

**EXHIBIT “A”**

**SEMIANNUAL REPORT**

Semiannual Report  
Mid-Year 21-22  
Progress of the Capital Improvements Plan for  
Roadway and Utility Impact Fees

June 2022



**Table of Contents**

**A. Executive Summary ..... 1**  
**B. CIAC Staff Report ..... 2**  
**C. CIAC Meeting Minutes ..... 9**  
**D. CIAC PowerPoint Presentation ..... 13**  
**E. Active Roadway and Utility Impact Fee CIP Projects ..... 25**  
**F. Appendix (available in City Secretary’s Office)..... 46**

Land Use Assumptions

Capital Improvements Plan for Roadway Impact Fees

Capital Improvements Plan for Water/Wastewater Impact Fees

Roadway Impact Fee Schedule 1 Table A

Roadway Impact Fee Schedule 1 Table B

Utility Impact Fee Schedules

## A. Executive Summary

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

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

## B. Capital Improvements Advisory Committee Commission Staff Report

### ..Title

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

### ..Summary

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

**MEETING DATE:** May 10, 2022

**DEPARTMENT:** Planning Department

**CONTACT:** Aaron Bloxham, Principal Planner

**APPROVAL PROCESS:** The recommendation and minutes from the Capital Improvements Advisory Committee meeting will be forwarded to the City Council on June 7, 2022.

**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 2022 mid-year semiannual report on the progress of the Capital Improvements Plan for roadway and utility impact fees as required by Chapter 395 of the Texas Local Government Code. Staff has established a schedule of presenting the semiannual report at the mid-point of the fiscal year as well as at the end of the fiscal year (the fiscal year being October to September). The 2021 end-of-the-year report was presented at the Capital Improvements Advisory Committee meeting on December 14, 2021 and accepted by City Council on January 4, 2022.

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

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

**(4) File semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and**

(5) Advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

**Semiannual Report**

The Capital Improvements Plan used for this semiannual report was adopted on December 1, 2020 as part of the 2019 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 Capital Improvements Advisory Committee meeting report from the public hearing, its attachments and meeting minutes will be filed by City Council as the semiannual report.**

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

**Construction Costs and Consumer Price Index**

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

From March 2021 to March 2022, the Construction Cost Index in the Dallas area increased 18.6%. From the time of the report’s adoption (December 2020) the Construction Cost Index in the Dallas area increased 21.5% (Source: Construction Cost Index at www.enr.com).

From March 2021 to March 2022, the Dallas-Fort Worth-Arlington area Consumer Price Index (CPI) increased 8.5%. During the same period, the core CPI, which excludes volatile food and energy prices, increased 6.5% (Source: US Department of Labor, Bureau of Labor Statistics). According to the Bureau of labor statistics, this has been the largest annual increase since the period ending December 1981.

**Roadway Impact Fees Fund Activity (MY 21-22)**

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$47,809	\$0	\$47,809	\$0	\$47,809
C	\$751,990	\$314,430	(\$650,000)	\$416,420	\$0	\$416,420
D	\$291,446	\$3,972,015	\$0	\$4,263,461	\$0	\$4,263,461
E	\$248,719	\$911,370	\$0	\$1,160,089	\$0	\$1,160,089
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$60,061	\$0	(\$50,000)	\$10,061	\$0	\$10,061
H	\$462,163	\$100,626	(\$450,000)	\$112,789	\$0	\$112,789
I	\$753,920	\$774,424	\$0	\$1,528,344	\$0	\$1,528,344

J	\$1,429,389	\$34,997	(\$1,000,000)	\$464,386	\$0	\$464,386
K	\$2,586,903	\$141,778	(\$700,000)	\$2,028,681	\$0	\$2,028,681
L	\$54,932	\$511,040	(\$50,000)	\$515,972	\$0	\$515,972
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$6,639,521</b>	<b>\$6,808,489</b>	<b>(\$2,900,000)</b>	<b>\$10,548,010</b>	<b>\$0</b>	<b>\$10,548,010</b>

- Totals as of 3/31/2022
- YTD - Year to Date (includes funds for the fiscal year which is October 2021 to September 2022)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.

