

Semiannual Report  
End of Fiscal Year 10-11  
Progress of the Capital Improvements Plan for  
Roadway and Utility Impact Fees

December 2011



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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. P & Z Commission Staff Report

PLANNING & ZONING COMMISSION MEETING OF 12/13/11 AGENDA ITEM #11-166M\*

### AGENDA ITEM

**TO:** Planning and Zoning Commission

**THROUGH:** Kevin Spath, Assistant Director of Planning

**FROM:** Alex Glushko, Planner

**SUBJECT:** 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.

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council on January 3, 2012.

**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 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 mid-year report for the 2010-2011 fiscal year was presented at the Planning and Zoning Commission meeting on May 24, 2011 and accepted by City Council on June 21, 2011.

The Planning and Zoning Commission has been appointed as the Capital Improvements Advisory Committee for the City of McKinney. Per state law, the advisory 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 October 21, 2008 as part of the 2007-2008 Impact Fee Update. 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 Planning & Zoning Commission 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 Inflation Rates**

During the 2007-2008 Impact Fee update, it was recommended that a review of construction cost indices and/or inflationary rates become a standard part of McKinney's semiannual reporting process for impact fees. As such, Staff has included a review of regional construction costs and national inflation rates.

From October 2011 to October 2011, the Construction Cost Index in the Dallas area increased 1.2% as compared to the National Average, which increased 2.5% during the same period. (Source: Construction Cost Index at [www.enr.com](http://www.enr.com)).

From September 2010 to September 2011, the Consumer Price Index (CPI) shows that annual inflation increased 3.9%. During the same period, the core CPI, which excludes volatile food and energy prices, rose 2.0%. (Source: US Department of Labor, Bureau of Labor Statistics).

The first of three increases to the roadway impact fees occurred on April 1, 2009 as part of the phase-in schedule approved by City Council. The second increase occurred on October 1, 2010. The final increase will occur on April 1, 2012. Staff feels that the impact fee levels and the phase-in schedule are commensurate with trends in construction costs and inflation rates.

### Roadway Impact Fees Fund Activity (FY 10-11)

Service Area	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	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	\$239,903	\$754,953	\$0	\$998,082	\$0	\$998,082
D	\$898,915	\$89,621	(\$92,540)	\$902,871	\$0	\$902,871
E	\$24,024	\$17,988	\$0	\$42,265	\$0	\$42,265
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$209,975	\$348,276	\$0	\$560,861	\$0	\$560,861
H	(\$6,245)	\$81,421	\$0	\$75,409	\$0	\$75,409
I	\$216,692	\$459,172	\$104,200	\$783,117	\$0	\$783,117
J	\$378,208	\$149,639	\$0	\$531,073	\$0	\$531,073
K	\$37,362	\$105,865	(\$13,810)	\$130,002	\$0	\$130,002
L	\$53,039	(\$2,700)	\$0	\$50,727	\$0	\$50,727
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$600,000)	(\$600,000)
<b>TOTAL</b>	<b>\$2,051,873</b>	<b>\$2,004,235</b>	<b>(\$2,150)</b>	<b>\$4,074,407</b>	<b>(\$600,000)</b>	<b>\$3,474,407</b>

- YTD – Year to Date (includes funds for the fiscal year which is October 2010 to September 2011)
- LTD – Live to Date (includes balance funds from previous years)
- “Unknown” is allocated to future projects (such as signalization improvements) whose specific locations and specific service areas have not yet been determined

### Utility Impact Fees Fund Activity (FY 10-11)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Available Funds LTD
Water	\$2,271,248	\$1,389,227	(\$1,911,101)	\$17,954	\$1,767,328
Wastewater	\$263,857	\$189,123	\$481,037	\$2,780	\$936,797
<b>Total</b>	<b>\$2,535,105</b>	<b>\$1,578,350</b>	<b>(\$1,430,064)</b>	<b>\$20,734</b>	<b>\$2,704,125</b>

- YTD – Year to Date (includes funds for the fiscal year which is October 2010 to September 2011)
- LTD – Live to Date (includes balance funds from previous years)
- As of February 2009, Water and Wastewater Impact Fees are received into separate accounts

### CIP PROJECT STATUS (FY 2010-2011)

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 in this fiscal year.

**SUMMARY OF PREVIOUS FISCAL YEARS**

**Roadway Impact Fees Fund Activity (FY 09-10)**

Service Area	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	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	\$135,203	\$225,964	(\$123,070)	\$239,903	\$0	\$239,903
D	\$979,370	\$24,300	(\$109,179)	\$898,915	\$0	\$898,915
E	\$143,746	\$0	(\$120,000)	\$24,024	\$0	\$24,024
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$205,632	\$178,049	(\$175,416)	\$209,975	\$0	\$209,975
H	\$16,833	\$9,192	(\$32,298)	(\$6,245)	\$0	(\$6,245)
I	\$981,127	\$374,313	(\$1,139,600)	\$216,692	\$0	\$216,692
J	\$1,779,163	\$324,191	(\$1,727,819)	\$378,208	\$0	\$378,208
K	\$752,999	\$33,116	(\$749,127)	\$37,362	\$0	\$37,362
L	\$49,743	\$2,700	\$0	\$53,039	\$0	\$53,039
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$600,000)	(\$600,000)
<b>TOTAL</b>	\$5,043,816	\$1,171,825	(\$4,176,509)	\$2,051,873	(\$600,000)	\$1,451,873

**Utility Impact Fees Fund Activity (FY 09-10)**

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Available Funds LTD
Water	\$1,600,798	\$1,487,019	(\$825,740)	\$9,172	\$2,271,249
Wastewater	\$482,330	\$189,493	(\$409,127)	\$1,161	\$263,857
<b>Total</b>	\$2,083,128	\$1,676,512	(\$1,234,867)	\$10,333	\$2,535,106

