated by the new development in that service area for a period not to exceed 10 years, which are to be financed, in part, through the imposition of roadway and utility impact fees.*

ROADWAY SERVICE AREA MAP



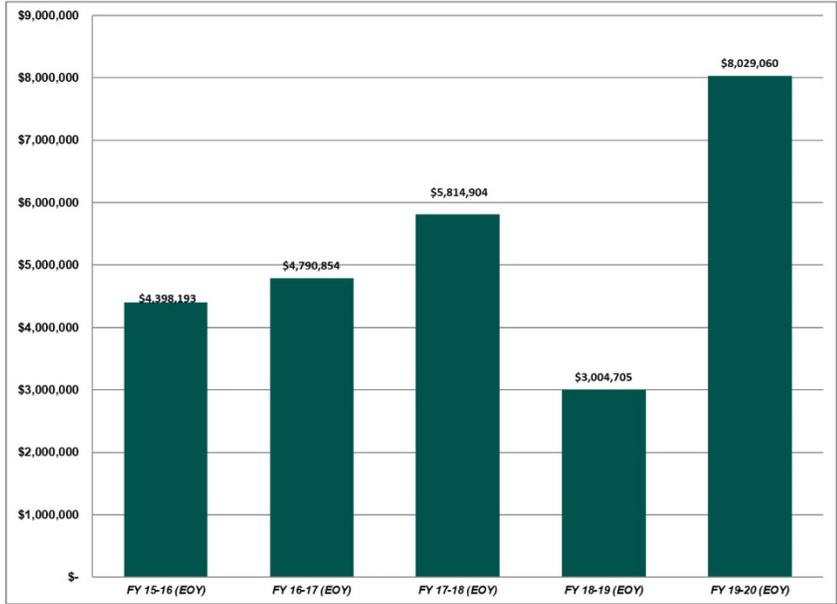
Roadway Impact Fees Fund Activity (FY 19-20)

| Zone | Beginning LTD Balance | YTD Revenues | YTD Project Transfers / Refunds | Balance (including interest) LTD | Allocated to Future Projects | Available Funds LTD |
|--------------|-----------------------|--------------------|---------------------------------|----------------------------------|------------------------------|---------------------|
| A | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| C | \$1,784,813 | \$481,245 | \$0 | \$2,266,059 | (\$2,000,000) | \$266,059 |
| D | \$131,981 | \$287,587 | \$0 | \$419,568 | (\$100,000) | \$319,568 |
| E | \$129,689 | \$1,590,386 | \$0 | \$1,720,075 | (\$1,500,000) | \$220,075 |
| F | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G | \$448,086 | \$142,048 | (\$300,000) | \$290,134 | (\$200,000) | \$90,134 |
| H | \$293,933 | \$192,120 | \$3,083 | \$489,135 | (\$450,000) | \$39,135 |
| I | \$5,189,968 | \$595,972 | (\$4,700,000) | \$1,085,940 | (\$500,000) | \$585,940 |
| J | \$2,179,356 | \$2,483,606 | (\$2,000,000) | \$2,662,962 | (\$500,000) | \$2,162,962 |
| K | \$779,111 | \$2,206,695 | (\$350,000) | \$2,635,806 | \$0 | \$2,635,806 |
| L | \$5,532 | \$49,400 | \$0 | \$54,932 | \$0 | \$54,932 |
| M | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL | \$10,942,468 | \$8,029,060 | (\$7,346,917) | \$11,624,611 | (\$5,250,000) | \$6,374,611 |

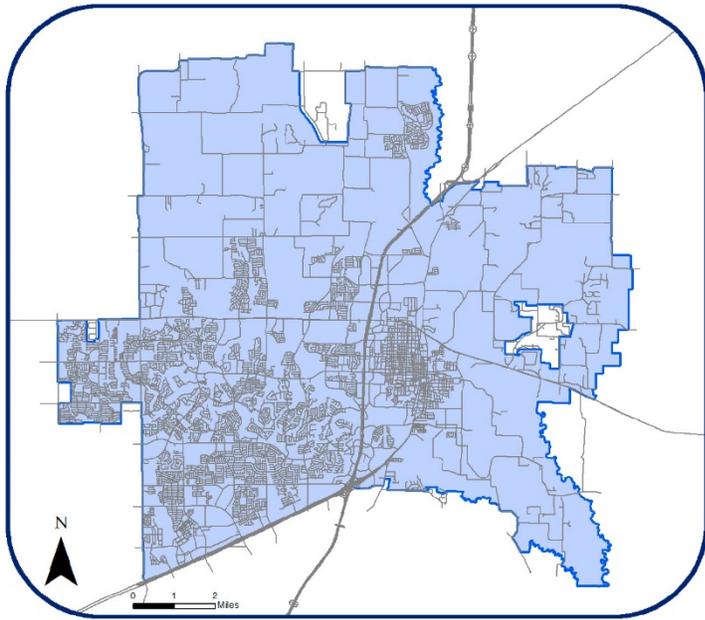
- Totals as of 9/30/2020
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- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is directly deposited into the Street Construction Fund.
- As of October 1, 2016, Roadway Impact Fees collected and reimbursed as part of the Chapter 380 Agreement between the City of McKinney and McKinney Ranch, Ltd. (and as amended) are deposited directly into a payable account.