**Utility Impact Fees Fund Activity (MY 21-22)**

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects	Allocated to Future Projects	Available Funds LTD
<b>Water</b>	\$3,274,854	\$2,301,094	(\$3,200,000)	\$0	\$2,375,948
<b>Wastewater</b>	\$972,670	\$1,506,603	(\$730,813)	\$0	\$1,748,460
<b>Total</b>	<b>\$4,247,524</b>	<b>\$3,807,696</b>	<b>(\$3,930,813)</b>	<b>\$0</b>	<b>\$4,124,408</b>

- Totals as of 3/31/2022
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD - Year to Date (includes funds for the fiscal year which is October 2021 to September 2022)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

**CIP PROJECT STATUS (FY 2021-2022)**

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

**SUMMARY OF PREVIOUS FISCAL YEARS**

**Roadway Impact Fees Fund Activity (EOY 20-21)**

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
<b>A</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>B</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>C</b>	\$2,266,059	\$789,899	(\$2,200,000)	\$855,958	(\$650,000)	\$205,958
<b>D</b>	\$419,568	\$771,877	(\$900,000)	\$291,446	\$0	\$291,446
<b>E</b>	\$1,720,075	\$28,644	(\$1,500,000)	\$248,719	(\$200,000)	\$48,719
<b>F</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>G</b>	\$290,963	\$69,098	(\$300,000)	\$60,061	\$0	\$60,061
<b>H</b>	\$508,991	\$503,172	(\$550,000)	\$462,163	\$0	\$462,163
<b>I</b>	\$1,085,940	\$491,416	(\$823,437)	\$633,943	\$0	\$633,943
<b>J</b>	\$2,662,962	\$538,677	(\$1,772,250)	\$1,401,639	(\$1,000,000)	\$401,639

K	\$2,635,806	\$351,096	(\$400,000)	\$2,586,903	(\$700,000)	\$1,886,903
L	\$54,932	\$0	\$0	\$54,932	(\$50,000)	\$4,932
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$11,645,295</b>	<b>\$3,543,880</b>	<b>(\$8,445,687)</b>	<b>\$6,595,762</b>	<b>(\$2,600,000)</b>	<b>\$3,995,762</b>

Note: Fiscal Year Totals as of September 30, 2021

**Utility Impact Fees Fund Activity (EOY 20-21)**

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects	Allocated to Future Projects	Available Funds LTD
Water	\$4,803,243	\$2,171,612	(\$3,700,000)	\$0	\$3,274,854
Wastewater	\$664,031	\$308,639	\$0	\$0	\$972,670
<b>Total</b>	<b>\$5,467,274</b>	<b>\$2,480,251</b>	<b>(\$3,700,000)</b>	<b>\$0</b>	<b>\$4,247,524</b>

Note: Fiscal Year Totals as of September 30, 2021

**Roadway Impact Fees Fund Activity (FY 19-20)**

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

Note: Fiscal Year Totals as of September 30, 2020

**Utility Impact Fees Fund Activity (FY 19-20)**

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

Note: Fiscal Year Totals as of September 30, 2020

**Roadway Impact Fees Fund Activity (FY18-19)**

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$1,393,412	\$391,401	\$0	\$1,784,813	\$0	\$1,784,813
D	\$1,031,171	\$100,810	(\$1,000,000)	\$131,981	\$0	\$131,981
E	\$238,160	\$54,198	(\$162,669)	\$129,689	\$0	\$129,689
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$959,670	\$188,416	(\$700,000)	\$448,086	(\$300,000)	\$148,086
H	\$582,457	\$211,475	(\$500,000)	\$293,933	\$0	\$293,933
I	\$5,722,023	\$743,643	(\$1,276,408)	\$5,189,258	(\$4,700,000)	\$489,258
J	\$1,270,480	\$781,584	\$127,293	\$2,179,356	\$0	\$2,179,356
K	\$251,465	\$527,646	\$0	\$779,111	(\$350,000)	\$429,111
L	\$1	\$5,531	\$0	\$5,532	\$0	\$5,532
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$11,448,838</b>	<b>\$3,004,705</b>	<b>(\$3,511,784)</b>	<b>\$10,941,759</b>	<b>(\$5,350,000)</b>	<b>\$5,591,759</b>

Note: Fiscal Year Totals as of September 30, 2019

**Utility Impact Fees Fund Activity (FY18-19)**

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

Note: Fiscal Year Totals as of September 30, 2019

**Roadway Impact Fees Fund Activity (FY17-18)**

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

Note: Fiscal Year Totals as of September 30, 2018



**Utility Impact Fees Fund Activity (FY 17-18)**

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

*Note: Fiscal Year Totals as of September 30, 2018*

### C. Capital Improvements Advisory Committee Meeting Minutes

**22-0004M** Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees.

Mr. Aaron Bloxham, Principal 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. 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. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Committee Member Kuykendall, seconded by Committee Member Wattley, the Committee unanimously voted to close the public hearing and recommend filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees, with a vote of 6-0-0. Chairman Cox stated that this item will be forwarded to the City Council meeting on June 7, 2022.