### Roadway Impact Fees Fund Activity (FY 08-09)

Service Area	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	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	\$100,107	\$33,827	\$0	\$135,203	(\$115,000)	\$20,203
D	\$838,283	\$162,585	(\$31,500)	\$979,370	(\$920,000)	\$59,370
E	\$419,339	\$30,010	(\$307,000)	\$143,746	(\$920,000)	(\$776,254)
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$58,121	\$145,726	\$0	\$205,632	(\$165,000)	\$40,632
H	\$1,552,510	\$763,721	(\$1,580,700)	\$740,525	\$0	\$740,525
I	\$1,126,973	\$347,425	(\$385,500)	\$1,100,835	(\$1,130,000)	(\$29,165)
J	\$1,464,616	\$796,256	(\$500,000)	\$1,779,163	(\$1,700,000)	\$79,163
K	\$706,614	\$39,650	(\$1,307)	\$752,999	\$0	\$752,999
L	\$49,205	\$0	\$0	\$49,743	\$0	\$49,743
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$900,000)	(\$900,000)
<b>TOTAL</b>	<b>\$6,315,770</b>	<b>\$2,319,200</b>	<b>(\$2,806,007)</b>	<b>\$5,887,217</b>	<b>(\$5,850,000)</b>	<b>\$37,217</b>

### Utility Impact Fees Fund Activity (FY 08-09)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Available Funds LTD
Water	\$1,381,873	\$1,155,842	(\$945,000)	\$8,081	\$1,600,797
Wastewater	\$592,231	\$293,656	(\$406,606)	\$3,049	\$482,330
<b>Total</b>	<b>\$1,974,104</b>	<b>\$1,449,498</b>	<b>(\$1,351,606)</b>	<b>\$11,130</b>	<b>\$2,083,127</b>

SEMIANNUAL REPORT



### Roadway Impact Fees Fund Activity (FY 07-08)

Service Area	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	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	\$33,333	\$64,400	\$0	\$100,246	\$0	\$100,246
D	\$772,107	\$49,813	(\$400,000)	\$436,223	\$0	\$436,223
E	\$621,917	\$74,106	(\$570,000)	\$134,487	(\$1,012,828)	(\$878,341)
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$875,025	\$99,636	(\$930,000)	\$58,201	\$0	\$58,201
H	\$1,072,460	\$1,490,664	(\$1,051,231)	\$1,554,656	(\$1,400,000)	\$154,656
I	\$817,067	\$509,030	(\$222,641)	\$1,128,531	\$0	\$1,128,531
J	\$1,071,226	\$337,962	(\$375,000)	\$1,061,565	(\$500,000)	\$561,565
K	\$645,440	\$66,174	(\$25,000)	\$707,591	\$0	\$707,591
L	\$43,901	\$3,886	\$0	\$49,273	\$0	\$49,273
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$900,000)	(\$900,000)
<b>TOTAL</b>	<b>\$5,952,477</b>	<b>\$2,695,671</b>	<b>(\$3,573,872)</b>	<b>\$5,230,774</b>	<b>(\$3,812,828)</b>	<b>\$1,417,946</b>

### Utility Impact Fees Fund Activity (FY 07-08)

Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Available Funds LTD
\$1,860,234	\$1,458,638	(\$1,358,800)	\$14,033	\$1,974,105

### Roadway Impact Fees Fund Activity (FY 06-07)

Service Area	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	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	\$409,144	\$26,420	(\$403,800)	\$33,333	\$0	\$33,333
D	\$632,677	\$685,665	(\$568,688)	\$772,107	(\$400,000)	\$372,107
E	\$482,817	\$110,071	\$0	\$621,917	(\$570,000)	\$51,917
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$454,800	\$734,713	(\$340,048)	\$875,026	(\$265,000)	\$610,026
H	\$554,729	\$687,023	(\$211,619)	\$1,072,460	(\$242,500)	\$829,960
I	\$1,891,967	\$229,834	(\$1,362,627)	\$817,067	(\$490,000)	\$327,067
J	\$1,137,460	\$535,253	(\$658,600)	\$1,071,226	(\$365,000)	\$706,226
K	\$478,657	\$139,140	(\$4,600)	\$645,440	(\$15,000)	\$630,440
L	\$14,514	\$28,049	\$0	\$43,901	\$0	\$43,901
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$600,000)	(\$600,000)
<b>TOTAL</b>	\$6,056,765	\$3,176,170	(\$3,549,982)	\$5,952,477	(\$2,947,500)	\$3,004,977

### Utility Impact Fees Fund Activity (FY 06-07)

Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Available Funds LTD
\$3,853,405	\$2,473,975	(\$4,535,690)	\$68,544	\$1,860,234

### Roadway Impact Fees Fund Activity (FY 05-06)

Service Area	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	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	\$383,394	\$5,662	\$0	\$409,144	(\$390,000)	\$19,144
D	\$329,416	\$276,553	\$0	\$632,677	(\$256,230)	\$376,447
E	\$459,030	\$195,006	(\$193,360)	\$482,817	\$0	\$482,817
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$199,409	\$412,760	(\$175,000)	\$454,800	\$0	\$454,800
H	\$247,392	\$821,002	(\$534,000)	\$554,729	\$0	\$554,729
I	\$2,740,127	\$1,732,133	(\$2,679,000)	\$1,891,967	(\$44,694)	\$1,847,273
J	\$1,367,436	\$844,813	(\$1,168,000)	\$1,137,460	(\$328,600)	\$808,860
K	\$308,996	\$144,638	\$0	\$478,657	\$0	\$478,657
L	\$9,224	\$4,684	\$0	\$14,514	\$0	\$14,514
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$1,200,000)	(\$1,200,000)
<b>Total</b>	<b>\$6,044,423</b>	<b>\$4,437,250</b>	<b>(\$4,749,360)</b>	<b>\$6,056,765</b>	<b>(\$2,219,524)</b>	<b>\$3,837,241</b>

### Utility Impact Fees Fund Activity (FY 05-06)

Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Available Funds LTD
\$2,550,363	\$3,997,630	(\$2,790,000)	\$95,412	\$3,853,405

### Roadway Impact Fees Fund Activity (FY 04-05)

Service Area	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	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	\$384,774	\$4,303	\$0	\$383,394	(\$256,231)	\$127,163
D	\$330,328	\$204,864	\$0	\$329,416	(\$256,232)	\$73,184
E	\$460,341	\$156,921	\$0	\$459,030	(\$149,040)	\$309,990
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$201,988	\$215,378	(\$15,285)	\$199,409	\$0	\$199,409
H	\$248,136	\$299,990	(\$70,141)	\$247,392	\$0	\$247,392
I	\$2,751,342	\$1,552,400	\$0	\$2,740,127	(\$733,794)	\$2,006,333
J	\$1,412,967	\$643,601	\$0	\$1,367,436	(\$628,600)	\$738,836
K	\$313,695	\$231,280	(\$207,870)	\$308,996	\$0	\$308,996
L	\$9,257	\$0	\$0	\$9,224	\$0	\$9,224
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$6,112,828</b>	<b>\$3,308,736</b>	<b>(\$293,296)</b>	<b>\$6,044,423</b>	<b>(\$2,023,896)</b>	<b>\$4,020,527</b>

### Utility Impact Fees Fund Activity (FY 04-05)

Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Available Funds LTD
\$5,634,164	\$2,410,708	(\$5,557,689)	\$63,180	\$2,550,363

#### **ATTACHMENTS**

- [P&Z Power Point Presentation](#)
- [CIP FY 2010-2011 Roadway and Utility Projects List](#)
- [CIP FY 2010-2011 Roadway Projects Map](#)
- [CIP FY 2010-2011 Utility Projects Map](#)

## C. P & Z Commission Meeting Minutes

**11-166M** Mr. Alex Glushko, Planner 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 as required by Chapter 395 of the Texas Local Government Code. 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.