Roadway Impact Fees Collected



UTILITY SERVICE AREA MAP



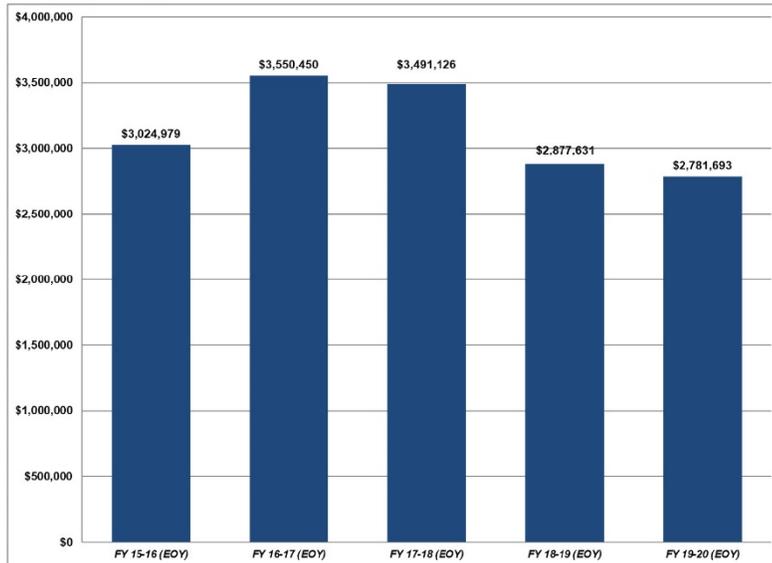
Utility Impact Fees Fund Activity (FY 19-20)

| Utility Impact Fee Account | Beginning LTD Balance | Fees Collected YTD | Transfers out to Projects | Allocated to Future Projects | Available Funds LTD |
|----------------------------|-----------------------|--------------------|---------------------------|------------------------------|---------------------|
| Water | \$4,545,014 | \$2,486,506 | (\$2,235,000) | (\$4,200,000) | \$596,520 |
| Wastewater | \$1,368,844 | \$295,187 | (\$1,000,000) | \$0 | \$664,031 |
| Total | \$5,913,858 | \$2,781,693 | (\$3,235,000) | (\$4,200,000) | \$1,260,550 |

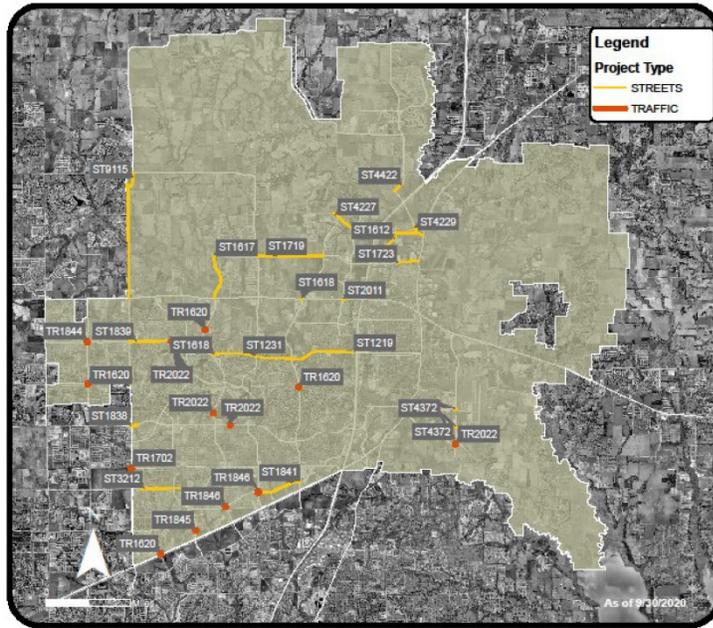
- Totals as of 9/30/2020
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2019 to September 2020)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.