D. Capital Improvements Advisory Committee PowerPoint Presentation

Impact Fee Semiannual Report

(Fiscal Year 2021-2022)

**22-0004M**

## Semiannual Report: Mid-Year FY 2022

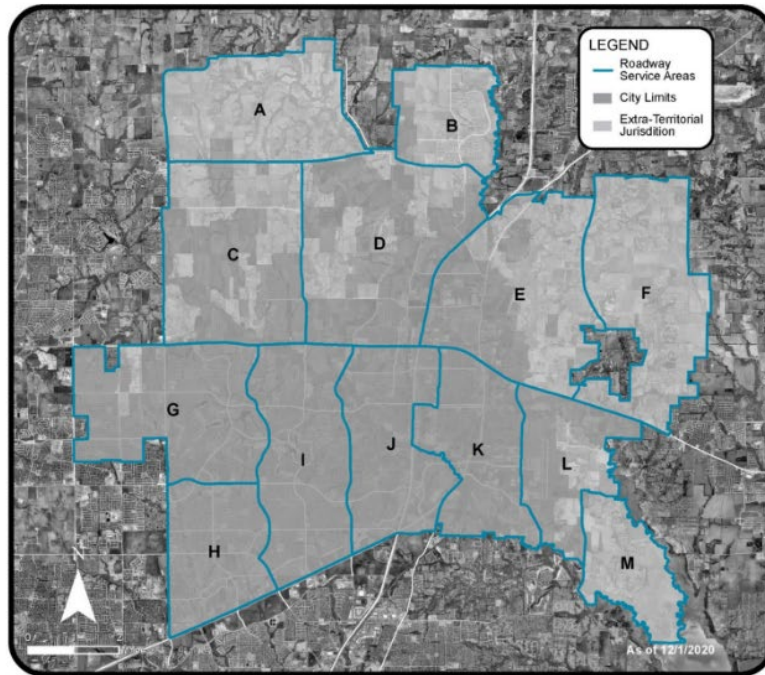
- **The Semiannual Report was last presented at the Capital Improvement Advisory Committee meeting on December 14, 2021.**
- **The Semiannual Report is required to:**
  - Report the progress of the Capital Improvements Plan
  - Report any perceived inequities in the Capital Improvements Plan implementation
- **The City of McKinney Semiannual Report includes:**
  - A summary of total Roadway and Utility Impact Fee funds collected, transferred, and available for capital improvement programs
  - A list of active capital improvement projects for which impact fees have been allocated



## Semiannual Report 2020 – 2021

- **The Capital Improvements Plan used for the Semiannual Report was adopted on December 1, 2020 (as part of the 2019 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 Impact Fee Service Area Map



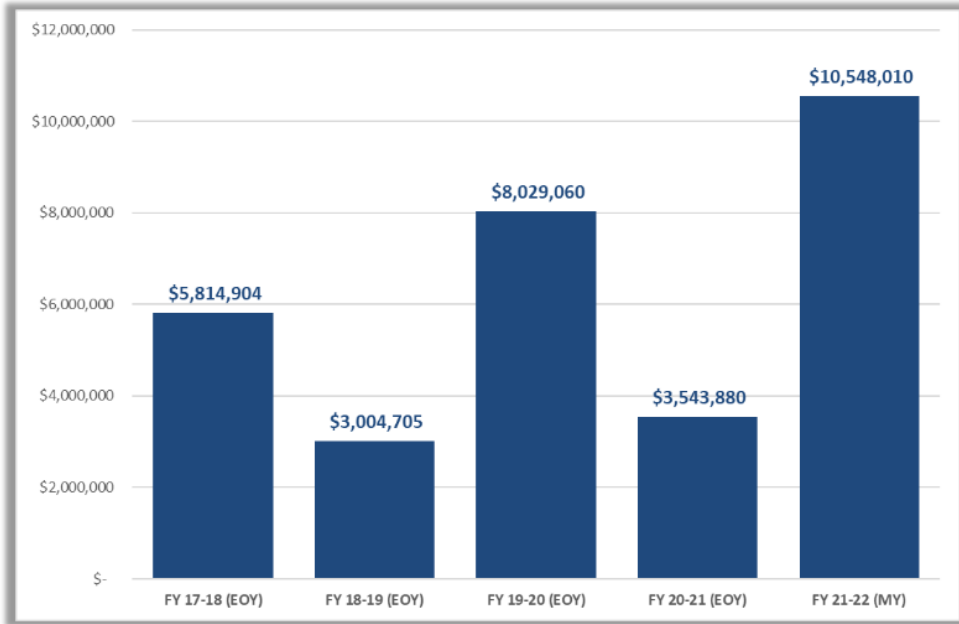
### Roadway Impact Fees Fund Activity (FY 21-22)