Commission Member George Bush asked about a positive balance in the transfers and refunds column of the Roadway Impact Fee Fund table for the Fiscal Year 2010-2011. Mr. Glushko explained that it had to do with a Facilities Agreement between a developer and the City where not all of the funds allocated were utilized.

Commission Member George Bush noted that construction costs spread out over a period of time are expensive due to inflation. Mr. Glushko stated that the City is required to review the Capital Improvements Plan for Roadway and Utility Impact Fees every five years.

Chairperson Clark opened the Public Hearing and called for comments. There being none, the Commission unanimously approved the motion by Vice-Chairman Lance Lindsay, seconded by Commission Member Rick Franklin, 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.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting of January 3, 2012.

**PLANNING AND ZONING COMMISSION MEETING  
December 13, 2011**

IMPACT FEE  
SEMIANNUAL REPORT (End of Fiscal Year 10-11)



## SEMIANNUAL REPORT 2011

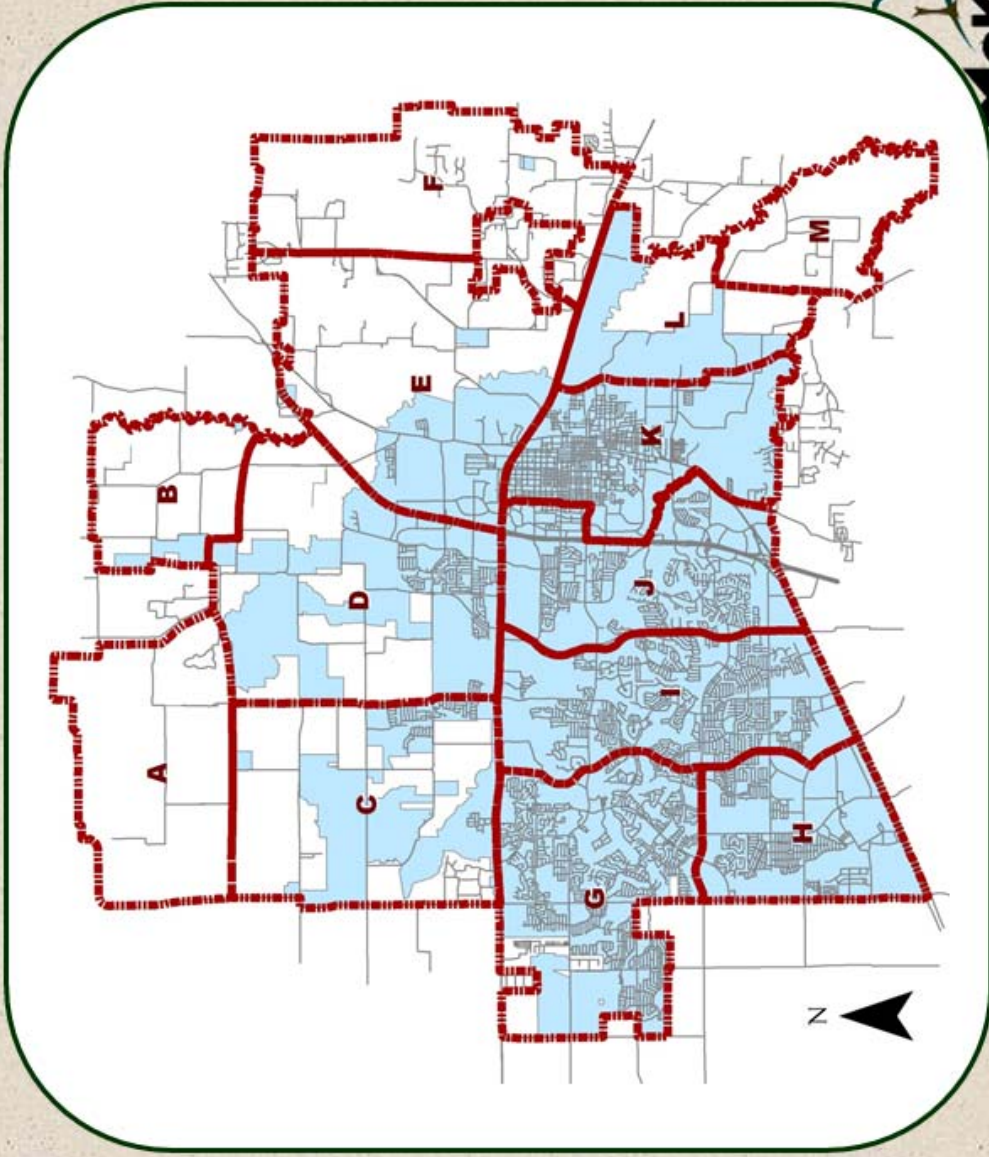
- The semiannual report was last presented at the Planning and Zoning Commission meeting on May 24, 2011.
- The Semiannual Report is required to:
  - Report the progress of the Capital Improvements Plan, and
  - Report any perceived inequities in Capital Improvements Plan implementation
- The City of McKinney Semiannual Report includes:
  - A summary of total Roadway and Utility Impact Fee funds collected, transferred, and available for capital improvement projects
  - A list of capital improvement projects for which impact fee funding has been allocated

## SEMIANNUAL REPORT 2011

- **The Capital Improvements Plan used for this semiannual report was adopted on October 21, 2008 (as part of the 2007-2008 Impact Fee Update).**
- **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