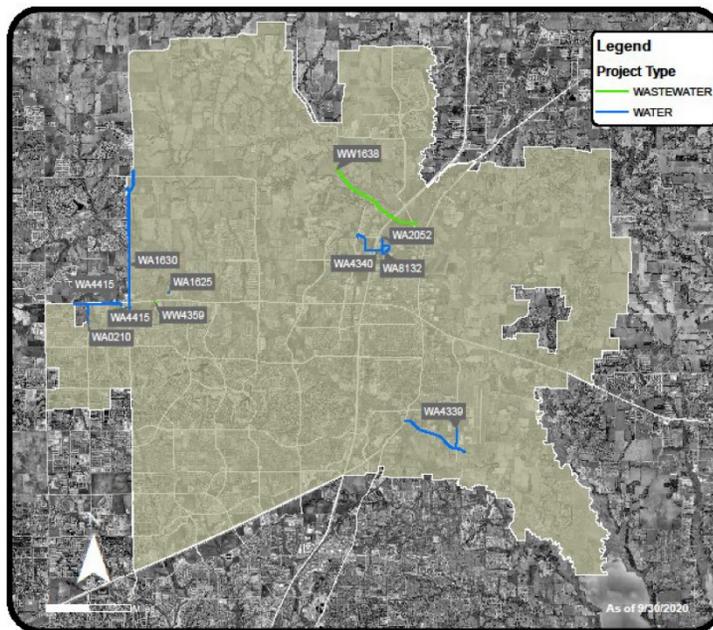
Utility Impact Fees Collected



Roadway Impact Fee Projects Map (FY 2020)



Utility Impact Fee Projects Map (FY 2020)



SEMILAIH JUAL REPORT

E. Active Roadway and Utility Impact Fee CIP Projects

Roadway and Utility Impact Fee CIP Projects 2019-2020 END-OF-YEAR

Includes:

- Capital Improvements Project Summary*
- Roadway Impact Fee CIP Projects Map
- Utility Impact Fee CIP Projects Map

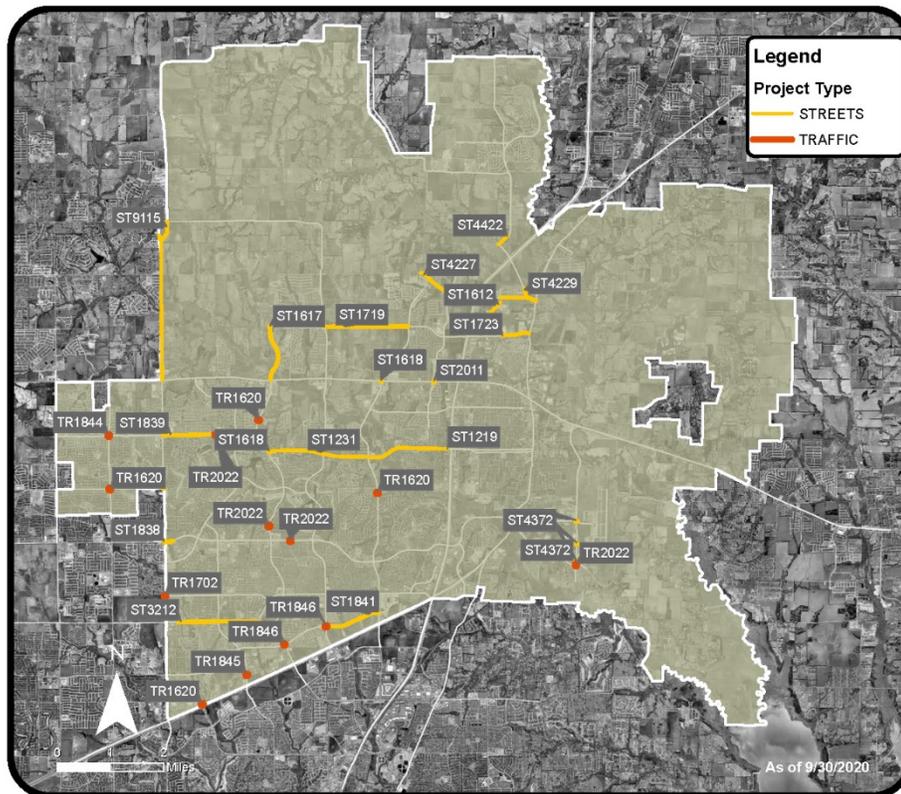
**The Capital Improvements Project Summary includes CIP projects for which impact fees have been utilized and/or allocated during this fiscal year. Completed projects may be shown on the corresponding maps for projects that were closed out during the current fiscal year.*