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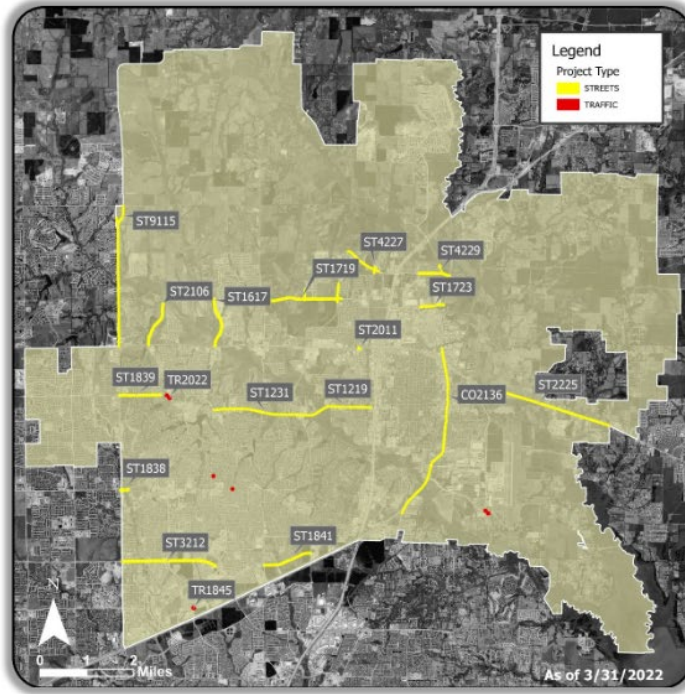
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- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is directly deposited into the Street Construction Fund.



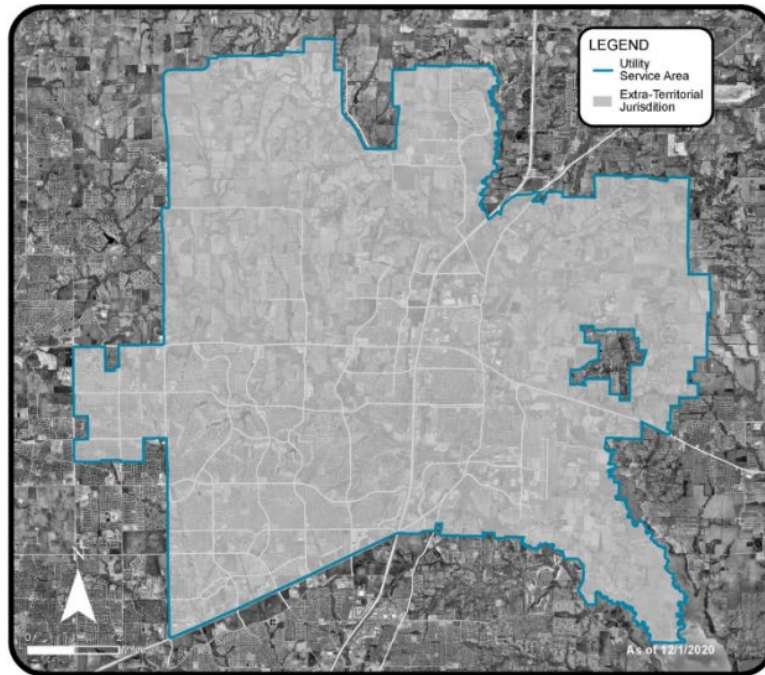
### Roadway Impact Fees Collected



Active Roadway Impact Fee Project Map (FY 2021-2022)



Utility Impact Fee Service Area Map



Utility Impact Fees Fund Activity (FY 21-22)

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<b>Water</b>	\$3,274,854	\$2,301,094	(\$3,200,000)	\$0	\$2,375,948
<b>Wastewater</b>	\$972,670	\$1,506,603	(\$730,813)	\$0	\$1,748,460
<b>Total</b>	<b>\$4,247,524</b>	<b>\$3,807,696</b>	<b>(\$3,930,813)</b>	<b>\$0</b>	<b>\$4,124,408</b>

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- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
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E. Active Roadway and Utility Impact Fee CIP Projects

**Active Roadway and Utility Impact Fee CIP Projects  
2021-2022 MID-YEAR**

**Includes:**

- Engineering Projects Summary Sheet\*
- Roadway Impact Fee CIP Projects Map
- Utility Impact Fee CIP Projects Map
- Impact Fee Service Area Maps

*\*Engineering Projects Summary Sheet is included for active CIP projects for which impact fees have been utilized and/or allocated during this fiscal year. Completed projects may be shown on the corresponding maps for projects that were closed out during the current fiscal year.*

