

Semiannual Report
Mid Fiscal Year 11-12
Progress of the Capital Improvements Plan for
Roadway and Utility Impact Fees

June 2012



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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 6/12/12 AGENDA ITEM #11-166M*

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Ross Altobelli, Senior Long Range Planner

FROM: Arrie Mitchell, 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 July 17, 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 end-of-year report for the 2010-2011 fiscal year was presented at the Planning and Zoning Commission meeting on December 13, 2011 and accepted by City Council on January 3, 2012.

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 March 2011 to March 2012, the Construction Cost Index in the Dallas area increased 1.7% as compared to the National Average, which increased 2.2% during the same period. (Source: Construction Cost Index at www.enr.com).

From March 2011 to March 2012, the Consumer Price Index (CPI) shows that annual inflation increased 2.7%. During the same period, the core CPI, which excludes volatile food and energy prices, rose 2.3%. (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 occurred 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 11-12)

| 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 | \$998,082 | \$72,629 | (\$15,090) | \$1,057,771 | \$0 | \$1,057,771 |
| D | \$902,872 | \$0 | (\$3,100) | \$901,610 | \$0 | \$901,610 |
| E | \$42,265 | \$3,100 | (\$3,100) | \$42,354 | \$0 | \$42,354 |
| F | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G | \$560,861 | \$93,490 | (\$2,009) | \$653,634 | \$0 | \$653,634 |
| H | \$75,410 | \$763,458 | (\$4,237) | \$836,138 | \$0 | \$836,138 |
| I | \$783,117 | \$281,551 | (\$10,800) | \$1,055,911 | \$0 | \$1,055,911 |
| J | \$531,074 | \$124,602 | (\$39,724) | \$617,201 | \$0 | \$617,201 |
| K | \$130,002 | \$82,364 | (\$8,263) | \$204,490 | \$0 | \$204,490 |
| L | \$50,727 | \$0 | (\$50,726) | \$1 | \$0 | \$1 |
| M | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Unknown | \$0 | \$0 | \$0 | \$0 | (\$600,000) | (\$600,000) |
| TOTAL | \$4,074,410 | \$1,421,194 | (\$137,049) | \$5,369,111 | (\$600,000) | \$4,769,111 |

- YTD – Year to Date (includes funds for the fiscal year which is October 2011 to September 2012)
- 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
- Totals as of 3/31/2012

Utility Impact Fees Fund Activity (FY 11-12)

| Utility Impact Fee Account | Beginning LTD Balance | Fees Collected YTD | Transfers Out to/In from Projects/ Refunds YTD | Interest YTD | Available Funds LTD |
|----------------------------|-----------------------|--------------------|--|----------------|---------------------|
| Water | \$1,767,328 | \$935,892 | (\$47,931) | \$6,818 | \$2,662,107 |
| Wastewater | \$936,797 | \$120,385 | (\$10,734) | \$2,782 | \$1,049,230 |
| Total | \$2,704,125 | \$1,056,277 | (\$58,665) | \$9,600 | \$3,711,337 |

- YTD – Year to Date (includes funds for the fiscal year which is October 2011 to September 2012)
- LTD – Live to Date (includes balance funds from previous years)
- As of February 2009, Water and Wastewater Impact Fees are received into separate accounts
- Totals as of 3/31/2012

CIP PROJECT STATUS (FY 2011-2012)

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 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) |
| TOTAL | \$2,051,873 | \$2,004,235 | (\$2,150) | \$4,074,407 | (\$600,000) | \$3,474,407 |

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 |
| Total | \$2,535,105 | \$1,578,350 | (\$1,430,064) | \$20,734 | \$2,704,125 |

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) |
| TOTAL | \$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 |
| Total | \$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) |
| TOTAL | \$6,315,770 | \$2,319,200 | (\$2,806,007) | \$5,887,217 | (\$5,850,000) | \$37,217 |

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 |
| Total | \$1,974,104 | \$1,449,498 | (\$1,351,606) | \$11,130 | \$2,083,127 |

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) |
| TOTAL | \$5,952,477 | \$2,695,671 | (\$3,573,872) | \$5,230,774 | (\$3,812,828) | \$1,417,946 |

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) |
| TOTAL | \$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) |
| Total | \$6,044,423 | \$4,437,250 | (\$4,749,360) | \$6,056,765 | (\$2,219,524) | \$3,837,241 |

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 |
| Total | \$6,112,828 | \$3,308,736 | (\$293,296) | \$6,044,423 | (\$2,023,896) | \$4,020,527 |

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 2011-2012 Roadway and Utility Projects List](#)
- [CIP FY 2011-2012 Roadway Projects Map](#)
- [CIP FY 2011-2012 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
June 12, 2012

IMPACT FEE
SEMIANNUAL REPORT (Mid Fiscal Year 11-12)