| CAPITAL IMPROVEMENTS PROJECT SUMMARY IMPACT FEE PROJECTS | | | | | | | | | | | | | | |
|---|--|--|-----------------------|-------------------------|----------------|--------------------------|-------------------------------|---------------------|---------|--------------|-------------------------|-----------|---------------------------------|--|
| <small> ** Bonds may include General Obligation Bonds, Certificate of Obligation, or Revenue Bonds *** Bonds may include Limited liability participation, Revenue, Impact, Utility, or Finance Bonds **** Other may include Special Fund, Other Fund, Construction Fund, or other, or separate relationships from other projects </small> | | | | | | | | | | | | | | |
| CIP PROJECT | PROJECT NAME | PROJECT DESCRIPTION | STATUS | PLANNED COMPLETION DATE | CURRENT BUDGET | OVERALL BUDGET (PLANNED) | PROJECT FUNDING (ALL SOURCES) | | | | | | % PROJECT FUNDED BY IMPACT FEES | |
| | | | | | | | ROADWAY IMPACT FEES | UTILITY IMPACT FEES | BONDS** | GRANTS*** | DEVELOPER CONTRIBUTIONS | OTHER**** | | FUTURE FUNDING SOURCES (NON-IMPACT FEES) |
| ST1119 | Virginia Parkway Lanes 5 & 6 (Bellevue - US 75) | Wider Virginia Parkway from 4 lanes to 6 lanes, including the bridge over Wilson Creek. Right-of-way acquisition, utility adjustments, water and wastewater line construction and also included within the bridge area of the project. | CONSTRUCTION UNDERWAY | Dec 2025 | \$1,081,420 | \$1,081,420 | \$2,000,000 | | | \$1,774,800 | \$7,967,854 | \$66,674 | | 16.86% |
| ST1121 | Virginia Parkway Lanes 5 & 6 (Ridge - Delegrave) | Wider Virginia Parkway from 4 lanes to 6 lanes from east end of Ridge Road to Delegrave. Right-of-way on the east end at the Virginia Parkway intersections with 27.5th, Casseney, and Malabar lanes. | CONSTRUCTION UNDERWAY | Jun 2026 | \$4,996,254 | \$4,996,254 | \$1,930,000 | | | \$2,067,218 | \$675,875 | | | 31.92% |
| ST1112 | Redbud Pkwy Lanes 3&4 | Construction of Redbud Boulevard Lanes 3 and 4 (west end of roadway) between Burnside Road and Military Drive. | PROJECT COMPLETE | Jan 2020 | \$1,700,000 | \$1,700,000 | \$1,050,000 | | | \$650,000 | | | | 61.76% |
| ST1117 | Ridge Rd US 360 - Winthrop | Completed Ridge Road from its current terminus at US 360 to Winthrop Road. | ACTIVE PROJECT | Mar 2022 | \$2,131,900 | \$2,131,900 | \$400,000 | | | \$21,300,000 | \$311,600 | | | 2.26% |
| ST1115 | Alcohol Capacity Improvements - 11th | Construction of additional 18th Lane lanes at 11th Lane lanes along with improvements on the existing traffic signals at the intersections of US 360 and 11th Lane Blvd, West Gate Ln and US 360, and Virginia Hwy and Hedge Rd. | PROJECT COMPLETE | Dec 2019 | \$2,336,500 | \$2,336,500 | 1,700,000 | | | \$1,430,500 | | | | 21.40% |
| ST1119 | Winthrop Lanes to Lake Forest | Construction of Winthrop Rd (540) from 11th Lane to Lake Forest including roundabouts at 11th, CH 540, and Lake Forest. | ACTIVE PROJECT | Aug 2022 | \$2,011,491 | \$2,011,491 | \$1,000,000 | | | \$76,600,000 | \$219,491 | | \$4,000,000 | 4.16% |
| ST1133 | Winthrop East of Redoubt (SH 5) | Construction of Lanes 3 & 4 West of SH 5 from 11th Lane to Lake Forest including roundabouts at 11th, CH 540, and SH 5. | ACTIVE PROJECT | Dec 2024 | \$3,984,681 | \$3,984,681 | \$400,000 | | | \$3,000,000 | \$484,681 | | | 12.61% |
| ST1138 | Blissard and Custer Resector / Bridge Improvements | Widening of existing bridge over Haverd Creek to 16 use lanes 3 & 4 including water table and capacity improvements. | ACTIVE PROJECT | Oct 2022 | \$3,000,000 | \$3,000,000 | \$500,000 | | | \$2,000,000 | | | | 16.67% |
| ST1139 | Virginia Parkway Lanes 5 & 6 (Custer - Virginia Gardens) | Addition of lanes 5 & 6. | ACTIVE PROJECT | Apr 2024 | \$2,300,000 | \$2,300,000 | \$400,000 | | | \$1,700,000 | | | | 26.09% |