# SEMIAIUAL REPORT



## ENGINEERING CAPITAL IMPROVEMENTS IMPACT FEE PROJECT SUMMARY

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE *	CURRENT REVENUE ALL SOURCES	% CURRENT REVENUE ENCUMBERED	ROADWAY IMPACT FEE			UTILITY IMPACT FEE			OTHER PROJECT REVENUES		
							AMOUNT	% REVENUE	ZONES	AMOUNT	% REVENUE	TYPE	BOUNDS **	GRANTS ***	DEVELOPER
C02136	US 310071 Levee Construction (From Rd - Hwy/Highway)	Local contribution for land acquisition by TxDOT and supplemental drainage design.	DESIGN	6/1/2027	\$ 950,000	77.5%	\$ 700,000	75.7%	K	\$ -	0.0%	\$ 250,000	\$ -	\$ -	
C02214	Water & Wastewater Master Plan (023)	Required update to Water and Wastewater Master Plan.	PLANNING	TBD	\$ 800,000	0.0%	\$ -	0.0%		\$ 800,000	100.0%	\$ -	\$ -	\$ -	
512119	Virginia Parkway Lanes 3 & 6 (Bellevue - US 75)	Median Virginia Parkway from 41st St to 6th St includes bridge over Kowalek Creek. Right-of-way acquisition, utility adjustments, water and wastewater line construction are also included within the scope of the project.	COMPLETE	3/14/2022	\$ 13,861,012	99.7%	\$ 3,000,000	25.5%	J	\$ -	0.0%	\$ 774,464	\$ 7,997,058	\$ 86,078	
512231	Virginia Parkway Lanes 3 & 6 (Ferguson - Bellegrove)	Median Virginia Parkway from 41st St to 6th St from just east of Ridge Road to Bellegrove. Traffic signals will be added at the Virginia Parkway intersections with Crutcher Crossing and Malibud J&ES.	COMPLETE	3/14/2022	\$ 4,980,717	99.7%	\$ 1,500,000	31.1%	I	\$ -	0.0%	\$ 2,551,861	\$ 878,876	\$ -	
512617	Ridge Rd (US 380 - Whiteweth)	Construct Ridge Road from its current terminus at US 380 to Whiteweth Road.	CONSTRUCTION	1/28/2023	\$ 23,891,000	98.9%	\$ 2,300,000	9.6%	C	\$ -	0.0%	\$ 21,300,000	\$ -	\$ 311,900	
512719	Whiteweth (Jordan to Lake Forest)	Construction of Whiteweth Rd (040) from Jordan to Lake Forest, including roundabouts at Jordan, CR 941, and Lake Forest.	CONSTRUCTION	3/2/2024	\$ 25,124,910	98.1%	\$ 1,900,000	7.6%	D	\$ -	0.0%	\$ 12,270,000	\$ 11,003,910	\$ -	
512723	Whiteweth (East of Road to SR 5)	Construction of Lanes 3 & 4 West of SR 5 and construction of median lighting between US 75 and SR 5.	CONSTRUCTION	6/9/2022	\$ 4,064,681	92.5%	\$ 500,000	12.3%	E	\$ -	0.0%	\$ 3,100,000	\$ -	\$ 464,681	
512818	Elkayade and Custer Intersections / Bridge Improvements	Widening of existing bridge over Kowalek Creek to include lanes 3 & 6 including various intersection capacity improvements.	DESIGN	4/1/2023	\$ 3,240,000	14.0%	\$ 1,200,000	34.3%	G,H	\$ -	0.0%	\$ 1,900,000	\$ 400,000	\$ -	
512819	Virginia Parkway Lanes 3 & 6 (Custer - Virginia Parkside)	Addition of Lanes 3 & 6	CONSTRUCTION	7/1/2022	\$ 3,800,395	97.7%	\$ 600,000	15.4%	G	\$ -	0.0%	\$ 3,100,395	\$ -	\$ -	
512841	Colin McKinney Merry Luke Forest - Harshel	Construction of remaining lanes 3 & 2 (westbound), lanes 3 & 4 (eastbound) including signal improvements at Lake Forest and Harshel.	DESIGN	7/4/2023	\$ 14,016,389	35.7%	\$ 6,500,000	46.4%	I	\$ -	0.0%	\$ 7,400,000	\$ -	\$ 116,589	
512911	Intersection Capacity Improvements (US 380 & Conestoga Ave)	Construction of intersection capacity improvements at US 380 & Conestoga.	DESIGN	12/31/2023	\$ 2,000,000	21.7%	\$ 800,000	40.0%	J	\$ -	0.0%	\$ -	\$ 1,200,000	\$ -	