**MCKINNEY**  
T E X A S

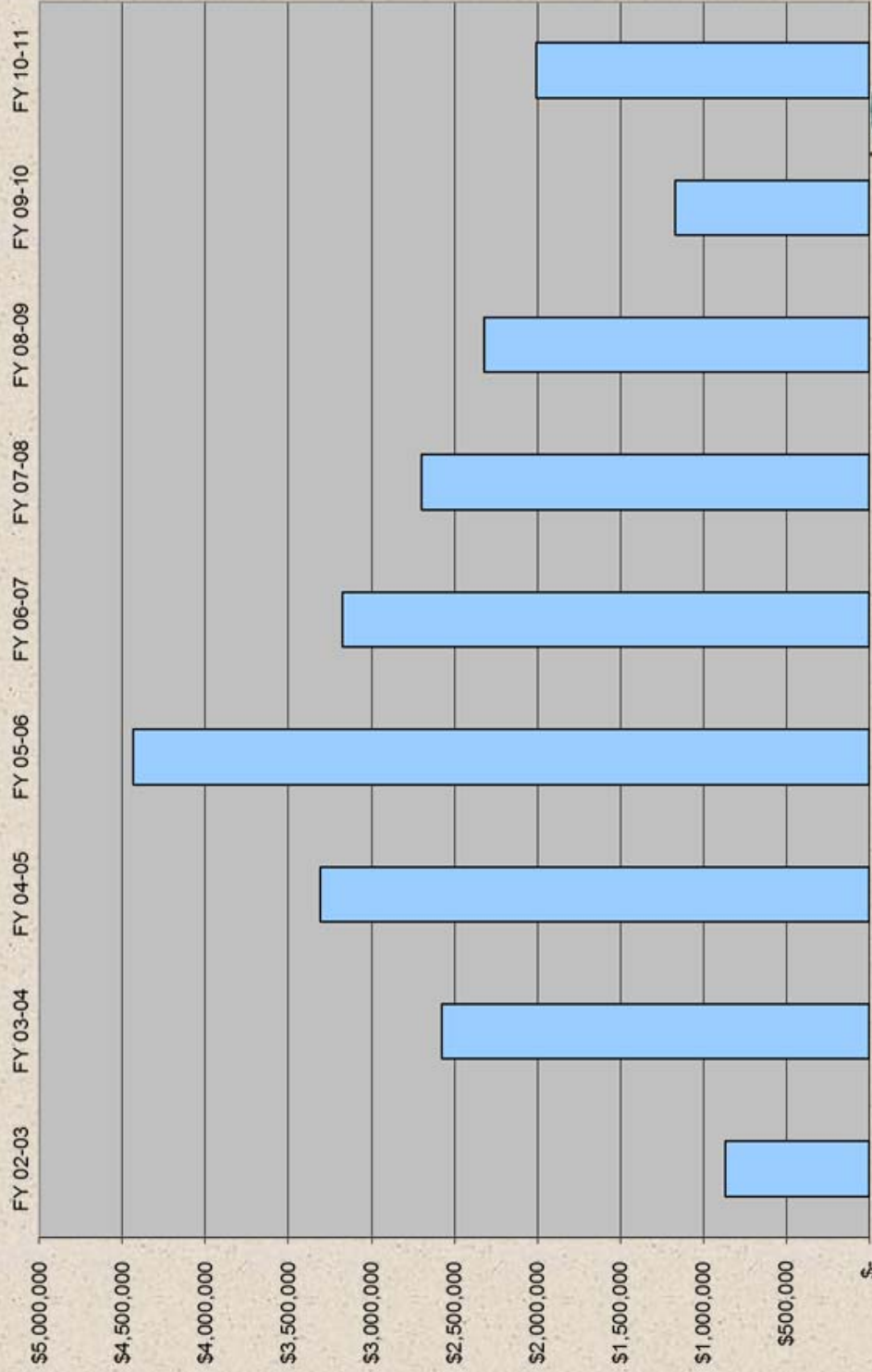
*Unique by nature.*

## Roadway Impact Fees Fund Activity (FY 10-11)

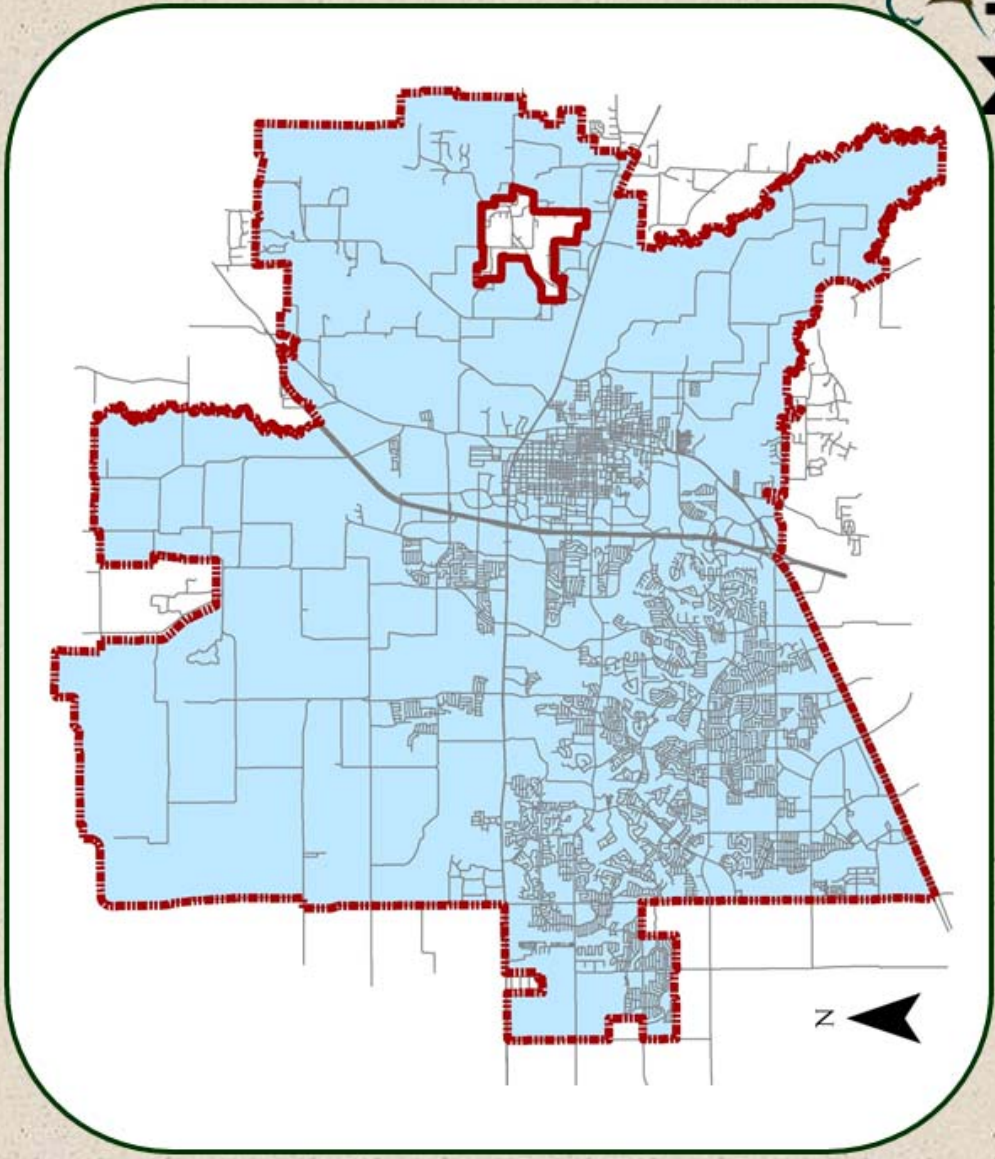
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## Roadway Impact Fees Collected