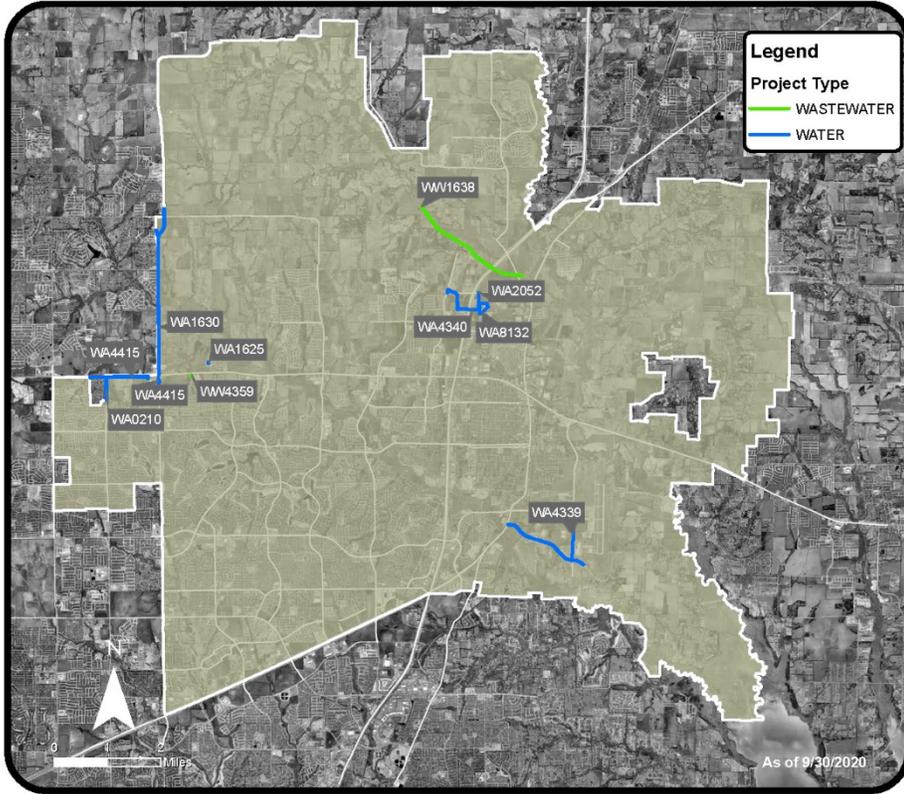
| | | | | | | | | | | | | | | |
|--------|---|--|-----------------------|----------|--------------|--------------|-------------|--|--|-------------|-------------|-----------|-------------|---------|
| ST1141 | Cedar Bluff Hwy Hwy (Lake Forest - Haverd) | Construction of remaining lanes 1 & 2 (westbound) lanes 3 & 4 (eastbound) and utility improvements to US 360 at Lake Forest and Haverd. | ACTIVE PROJECT | Jan 2025 | \$1,016,688 | \$1,016,688 | \$5,700,000 | | | \$6,500,000 | \$10,500 | | | 51.73% |
| ST1211 | Resector / Capacity Improvements - US 360 & Community Ave | Construction of intersection capacity improvements at US 360 & Community Ave. | PLANNED IMPROVEMENT | Mar 2024 | \$1,584,706 | \$1,584,706 | \$600,000 | | | \$750,000 | \$664,706 | | | 31.35% |
| ST1168 | Storage Lane (US 360 - Wilson Creek) | Construction of 1/2 mile 1/2 of off-storage on access to Tucker Hill. | PLANNED IMPROVEMENT | TBD | \$2,000,000 | \$2,000,000 | \$2,000,000 | | | \$0 | | | | 100.00% |
| ST1212 | Ridge Rd Lanes 5 & 6 (Custer - Ridge) | Construction of Lanes 5 & 6 including acquisition of stay road at McKinney Ranch Hwy. | ACTIVE PROJECT | Nov 2021 | \$9,203,800 | \$9,203,800 | \$1,000,000 | | | \$1,000,000 | \$802,800 | | | 1.22% |
| ST4207 | Blissard / Lake Extension - Community to Haverd | Extension of Blissard from Haverd Blvd to Community Ave with a two-lane divided roadway. | CONSTRUCTION UNDERWAY | Jun 2021 | \$13,419,972 | \$13,419,972 | \$400,000 | | | \$6,450,000 | \$6,119,972 | | | 3.35% |
| ST4209 | Blissard / Lake and Hill 543 (Blissard - Hill 543) | Construction of planned area along Blissard / Lake and Hill 543 and Hill 543 (Blissard - Hill 543). | PLANNED IMPROVEMENT | TBD | \$6,261,623 | \$6,261,623 | \$1,000,000 | | | \$1,000,000 | \$461,623 | | \$4,000,000 | 15.97% |
| ST4201 | Roadway Incentive For Local | Local roadway incentive report and establishment of revised impact fees. | ACTIVE PROJECT | Aug 2020 | \$197,600 | \$197,600 | 1,197,600 | | | \$0 | | | | 100.00% |
| ST4372 | County Extension & Airport Improvements | Construction of extension of southern terminus to FM 540. Includes reconstruction of Airport Overpass and widening of FM 540 westbound and design of 500 light tunnel at the intersection of Airport and FM 540. | CONSTRUCTION UNDERWAY | Apr 2021 | \$2,400,000 | \$2,400,000 | \$1,000,000 | | | \$1,400,000 | | | | 41.67% |
| ST4409 | Trinity Falls Parkway Link | Design lanes 3&4 for Trinity Falls Parkway from east end of Parkway to the north boundary of Trinity Falls Parkway. | CONSTRUCTION UNDERWAY | Jun 2020 | \$1,700,000 | \$1,700,000 | \$1,000,000 | | | \$1,600,000 | | | | 5.88% |
| ST1115 | Custer Road Design & ROW (US 360 - Hill 543) | Preliminary and Final engineering for the widening of Custer Road from 24 to 36 lanes. Utility work will be done. Current 1946 will be used only for lanes. | ACTIVE PROJECT | Jul 2025 | \$4,800,024 | \$4,800,024 | \$600,000 | | | \$2,700,000 | \$1,500,000 | \$93,024 | | 12.50% |
| TR-020 | PH7 Traffic Signals | Construction of permanent traffic signals at Independence & Hedge Road, Haverd & Vending Area / Haverd, Hedge & Haverd. | PROJECT COMPLETE | Jan 2020 | \$1,092,037 | \$1,092,037 | \$300,000 | | | \$790,000 | | \$142,037 | | 27.45% |
| TR-102 | Custer & Blissard Traffic Signal Installation | Construction of permanent traffic signal at Custer & Blissard. | PROJECT COMPLETE | Jan 2020 | \$360,000 | \$360,000 | \$300,000 | | | \$60,000 | | | | 85.71% |