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Report Date: 4/28/2022

# SEMIAIQUAJAL REPORT



## ENGINEERING CAPITAL IMPROVEMENTS IMPACT FEE PROJECT SUMMARY

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CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE *	CURRENT REVENUE (ALL SOURCES)	% CURRENT REVENUE ENCUMBERED	ROADWAY IMPACT FEE			UTILITY IMPACT FEE			OTHER PROJECT REVENUES		
							AMOUNT	% REVENUE	ZONE(S)	AMOUNT	% REVENUE	TYPE	BONDS **	GRANTS ***	DEVELOPER
ST2105	Medical Center Drive Improvement Phase 1 (near Tucker Hill)	widening to a 4 lane undivided roadway including connection to new 17000 Road alignment.	PLANNING	TBD	\$ 1,000,000	0.0%	\$ 1,000,000	100.0%	J	\$ -	0.0%	\$ -	\$ -	\$ -	-
ST2106	Stonegate Drive (US 380 - Tucker Hill)	Construction of 8th lanes S & 2nd of Stonegate to Tucker Hill northern boundary; full intersection construction at US 380.	PLANNING	TBD	\$ 2,000,000	0.5%	\$ 1,070,000	52.5%	C	\$ -	0.0%	\$ -	\$ 950,000	\$ -	-
ST2225	US 380 east TADOT local Contribution	Local match required in advance of TADOT improvements to US 380.	COMPLETE	TBD	\$ 91,411	100.0%	\$ 91,411	100.0%	L	\$ -	0.0%	\$ -	\$ 41,411	\$ -	-
ST2322	Stary Rd Lanes 5 & 6 (Corner of Stary Rd at McKinney Ranch Hwy)	Construction of Lanes 5 & 6 including signalization of Stary Rd at McKinney Ranch Hwy	CONSTRUCTION	4/21/2022	\$ 8,203,803	99.3%	\$ 100,000	1.2%	H	\$ -	0.0%	\$ -	\$ 7,500,000	\$ -	\$ 603,803
ST4227	Bloomdale Road Extension - Community to I-10	Extension of Bloomdale from I-10 to I-10 Community Area with a 4 lane divided roadway.	CONSTRUCTION	5/31/2022	\$ 11,498,343	98.8%	\$ 450,000	3.3%	D	\$ -	0.0%	\$ -	\$ 6,550,000	\$ 6,119,972	\$ 378,371
ST4229	Bloomdale Road and FM 140 Alignment	Contract remaining phased lanes along Bloomdale (West of 5th S) and establish new planned intersection of Bloomdale/FM140	DESIGN	TBD	\$ 2,381,523	8.1%	\$ 1,000,000	46.3%	E	\$ -	0.0%	\$ -	\$ 1,000,000	\$ -	\$ 161,523
ST9115	Culter Road (US 380 - FM 140) (Design & AC)	Design of 4 lanes (ultimate 6) arterial roadway	CONSTRUCTION	7/1/2023	\$ 4,780,403	99.0%	\$ 600,000	12.6%	C	\$ -	0.0%	\$ -	\$ 2,679,579	\$ 1,405,000	\$ 95,824
TR1845	Traffic Signalization (T210 - RT 2004)	Construction of permanent traffic signals at intersection of Harmon and East of US 380 (McKinney)	CONSTRUCTION	4/30/2022	\$ 500,000	100.0%	\$ 500,000	100.0%	H	\$ -	0.0%	\$ -	\$ -	\$ -	-
TR2022	Traffic Signalization (T210)	Installation of new traffic signals at Airport & Perry Mastiffs, Ridge & Berkshire, and McKinney Branch & Stearns.	DESIGN	12/30/2022	\$ 1,290,000	52.1%	\$ 990,000	73.6%	K, H, G, I	\$ -	0.0%	\$ -	\$ 340,000	\$ -	-
WARD10	Independence Parkway 24 inch Waterline	Installation of rebar-planned 24" water main.	DESIGN	6/5/2023	\$ 2,500,000	11.2%	\$ -	0.0%		\$ 2,500,000	100.0%	WATER	\$ -	\$ -	-
WARD26	McKinney Ranch Pump Station Improvements	Various pumps, lift/lift, and electrical improvements at the McKinney Ranch Pump Station facility.	CONSTRUCTION	10/17/2024	\$ 21,650,000	98.5%	\$ -	0.0%		\$ 1,400,000	6.5%	WATER	\$ 20,250,000	\$ -	-