# UTILITY SERVICE AREA MAP

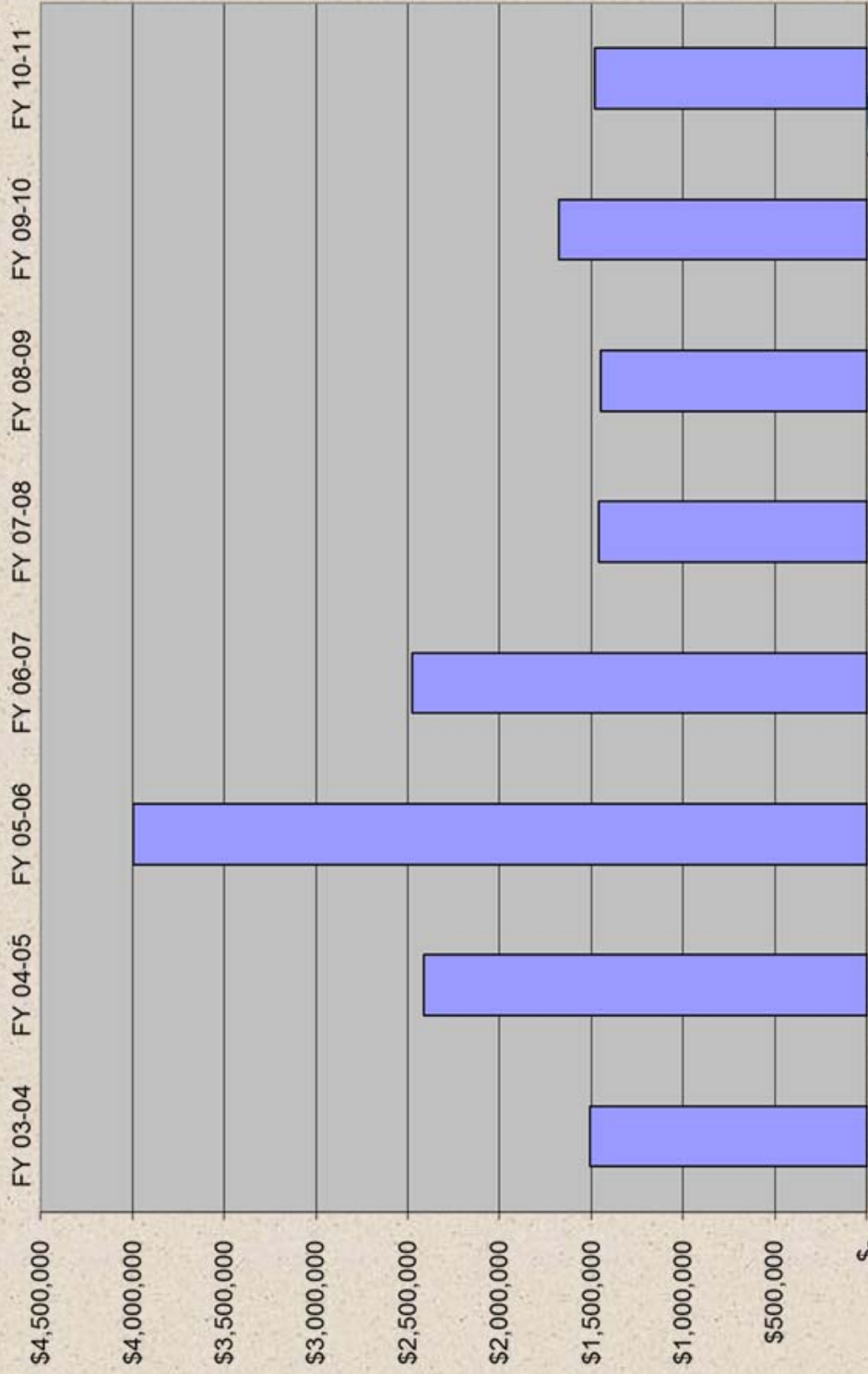


## Utility Impact Fees Fund Activity (FY 10-11)

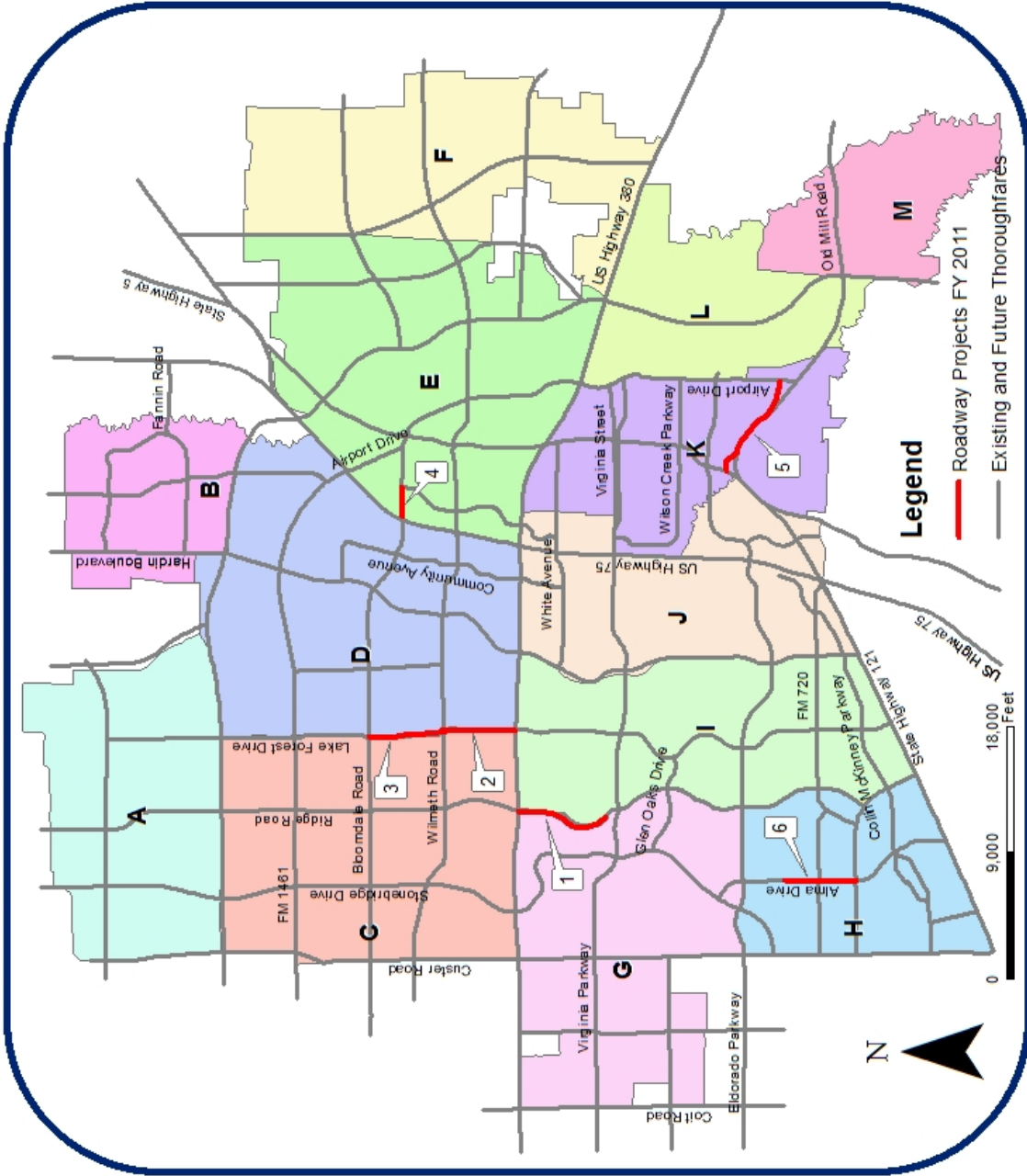
Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Available Funds LTD
Water	\$2,271,248	\$1,389,227	(\$1,911,101)	\$17,954	\$1,767,328
Wastewater	\$263,857	\$189,123	\$481,037	\$2,780	\$936,797
<b>Total</b>	<b>\$2,535,105</b>	<b>\$1,578,350</b>	<b>(\$1,430,064)</b>	<b>\$20,734</b>	<b>\$2,704,125</b>

- YTD – Year to Date (includes funds for the fiscal year which is October 2010 to September 2011)
- LTD – Live to Date (includes balance funds from previous years)
- As of February 2009, water and wastewater impact fees are received into separate accounts