| Project ID | Project Name | Description | Status | Start Date | Budget | Actual | Spent | Other | Remaining | Progress % |
|------------|---|--|-----------------------|------------|--------------|--------------|-------------|--------------|-------------|------------|
| TR-344 | Traffic Signalization (P116) - RF Zone 0 | Construction of a demand traffic signal at Virginia Parkway to Independence Parkway. | PROJECT COMPLETE | Feb 2020 | \$200,000 | \$200,000 | \$200,000 | | \$0 | 100.00% |
| TR-649 | Traffic Signalization (P116) - RF Zone 1 | Construction of permanent traffic signals at Avenue at Henninger and Stop at Concessionary. | CONSTRUCTION UNDERWAY | Jun 2020 | \$600,000 | \$600,000 | \$600,000 | | \$0 | 100.00% |
| TR-348 | Traffic Signalization (P116) - RF Zone 1 | Construction of permanent traffic signals at Avenue at Henninger and Stop at Concessionary. | CONSTRUCTION UNDERWAY | Jun 2020 | \$400,000 | \$400,000 | \$400,000 | | \$0 | 100.00% |
| TR-222 | Traffic Signalization (P116) - RF Zone 1 | Installation of new traffic signals at Airport & Hwy 168/169 and Ridge & Boulevard. | PLANNED WORK/PROJECT | TBD | \$1,100,000 | \$1,100,000 | \$380,000 | | \$720,000 | 31.82% |
| WA2020 | Independence Parkway 24" non Waterline | Installation of master planned 24" water main. | PLANNED MUNICIPALITY | TBD | \$600,000 | \$1,500,000 | \$900,000 | \$0 | \$700,000 | 53.33% |
| WA1526 | University Pump Station 200 PP Pump | Various pump and electrical improvements at the University Pump Station facility. | CONSTRUCTION UNDERWAY | Jan 2021 | \$2,816,000 | \$2,816,000 | \$1,800,000 | \$1,016,000 | | 63.94% |
| WA1930 | Outer Road Utility Replacements (US 280 to FM 1401) | Gravel Road Utility Replacements from US200 to FM1401. Replace existing water lines including 8" inch and more and Replace with a Master Planned 24" water line. | CONSTRUCTION UNDERWAY | Dec 2020 | \$11,635,000 | \$11,635,000 | \$1,000,000 | \$7,025,000 | \$3,610,000 | 13.00% |
| WA2093 | Waterline 40 inch Water Line (Chang to S. 2nd St.) | City relocation of master planned water infrastructure connected to 24" City Water East side distribution line. | ACTIVE PROJECT | Oct 2021 | \$3,600,000 | \$3,600,000 | \$3,200,000 | \$400,000 | | 88.89% |
| WA1536 | Airport South & Henry 600pp Water Main | Water planned 24" water main along Airport Boulevard (located to Henry (K116) & FM549 & Henry (K549) & FM 540 (SF 5 to Airport). | ACTIVE PROJECT | Oct 2021 | \$8,658,000 | \$8,658,000 | \$3,300,000 | \$5,358,000 | | 38.22% |
| WA1930 | Redbud Pump Station Transmission Line 600pp | Design and construct the master planned 600pp discharge line for Redbud Pump Station project. | CONSTRUCTION UNDERWAY | Jan 2021 | \$8,258,000 | \$8,258,000 | \$2,300,000 | \$5,958,000 | | 27.95% |
| WA4415 | US 380 Water Line Improvements | 2" (16) 24" inch water line to replace existing 8" inch water line from west of Gravel to the east end of Proctor Station (along US 380) in addition to sewer line installation under Gravel St. | PROJECT COMPLETE | Mar 2020 | \$3,300,000 | \$3,300,000 | \$1,000,000 | \$1,400,000 | | 57.58% |
| WA1930 | Redbud Pump Station Site Development | Design and construction of the pump station facility (pumps and ground storage) along to serve the 600 and 750 pressure zones of the water distribution system. | CONSTRUCTION UNDERWAY | Jun 2020 | \$25,200,000 | \$25,200,000 | \$3,450,000 | \$21,750,000 | | 15.08% |
| WA1930 | Henry Creek 36" trunk main to 16th/172' | Construction of master planned 36" to 30" wastewater trunk main along Henry Creek. | ACTIVE PROJECT | Mar 2020 | \$3,060,000 | \$10,640,000 | \$7,400,000 | \$300,000 | \$2,540,000 | 23.22% |