SEMIANNUAL REPORT 2012

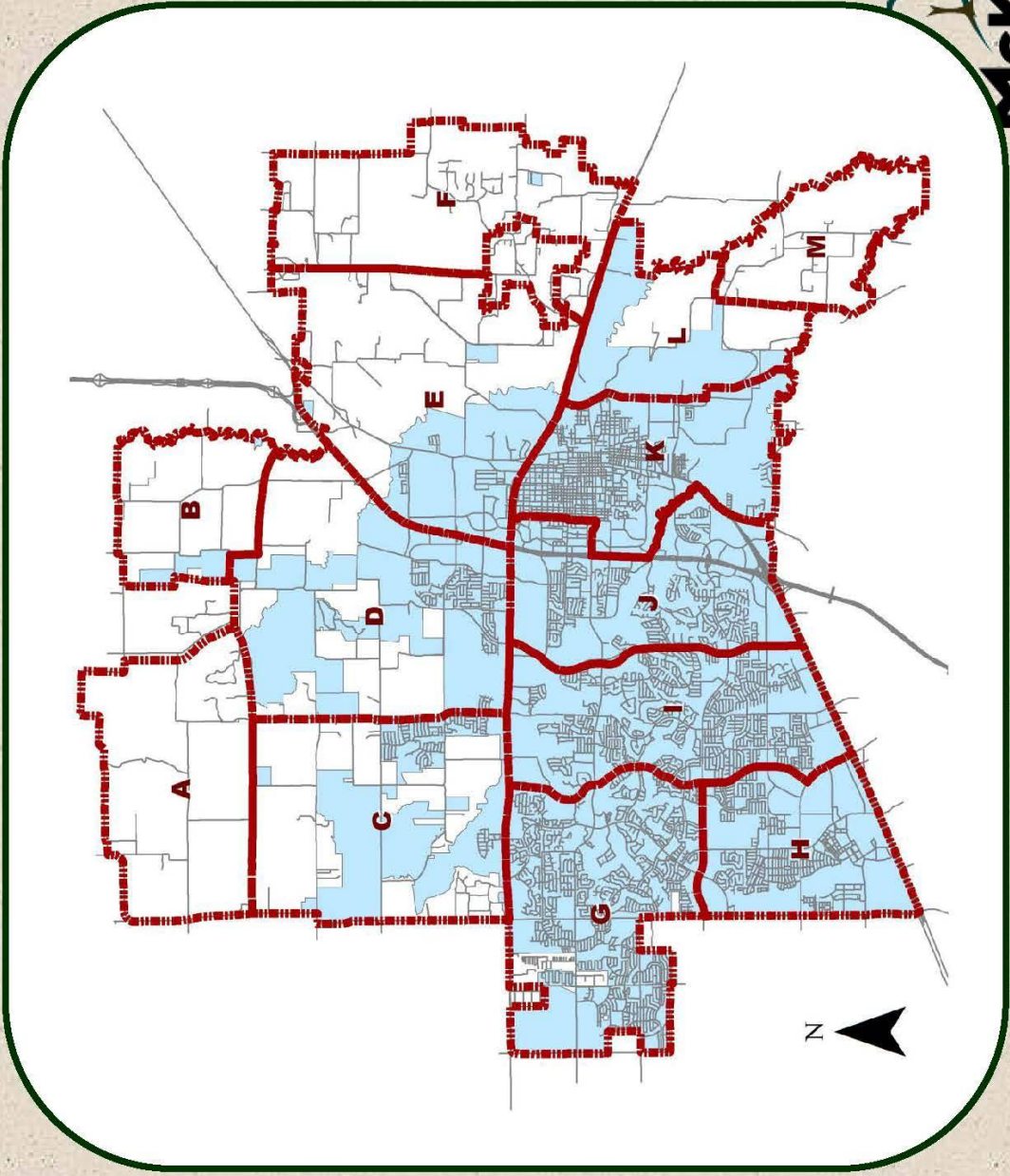
- **The semiannual report was last presented at the Planning and Zoning Commission meeting on December 13, 2011.**
- **The Semiannual Report is required to:**
 - Report the progress of the Capital Improvements Plan, and
 - Report any perceived inequities in Capital Improvements Plan implementation
- **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 2012