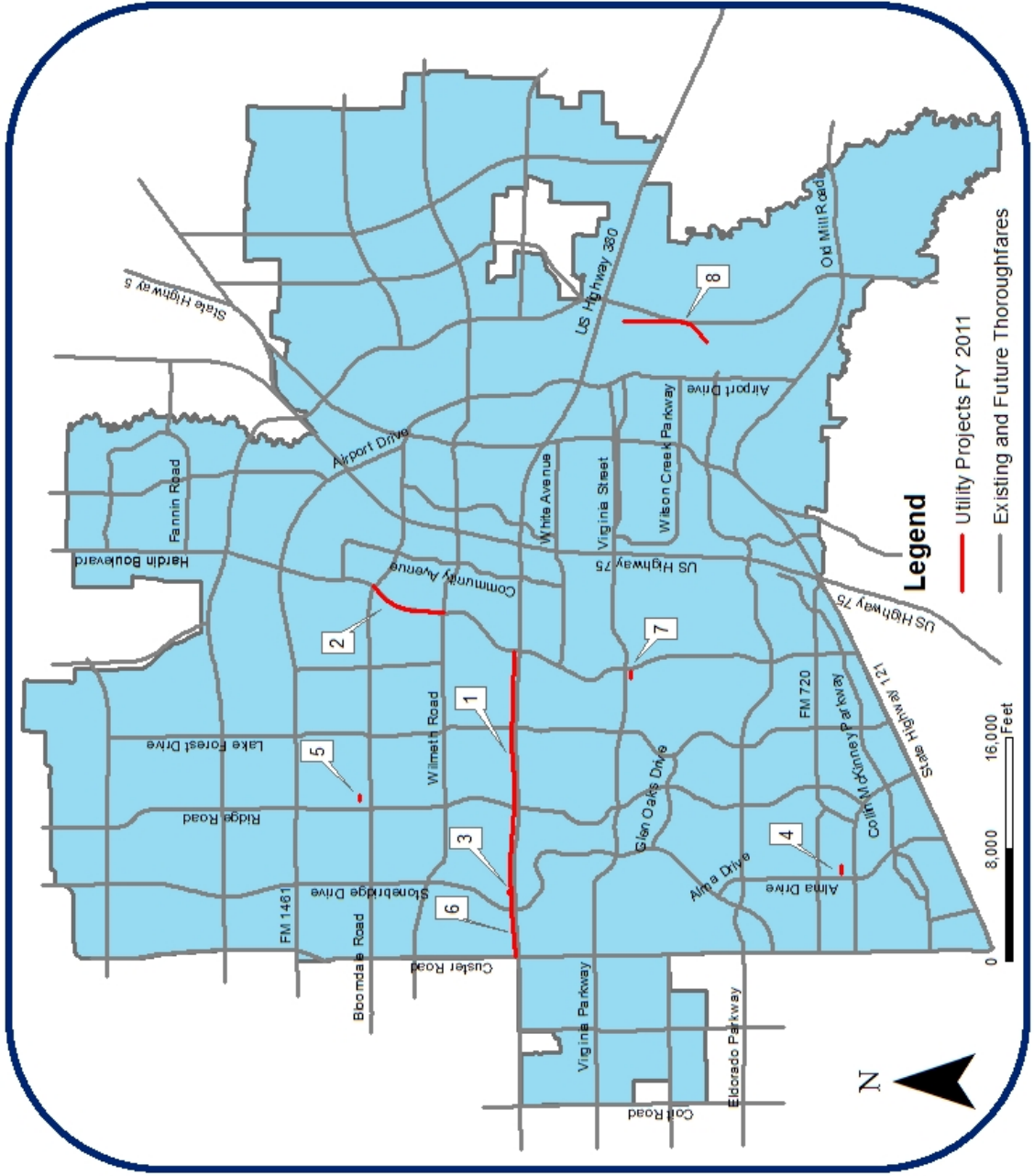
## Utility Impact Fees Collected



ACTIVE ROADWAY IMPACT FEE PROJECTS - FY 2011



## ACTIVE UTILITY IMPACT FEE PROJECTS - FY 2011





# E. CIP Roadway & Utility Improvements Project List FY 10-11

SEMIANNUAL REPORT

## Impact Fee Semiannual Report Active Roadway Improvement Plan Project Summary Sheet

Project Name		CIP Project Number	Map ID Number*		
Ridge Road (Creekside - US 380)		ST0227	1		
<b>Project Description</b>					<b>Estimated Completion</b>
Construct 5,600 feet of four-lane roadway					Dec-2011
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,403,333	\$ 1,217,860	\$ 1,780,908	\$ 94,492	\$ 2,266,150	\$ 6,762,743
Funding Sources (FY10-11)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 130,000	\$ 275,000	\$ -	\$ (1,207,732)	\$ (802,732)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					\$ 5,960,011
<small>*Map ID numbers are indicated on map  **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds  ***Grants may include cost-sharing participation from county, regional, state, or federal sources  **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</small>					<b>% of Project Funded by Impact Fees</b>
					23.55%

**Impact Fee Semiannual Report  
Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
Lake Forest Drive - US 380 to Wilmeth		ST3019	2		
Project Description				Estimated Completion	
Construct 4 lanes (approximately 5,300 linear feet)				Jan-2012	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,175,786	\$ -	\$ 2,900,000	\$ 1,737,705	\$ -	\$ 5,813,491
Funding Sources (FY10-11)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 509,429	\$ -	\$ (509,366)	\$ 50,000	\$ 50,063
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					\$ 5,863,554
<i>*Map ID numbers are indicated on map  **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds  ***Grants may include cost-sharing participation from county, regional, state, or federal sources  **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					<b>% of Project Funded by Impact Fees</b>
					20.05%

**Impact Fee Semiannual Report  
Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
Lake Forest Extension (Wilmeth - Bloomdale)		ST6093	3		
Project Description				Estimated Completion	
Construct 2 lanes (approximately 5,500 linear feet)				Sep-2013	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 2,019,500	\$ 170,000	\$ -	\$ 827,487	\$ 3,016,987
Funding Sources (FY10-11)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 92,540	\$ (959,103)	\$ -	\$ -	\$ (662,198)	\$ (1,528,761)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 1,488,226</b>
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees <b>6.22%</b>

**Impact Fee Semiannual Report  
Active Roadway Improvement Plan  
Project Summary Sheet**

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
Bloomdale Road (US 75 - Shawnee)		ST8139	4		
Project Description				Estimated Completion	
Construct 4 lane divided roadway				Aug-2011	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,322,000	\$ 781,437	\$ 1,075,000	\$ -	\$ 261,355	\$ 3,439,792
Funding Sources (FY10-11)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ (781,437)	\$ 395,000	\$ -	\$ (113,355)	\$ (499,792)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					\$ 2,940,000
<i>*Map ID numbers are indicated on map  **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds  ***Grants may include cost-sharing participation from county, regional, state, or federal sources  **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					<b>% of Project Funded by Impact Fees</b>
					<b>44.97%</b>