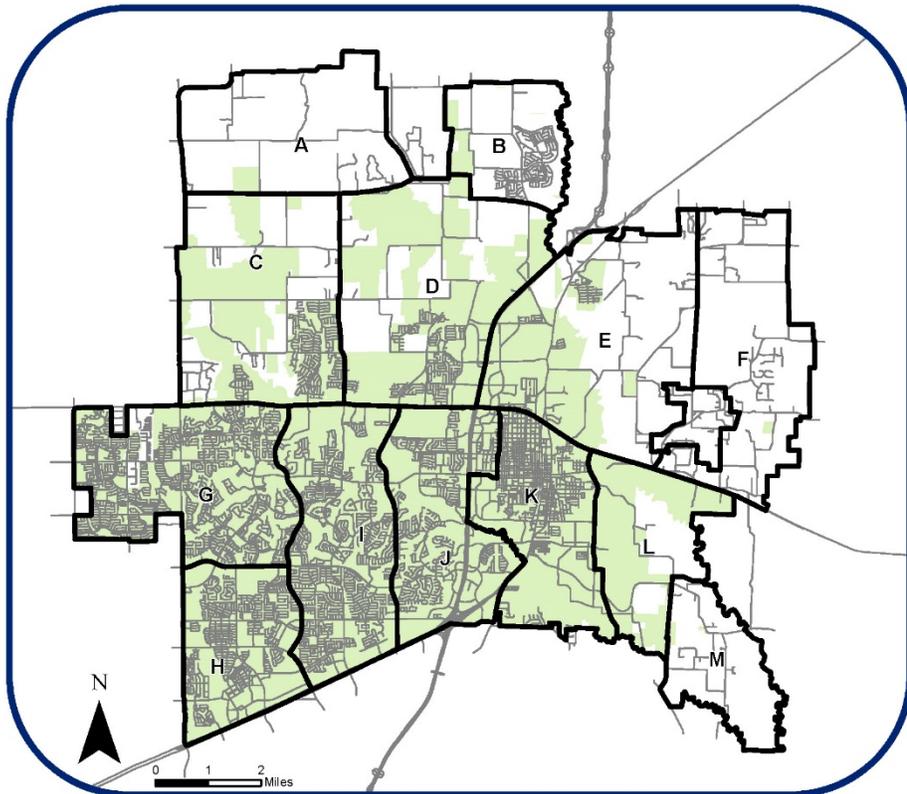
Roadway Impact Fee Projects Map (FY 2020)