- 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



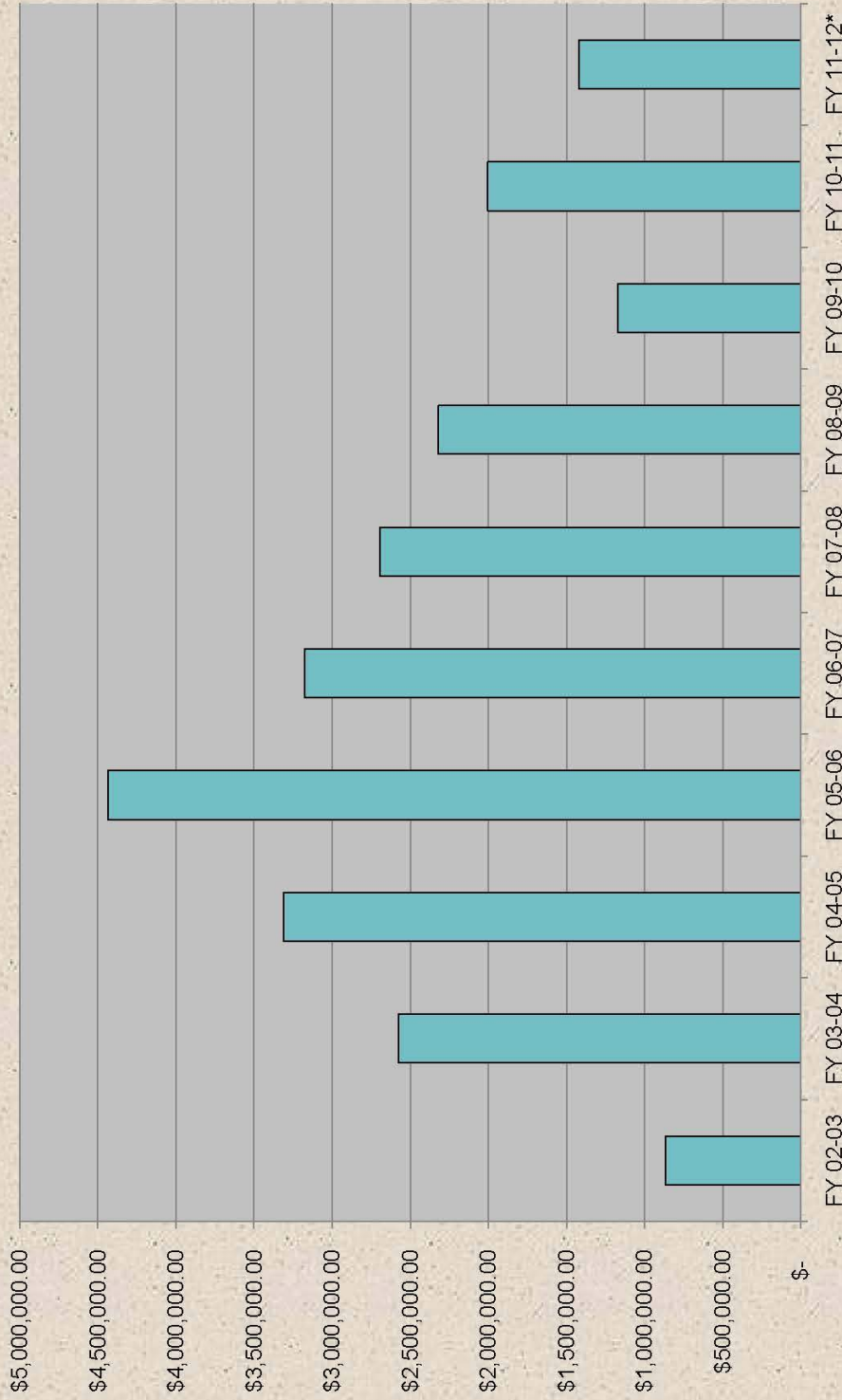
Roadway Impact Fees Fund Activity (FY 11-12)

| 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 | \$998,082 | \$72,629 | (\$15,090) | \$1,057,771 | \$0 | \$1,057,771 |
| D | \$902,872 | \$0 | (\$3,100) | \$901,610 | \$0 | \$901,610 |
| E | \$42,265 | \$3,100 | (\$3,100) | \$42,354 | \$0 | \$42,354 |
| F | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| G | \$560,861 | \$93,490 | (\$2,009) | \$653,634 | \$0 | \$653,634 |
| H | \$75,410 | \$763,458 | (\$4,237) | \$836,138 | \$0 | \$836,138 |
| I | \$783,117 | \$281,551 | (\$10,800) | \$1,055,911 | \$0 | \$1,055,911 |
| J | \$531,074 | \$124,602 | (\$39,724) | \$617,201 | \$0 | \$617,201 |
| K | \$130,002 | \$82,364 | (\$8,263) | \$204,490 | \$0 | \$204,490 |
| L | \$50,727 | \$0 | (\$50,726) | \$1 | \$0 | \$1 |
| M | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Unknown | \$0 | \$0 | \$0 | \$0 | (\$600,000) | (\$600,000) |
| TOTAL | \$4,074,410 | \$1,421,194 | (\$137,049) | \$5,369,111 | (\$600,000) | \$4,769,111 |

- YTD – Year to Date (includes funds for the fiscal year which is October 2011 to September 2012)
- LTD – Live to Date (includes balance funds from previous years)
- Unknown is allocated to future projects (such as signalization improvements) whose specific locations have not yet been determined.
- Totals as of 3-31-2012