# SEMIANNUAL REPORT



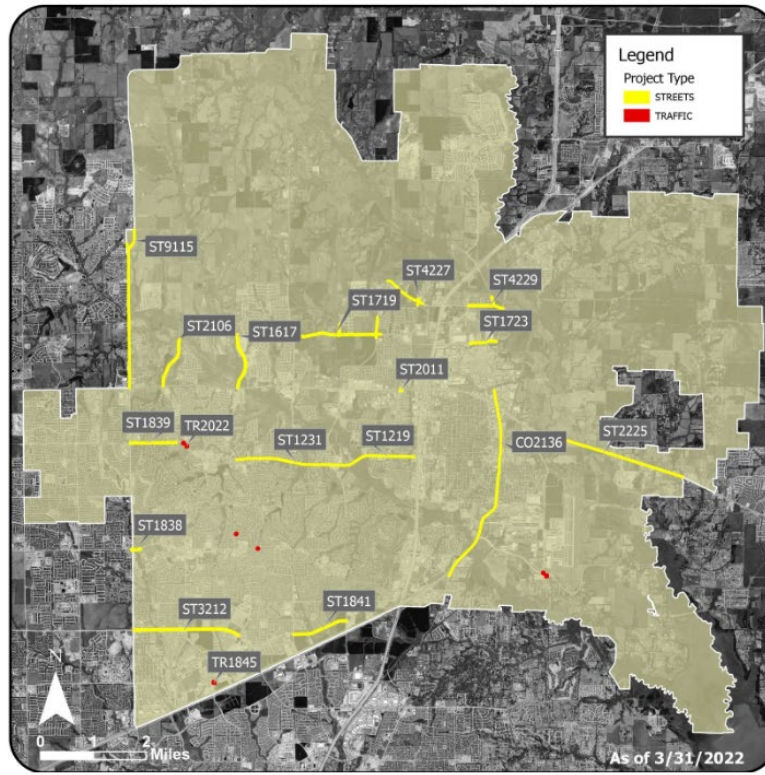
## ENGINEERING CAPITAL IMPROVEMENTS IMPACT FEE PROJECT SUMMARY

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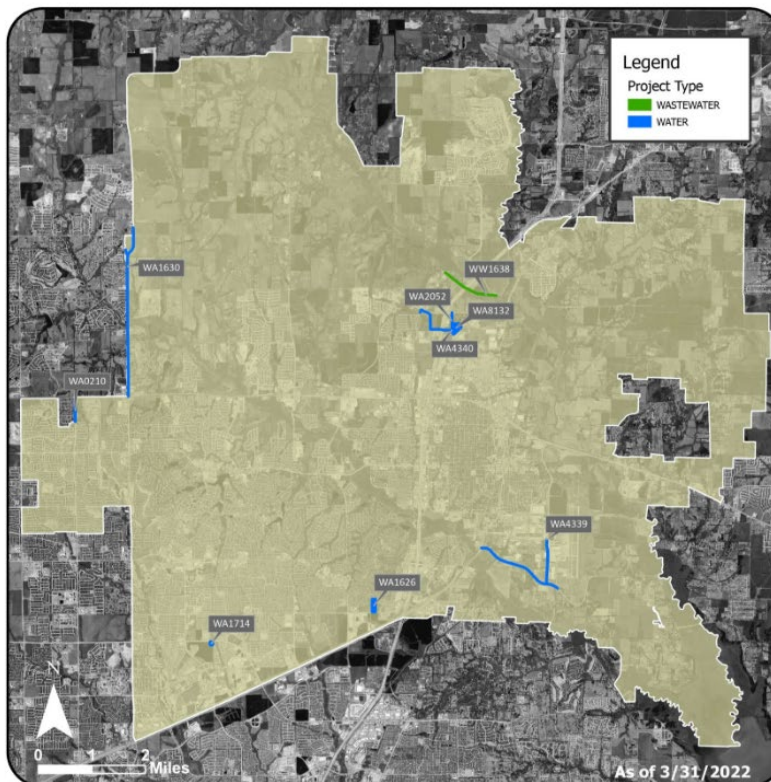
CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE *	CURRENT REVENUE (ALL SOURCES)	% CURRENT REVENUE ENCUMBERED	ROADWAY IMPACT FEE		UTILITY IMPACT FEE		OTHER PROJECT REVENUES			
							AMOUNT	% REVENUE	AMOUNT	% REVENUE	BONDS **	GRANTS ***	DEVELOPER	
WA030	Custer Road utility relocations	Water line relocations for the Custer Road widening project	COMPLETE	11/30/2021	\$ 30,673,240	82.2%	\$ -	0.0%	\$ 535,000	5.0%	\$ 800,000	\$ 9,338,240	\$ -	-
WA114	Berry Road elevated storage tank	Proposed 3 MG elevated water storage tank in the BERRY	DESIGN	5/9/2025	\$ 3,000,000	30.0%	\$ -	0.0%	\$ 1,400,000	46.7%	\$ 1,600,000	\$ -	\$ -	-
WA202	McLary 36 inch Water Line (Trinity Falls Silt Feed)	City obligation of master planned water storage tank to Trinity Falls East Feed distribution line.	CONSTRUCTION	12/27/2022	\$ 2,700,000	84.6%	\$ -	0.0%	\$ 2,700,000	100.0%	\$ -	\$ -	\$ -	-
WA039	Arvest South & Harry McWhorter Water Abattoir	Water advanced 14" water main along Abattoir Road and installed 18" water main (McWhorter & Harry McWhorter S&H 15 to Airport)	DESIGN	7/27/2023	\$ 8,635,000	9.9%	\$ -	0.0%	\$ 5,800,000	67.2%	\$ 2,835,000	\$ -	\$ -	-
WA034	Redbud Pump Station BODPP Discharge Water Line	Construction of master-planned water line.	COMPLETE	3/1/2022	\$ 7,235,000	95.7%	\$ -	0.0%	\$ 2,300,000	31.8%	\$ 4,935,000	\$ -	\$ -	-
WA033	Redbud Pump Station Site Development	Water pump station and ground storage facility serving the 75# and 850 service areas	COMPLETE	12/21/2021	\$ 25,200,000	99.6%	\$ -	0.0%	\$ 3,800,000	15.1%	\$ 21,400,000	\$ -	\$ -	-
WA108	Honey Creek SS Trunk Main to WH-HC124	Construction of master-planned 36" to 48" wastewater trunk main along Honey Creek.	DESIGN	6/4/2023	\$ 15,650,000	6.2%	\$ -	0.0%	\$ 2,750,000	17.6%	\$ 12,900,000	\$ -	\$ -	-
WA054	Undesignated overuse participation	Oversized participation with developers for non-impact fee projects.	PENDING	TBD	\$ 776,082	24.3%	\$ -	0.0%	\$ 30,811	4.0%	\$ 747,269	\$ -	\$ -	-