**Impact Fee Semiannual Report  
Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
FM 546 Replacement - Preliminary Development		ST9107	5		
Project Description			Estimated Completion		
2 lanes - engineering and ROW from SH 5 to Airport Drive; 1.5 miles; TxDOT roadways take a long time (at least 7 years) to begin construction. This section of roadway needs to be designed as soon as possible to preserve the right-of-way needed for construction			NA		
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 740,000	\$ 500,000	\$ 500,000	\$ -	\$ 510,000	\$ 2,250,000
Funding Sources (FY10-11)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ (500,000)	\$ -	\$ -	\$ -	\$ (500,000)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 1,750,000</b>
<p><i>*Map ID numbers are indicated on map</i>  <i>**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds</i>  <i>***Grants may include cost-sharing participation from county, regional, state, or federal sources</i>  <i>**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i></p>					<p><i>% of Project Funded by Impact Fees</i>  <b>42.29%</b></p>

**Impact Fee Semiannual Report  
Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
Alma Road and Silverado Trail Completion		ST9114	6		
Project Description				Estimated Completion	
Alma (Stacy - Fire Station #8); Silverado (Alma - Alfalfa) Construct leave-out sections after/during private development of major sections				Aug-2012	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 230,339	\$ 1,227,661	\$ -	\$ -	\$ 400,000	\$ 1,858,000
Funding Sources (FY10-11)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 17,154	\$ (75,154)	\$ -	\$ -	\$ (400,000)	\$ (458,000)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ 1,400,000	\$ -	\$ -	\$ 1,400,000
					<b>GRAND TOTAL</b>
					<b>\$ 2,800,000</b>
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees <b>8.84%</b>

SEMIANNUAL REPORT

**Impact Fee Semiannual Report**  
**Active Water/Wastewater Capital Improvements Plan**  
**Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
US 380 Water Main - 850 Pressure Plane Connection - East		WA1006	1		
Project Description				Estimated Completion	
11,500 LF 36" water from University Pump Station to Lake Forest and 5,750 LF 30" water from Lake Forest to Hardin				Dec-2011	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,730,000	\$ 4,333,354	\$ -	\$ 51,646	\$ 1,385,000	\$ 7,500,000
Funding Sources (FY10-11)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 7,500,000</b>
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees <b>23.07%</b>

SEMIANNUAL REPORT

**Impact Fee Semiannual Report  
Active Water/Wastewater Capital Improvements Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*			
Hardin North Water Line II Oversize Reimbursement	WA2029	2			
<b>Project Description</b>		<b>Estimated Completion</b>			
Participate in constructing 5,700 LF of 36" water line along Hardin from Wilmeth to Bloomdale in two 2,850' phases		NA			
<b>Funding Sources (Previous Years)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 600,000	\$ 650,000	\$ -	\$ -	\$ 150,000	\$ 1,400,000
<b>Funding Sources (FY10-11)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Funding Sources (Future Years)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					\$ 1,400,000
<small>*Map ID numbers are indicated on map  **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds  ***Grants may include cost-sharing participation from county, regional, state, or federal sources  **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</small>					<small>% of Project Funded by Impact Fees</small> <b>42.86%</b>