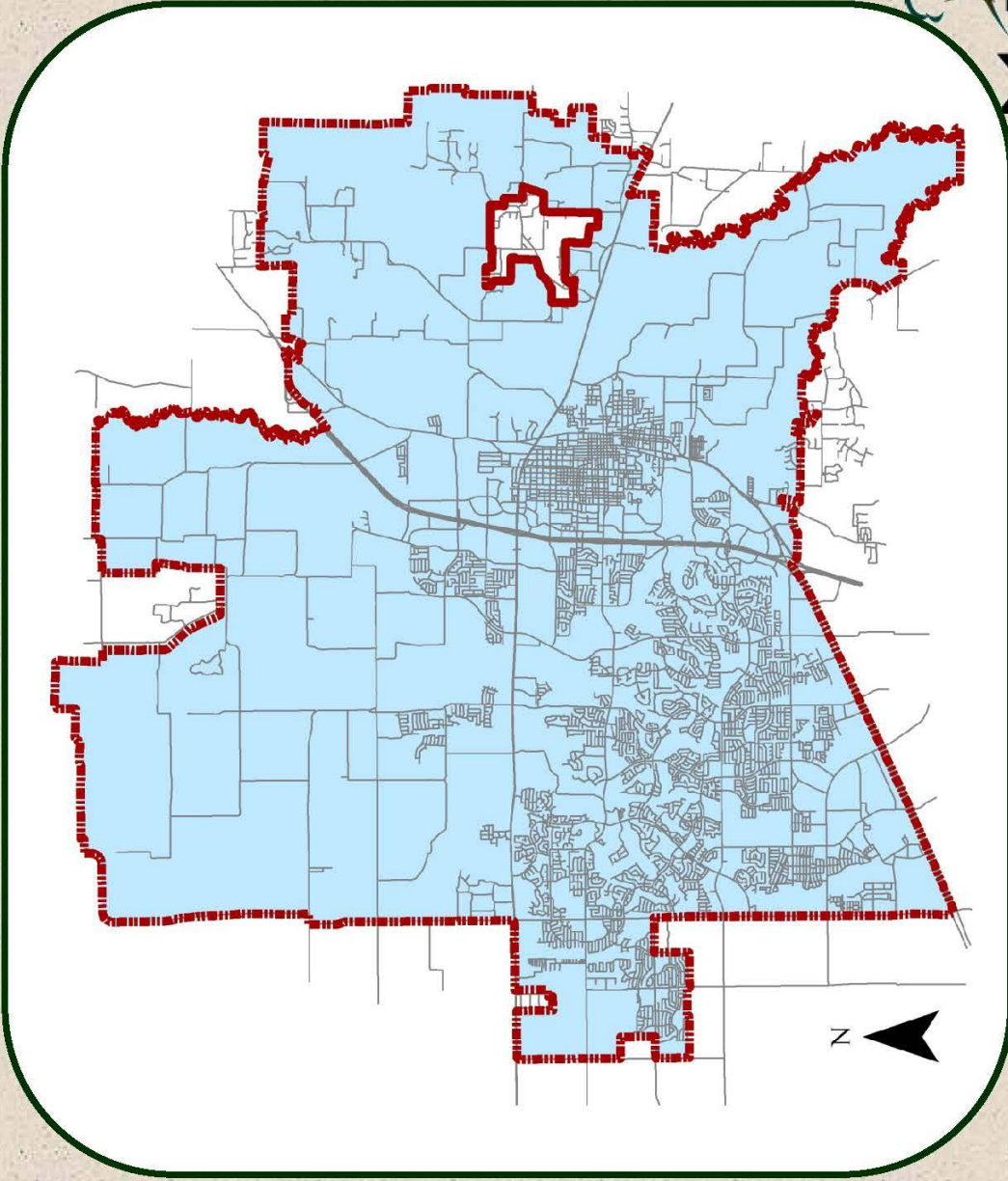


Roadway Impact Fees Collected



*Total as of 3-31-2012

UTILITY SERVICE AREA MAP



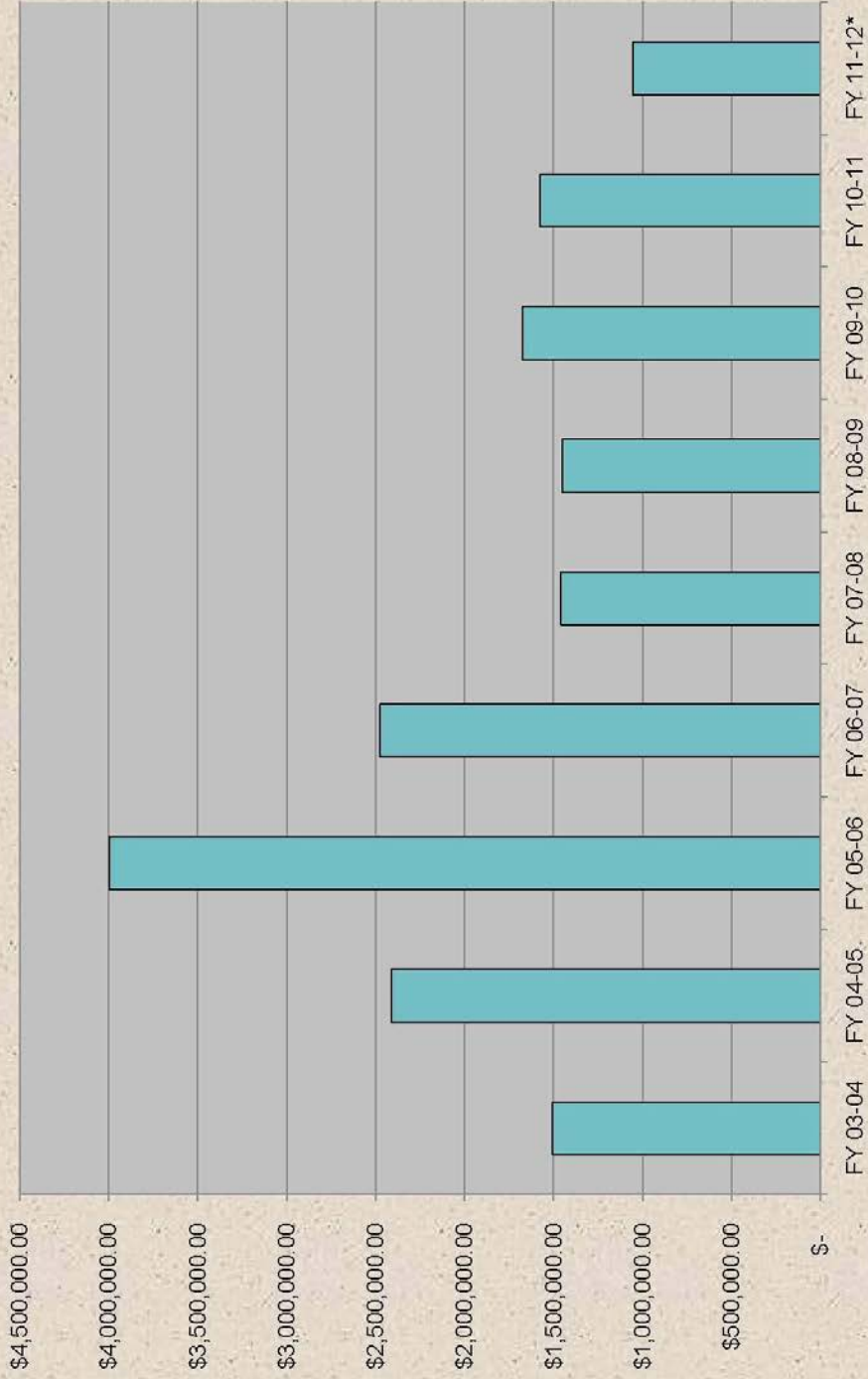
Utility Impact Fees Fund Activity (FY 11-12)

| Utility Impact Fee Account | Beginning LTD Balance | Fees Collected YTD | Transfers Out to/in from Projects/ Refunds YTD | Interest YTD | Available Funds LTD |
|----------------------------|-----------------------|--------------------|--|----------------|---------------------|
| Water | \$1,767,328 | \$935,892 | (\$47,931) | \$6,818 | \$2,662,107 |
| Wastewater | \$936,797 | \$120,385 | (\$10,734) | \$2,782 | \$1,049,230 |
| Total | \$2,704,125 | \$1,056,277 | (\$58,665) | \$9,600 | \$3,711,337 |

- YTD – Year to Date (includes funds for the fiscal year which is October 2011 to September 2012)
- LTD – Live to Date (includes balance funds from previous years)
- As of February 2009, water and wastewater impact fees are received into separate accounts
- Totals as of 3-31-2012