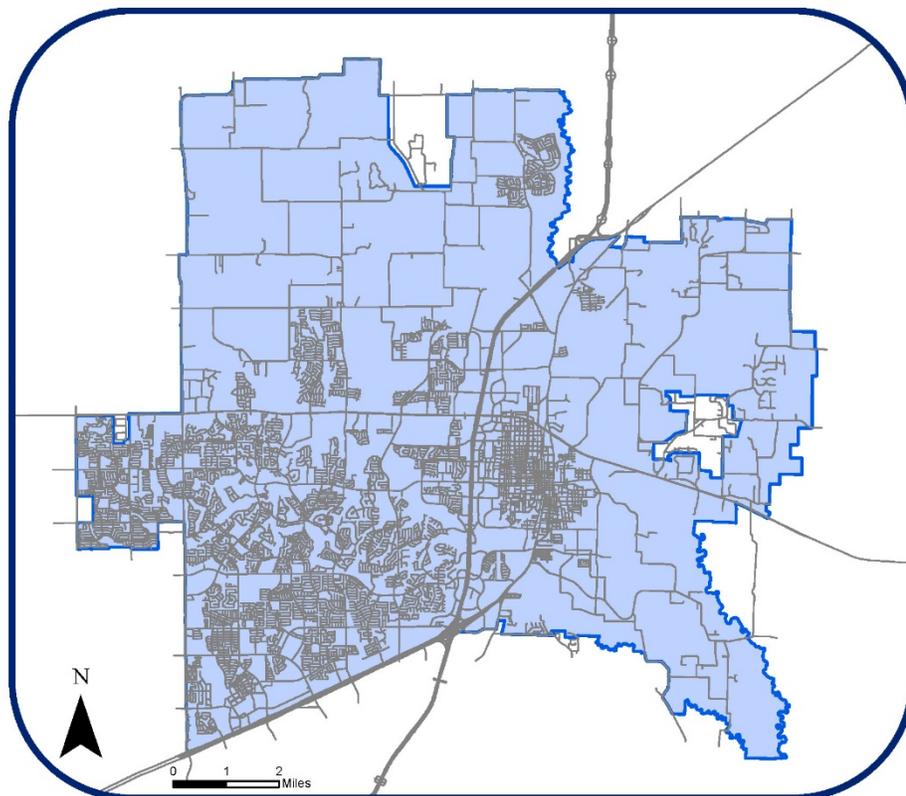
Utility Impact Fee Projects Map (FY 2020)



ROADWAY SERVICE AREA MAP



UTILITY SERVICE AREA MAP



F. Appendix (*available in the City Secretary's Office*)

- 2012-2013 Land Use Assumptions
- 2012-2013 Capital Improvements Plan for Roadway Impact Fees
- 2012-2013 Capital Improvements Plan for Water/Wastewater Impact Fees
- 2012-2013 Roadway Impact Fee Schedule A
- 2012-2013 Roadway Impact Fee Schedule B
- 2012-2013 Roadway Impact Fee Schedule C
- 2012-2013 Roadway Impact Fee Schedule D
- 2012-2013 Utility Impact Fee Schedule