**Impact Fee Semiannual Report**  
**Active Water/Wastewater Capital Improvements Plan**  
**Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
McKinney Ranch LTD Water Main Participation		WA2253	NA		
Project Description				Estimated Completion	
Reimbursement for oversized water line built by McKinney Ranch LTD (Per Chapter 380 Agreement)				NA	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY10-11)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ 650,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 650,000</b>
<i>*Map ID numbers are indicated on map</i> <i>**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds</i> <i>***Grants may include cost-sharing participation from county, regional, state, or federal sources</i> <i>**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					<b>% of Project Funded by Impact Fees</b>
					<b>100.00%</b>

SEMIANNUAL REPORT

**Impact Fee Semiannual Report  
Active Water/Wastewater Capital Improvements Plan  
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
University Pump Station Generator Phase I		WA4034	3		
Project Description				Estimated Completion	
Provide a permanent emergency source of power for the University Pump Station				Dec-2011	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,000,000	\$ 1,050,000	\$ -	\$ -	\$ 300,000	\$ 2,350,000
Funding Sources (FY10-11)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 2,350,000</b>
<small>*Map ID numbers are indicated on map  **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds  ***Grants may include cost-sharing participation from county, regional, state, or federal sources  **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</small>					<small>% of Project Funded by Impact Fees</small> <b>42.55%</b>

**Impact Fee Semiannual Report  
Active Water/Wastewater Capital Improvements Plan  
Project Summary Sheet**

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
Stacy Road Elevated Storage Tank		WA5019	4		
Project Description				Estimated Completion	
3 million gallon elevated storage tank located south of Silverado; east of Alma				Jun-2017	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 440,000	\$ -	\$ -	\$ -	\$ 310,000	\$ 750,000
Funding Sources (FY10-11)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 4,365,000	\$ -	\$ -	\$ -	\$ 4,365,000
					<b>GRAND TOTAL</b>
					\$ 5,115,000
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees
					8.60%

**Impact Fee Semiannual Report  
Active Water/Wastewater Capital Improvements Plan  
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
Ridge Road Elevated Storage Tank		WA5067	5		
Project Description				Estimated Completion	
2 million gallon tank and 3,550 LF of 24" water line along Ridge Road from Wilmeth to elevated storage tank site				Jun-2015	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 530,000	\$ 350,000	\$ -	\$ -	\$ -	\$ 880,000
Funding Sources (FY10-11)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 80,000	\$ 8,490,000	\$ -	\$ -	\$ -	\$ 8,570,000
					<b>GRAND TOTAL</b>
					<b>\$ 9,450,000</b>
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees <b>6.46%</b>

**Impact Fee Semiannual Report  
Active Water/Wastewater Capital Improvements Plan  
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
US 380 Water Main - 920 Pressure Plane Connection - West		WA6011	6		
Project Description				Estimated Completion	
1,700 LF of 66" and 700 LF of 48" water main from University Pump Station to Stonebridge, and 3,550 LF of 30" water main from Stonebridge to Custer				Nov-2011	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 4,550,000	\$ -	\$ -	\$ -	\$ 4,550,000
Funding Sources (FY10-11)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,000,000	\$ (1,000,000)	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 4,550,000</b>
*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.					% of Project Funded by Impact Fees <b>21.98%</b>

**Impact Fee Semiannual Report  
Active Water/Wastewater Capital Improvements Plan  
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
Hardin Boulevard Elevated Storage Tank		WA9117	7		
Project Description				Estimated Completion	
2 million gallon elevated storage tank located near the intersection of Hardin Blvd. and Virginia Pky. 1,300 LF of 24" water line and 340 LF of 16" water line				Jan-2013	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 1,025,000	\$ -	\$ -	\$ 4,179,955	\$ 5,204,955
Funding Sources (FY10-11)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 249,995	\$ 552,000	\$ -	\$ -	\$ -	\$ 801,995
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 6,006,950</b>
<p><i>*Map ID numbers are indicated on map</i>  <i>**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds</i>  <i>***Grants may include cost-sharing participation from county, regional, state, or federal sources</i>  <i>**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i></p>					<p><i>% of Project Funded by Impact Fees</i>  <b>4.16%</b></p>

SEMIANNUAL REPORT

**Impact Fee Semiannual Report  
Active Water/Wastewater Capital Improvements Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*			
Airport Sewer Phase II	WW2041	8			
<b>Project Description</b>		<b>Estimated Completion</b>			
Extend 6,500 LF of 15" sewer at Airport to NTMWD East Fork Interceptor and take Airport's lift station out of service		Apr-2011			
<b>Funding Sources (Previous Years)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 100,000	\$ 750,000	\$ -	\$ -	\$ 430,000	\$ 1,280,000
<b>Funding Sources (FY10-11)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ (387,000)	\$ (387,000)
<b>Funding Sources (Future Years)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 893,000</b>
<i>*Map ID numbers are indicated on map  **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds  ***Grants may include cost-sharing participation from county, regional, state, or federal sources  **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					<b>% of Project Funded by Impact Fees</b> <b>11.20%</b>

**Impact Fee Semiannual Report  
Active Water/Wastewater Capital Improvements Plan  
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*			
Undesignated Oversize Participation - Sewer 2012		WW2219	NA			
Project Description			Estimated Completion			
Oversize participation with developers (city-wide)			NA			
Funding Sources (Previous Years)						
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Funding Sources (FY10-11)						
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL	
\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	
Funding Sources (Future Years)						
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
					<b>GRAND TOTAL</b>	
					\$ 300,000	
					<b>% of Project Funded by Impact Fees</b>	
					100.00%	
<small>*Map ID numbers are indicated on map  **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds  ***Grants may include cost-sharing participation from county, regional, state, or federal sources  **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</small>						



## F. Appendix

Land Use Assumptions

Capital Improvements Plan for Roadway Impact Fees

Capital Improvements Plan for Water/Wastewater Impact Fees

Roadway Impact Fee Schedule A

Roadway Impact Fee Schedule B

Roadway Impact Fee Schedule C

Utility Impact Fee Schedule