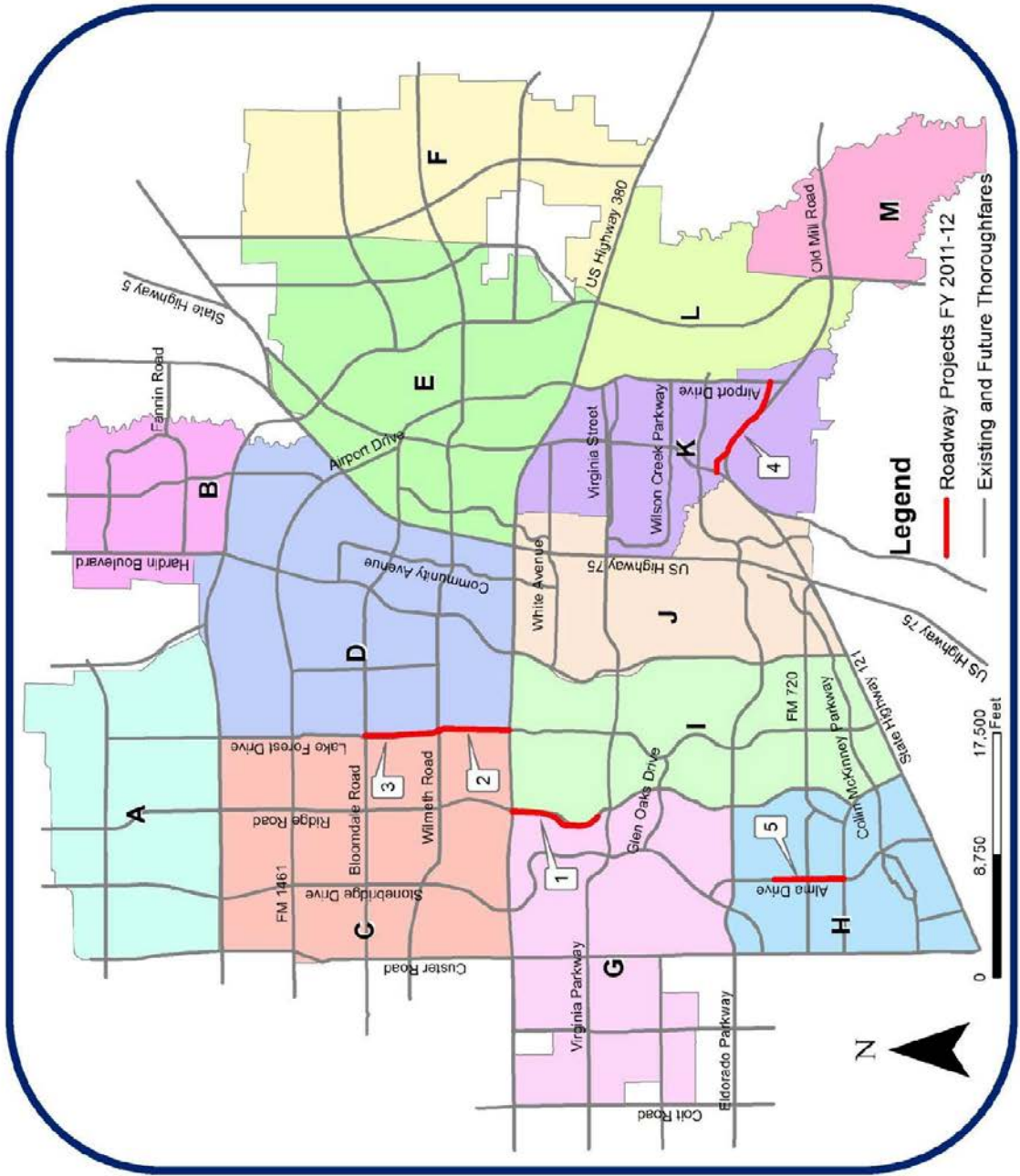
Utility Impact Fees Collected



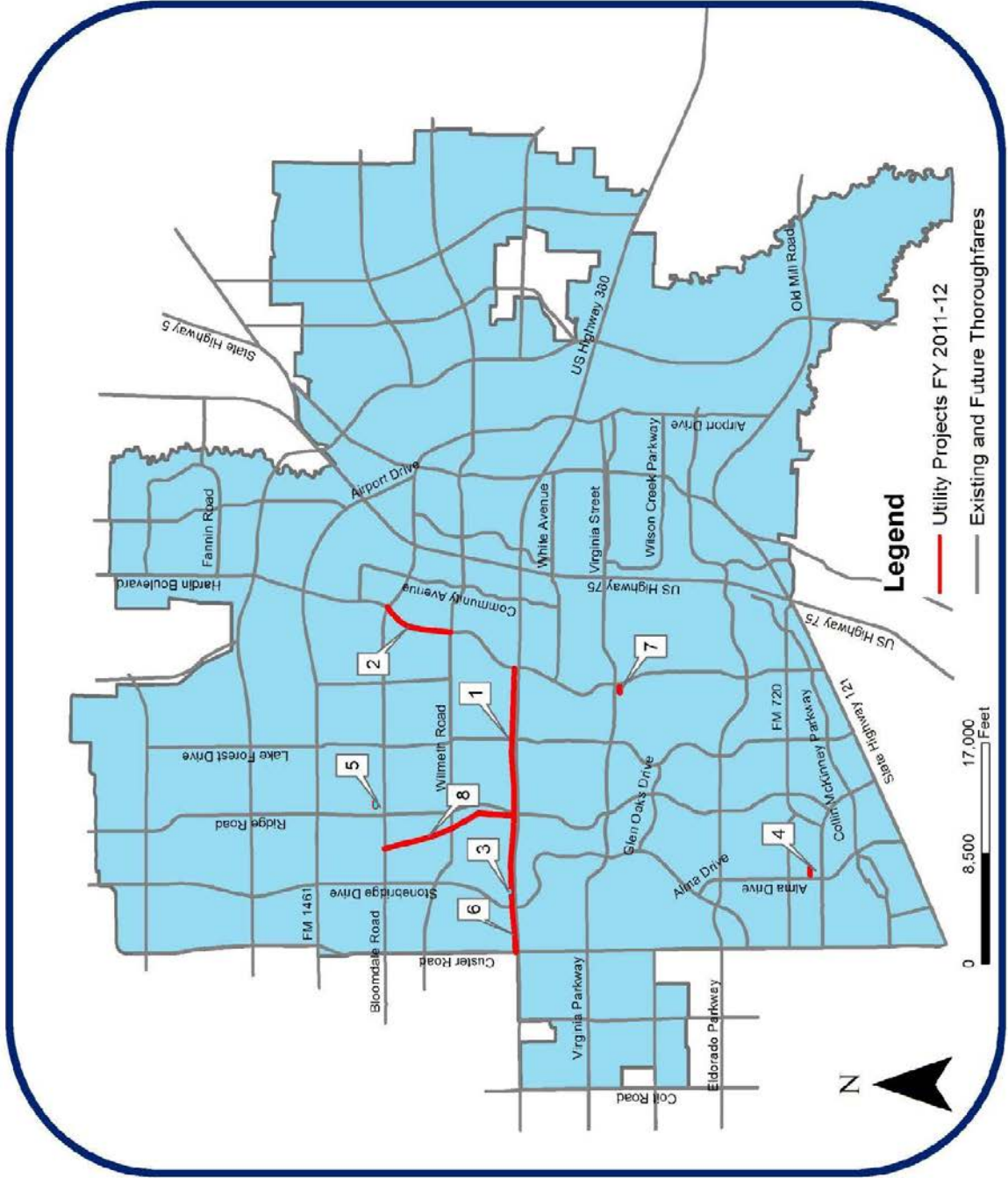
*Total as of 3-31-2012



ACTIVE ROADWAY IMPACT FEE PROJECTS - FY 2011-12



ACTIVE UTILITY IMPACT FEE PROJECTS - FY 2011-12



E. CIP Roadway & Utility Improvements Project List FY 11-12

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 | | |
| Project Description | | | | Estimated Completion | |
| Construct 5,600 feet of four-lane roadway | | | | Feb-2012 | |
| Funding Sources (Previous Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 1,403,333 | \$ 1,347,860 | \$ 2,055,908 | \$ 94,492 | \$ 1,058,418 | \$ 5,960,011 |
| Funding Sources (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 651,814 | \$ (797,048) | \$ 366,320 | \$ - | \$ (1,058,417) | \$ (837,331) |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | GRAND TOTAL |
| | | | | | \$ 5,122,680 |
| *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 |
| | | | | | 40.12% |

SEMIANNUAL REPORT

**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) | | | | Jul-2012 | |
| Funding Sources (Previous Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 1,175,786 | \$ 509,429 | \$ 2,900,000 | \$ 1,228,339 | \$ 50,000 | \$ 5,863,554 |
| Funding Sources (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 523,404 | \$ (509,429) | \$ - | \$ - | \$ (50,000) | \$ (36,025) |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | GRAND TOTAL |
| | | | | | \$ 5,827,529 |
| <p>*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.</p> | | | | | <p>% of Project Funded by Impact Fees 29.16%</p> |