Report Date: 4/26/2022

Active Roadway Impact Fee Project Map (MY 2022)



Active Utility Impact Fee Project Map (MY 2022)

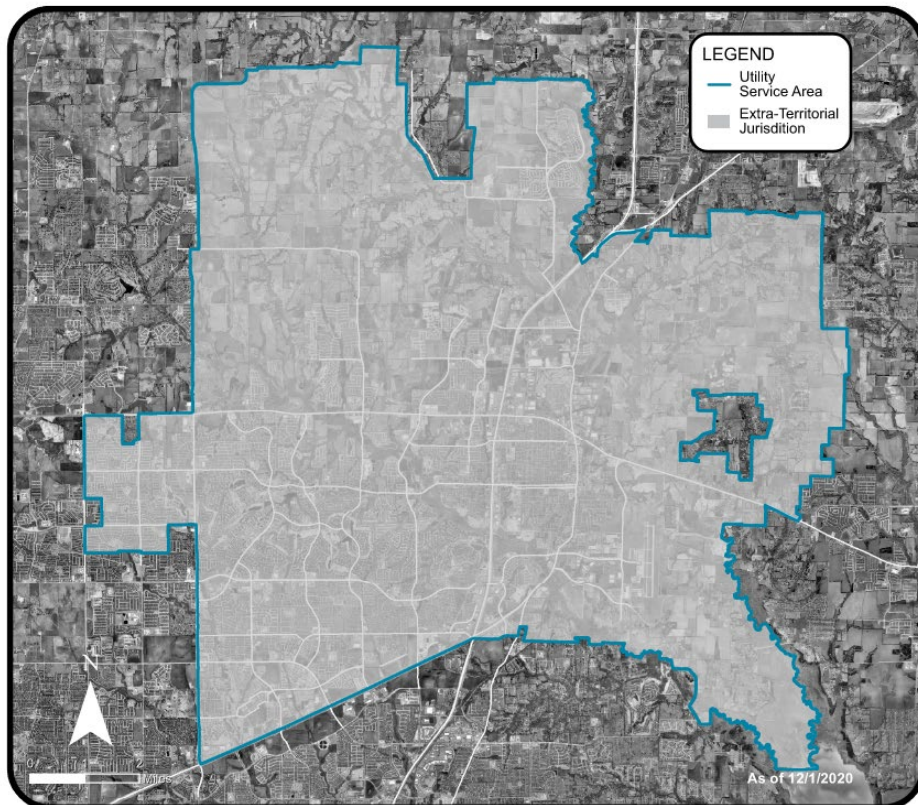




Roadway Impact Fee Service Area Map



Utility Impact Fee Service Area Map



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

- 2019 Land Use Assumptions
- 2019 Capital Improvements Plan for Roadway Impact Fees
- 2019 Capital Improvements Plan for Water/Wastewater Impact Fees
- 2019 Roadway Impact Combined Fee Tables
- 2019 Utility Impact Fee Schedule