SEMIANNUAL REPORT

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

SEMIANNUAL REPORT

| Project Name | | CIP Project Number | Map ID Number* | | |
|--|--------------|--------------------|-------------------------|----------------------|--|
| Lake Forest Extension (Wilmett - 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 |
| \$ 92,540 | \$ 1,060,397 | \$ 170,000 | \$ - | \$ 165,289 | \$ 1,488,226 |
| Funding Sources (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ (374,226) | \$ (170,000) | \$ - | \$ - | \$ (544,226) |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 1,380,000 | \$ - | \$ 2,310,000 | \$ - | \$ - | \$ 3,690,000 |
| | | | | | GRAND TOTAL |
| | | | | | \$ 4,634,000 |
| <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> | | | | | % of Project Funded by Impact Fees 31.78% |

**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 | 4 | | |
| 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 | | | | Dec-2012 | |
| Funding Sources (Previous Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 740,000 | \$ - | \$ 500,000 | \$ - | \$ 510,000 | \$ 1,750,000 |
| Funding Sources (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ (500,000) | \$ (500,000) |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | GRAND TOTAL |
| | | | | | \$ 1,250,000 |
| *Map ID numbers are indicated on map | | | | | % of Project Funded by Impact Fees |
| **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds | | | | | 59.20% |
| ***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. | | | | | |

SEMIANNUAL REPORT

**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 | 5 | | | |
| 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 |
| \$ 247,493 | \$ 1,152,507 | \$ - | \$ - | \$ - | \$ 1,400,000 |
| Funding Sources (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 682,000 | \$ (515,676) | \$ 1,523,676 | \$ - | \$ 410,000 | \$ 2,100,000 |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | GRAND TOTAL |
| | | | | | \$ 3,500,000 |
| <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> | | | | | % of Project Funded by Impact Fees 26.56% |

**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 | | | | Feb-2012 | |
| 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 (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ (800,000) | \$ (800,000) |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | GRAND TOTAL |
| | | | | | \$ 6,700,000 |
| <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> | | | | | % of Project Funded by Impact Fees 25.82% |

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 | | |
| Project Description | | | | Estimated Completion | |
| Participate in constructing 5,700 LF of 36" water line along Hardin from Wilmeth to Bloomdale in two 2,850' phases | | | | NA | |
| Funding Sources (Previous Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 600,000 | \$ 650,000 | \$ - | \$ - | \$ 150,000 | \$ 1,400,000 |
| Funding Sources (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | GRAND TOTAL |
| | | | | | \$ 1,400,000 |
| <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> | | | | | % of Project Funded by Impact Fees 42.86% |

SEMIANNUAL REPORT

**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 |
| \$ 650,000 | \$ - | \$ - | \$ - | \$ - | \$ 650,000 |
| | | | | | |
| Funding Sources (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | GRAND TOTAL |
| | | | | | \$ 650,000 |
| <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> | | | | | % of Project Funded by Impact Fees |
| | | | | | 100.00% |

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 (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | GRAND TOTAL |
| | | | | | \$ 2,350,000 |
| <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> | | | | | % of Project Funded by Impact Fees 42.55% |

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

| 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 (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ 10,250,000 | \$ - | \$ - | \$ - | \$ 10,250,000 |
| | | | | | GRAND TOTAL |
| | | | | | \$ 11,000,000 |
| <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> 4.00% |

**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 | | N.A. | | | |
| Funding Sources (Previous Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 530,000 | \$ 350,000 | \$ - | \$ - | \$ - | \$ 880,000 |
| Funding Sources (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 80,000 | \$ 8,540,000 | \$ - | \$ - | \$ - | \$ 8,620,000 |
| | | | | | GRAND TOTAL |
| | | | | | \$ 9,500,000 |
| <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> | | | | | % of Project Funded by Impact Fees 6.42% |

**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 | Feb-2012 | | | | |
| | | | | | |
| Funding Sources (Previous Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 1,000,000 | \$ 3,550,000 | \$ - | \$ - | \$ - | \$ 4,550,000 |
| | | | | | |
| Funding Sources (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ (620,000) | \$ - | \$ - | \$ - | \$ (620,000) |
| | | | | | |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | GRAND TOTAL |
| | | | | | \$ 3,930,000 |
| *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 25.45% |

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

SEMIANNUAL REPORT

| 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 | | | | Jul-2013 | |
| Funding Sources (Previous Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 249,995 | \$ 1,577,000 | \$ - | \$ - | \$ 4,179,955 | \$ 6,006,950 |
| Funding Sources (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | GRAND TOTAL |
| | | | | | \$ 6,006,950 |
| <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> 4.16%</p> |

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

SEMIANNUAL REPORT

| Project Name | | CIP Project Number | Map ID Number* | | |
|--|---------|--------------------|-------------------------|----------------------|--|
| Undesignated Oversize Participation - Sewer 2012-2013 | | WW2220 | NA | | |
| | | | | | |
| Project Description | | | | Estimated Completion | |
| Oversize participation with developers (city-wide) | | | | NA | |
| | | | | | |
| Funding Sources (Previous Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ 51,491 | \$ 51,491 |
| | | | | | |
| Funding Sources (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 248,509 | \$ - | \$ - | \$ - | \$ - | \$ 248,509 |
| | | | | | |
| | | | | | GRAND TOTAL |
| | | | | | \$ 300,000 |
| | | | | | |
| <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> | | | | | % of Project Funded by Impact Fees 82.84% |

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

| Project Name | | CIP Project Number | Map ID Number* | | |
|--|------------|--------------------|-------------------------|-----------------------------|---|
| Oversize Participation Bloomdale (Tucker Hill) | | WW8116 | 8 | | |
| Project Description | | | | Estimated Completion | |
| Installation of 24' sewer line @ 10500' | | | | NA | |
| Funding Sources (Previous Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Funding Sources (FY11-12) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ 51,491 | \$ 774,509 | \$ - | \$ - | \$ 1,174,000 | \$ 2,000,000 |
| Funding Sources (Future Years) | | | | | |
| Impact Fees | Bonds** | Grants*** | Developer Contributions | Other**** | TOTAL |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | GRAND TOTAL |
| | | | | | \$ 2,000,000 |
| <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> | | | | | % of Project Funded by Impact Fees 2.57% |

SEMIANNUAL REPORT

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