

EXHIBIT “A”

SEMIANNUAL REPORT

Semiannual Report
End-of-Year 18-19
Progress of the Capital Improvements Plan for
Roadway and Utility Impact Fees

January 2020



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A. Executive Summary

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

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

B. Capital Improvements Advisory Committee Commission Staff Report

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING 12-10-19 AGENDA ITEM #19-0013M

AGENDA ITEM

..Title

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

..Summary

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

MEETING DATE: December 10, 2019

DEPARTMENT: Planning Department

CONTACT: Mitchell Corona, Planner I
Aaron Bloxham, Planning Manager

APPROVAL PROCESS: The recommendation and minutes from the Capital Improvements Advisory Committee meeting will be forwarded to the City Council on January 7, 2020.

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

ITEM SUMMARY: Staff is presenting the 2018-2019 end-of-year semiannual report on the progress of the Capital Improvements Plan for roadway and utility impact fees as required by Chapter 395 of the Texas Local Government Code. Staff has established a schedule of presenting the semiannual report at the mid-point of the fiscal year as well as at the end of the fiscal year (the fiscal year being October to September). The 2018-2019 mid-fiscal year report was presented at the Planning and Zoning Commission meeting on July 23, 2019 and accepted by City Council on August 20, 2019.

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

- (1) Advise and assist the political subdivision in adopting land use assumptions;

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

Semiannual Report

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

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

Construction Costs and Consumer Price Index

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

From September 2018 to September 2019, the Construction Cost Index in the Dallas area increased 0.4% as compared to the National Average, which increased 1.3% during the same period. (Source: Construction Cost Index at www.enr.com).

From September 2018 to September 2019, the Consumer Price Index (CPI) rose 2.2%. During the same period, the core CPI, which excludes volatile food and energy prices, rose 2.9% (Source: US Department of Labor, Bureau of Labor Statistics).

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

2018-2019 Impact Fee Update

In July 2015, the City launched a major update the Comprehensive Plan, which is a policy document that establishes the City’s future land use plan and master thoroughfare plan, among other items. The updated Comprehensive Plan was approved on October 2, 2018. Because the future land use plan and master thoroughfare plan play a significant role in determining impact fees, staff has initiated a major update to the impact fee program.

Roadway Impact Fees Fund Activity (FY18-19)						
Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$1,393,412	\$391,401	\$0	\$1,784,813	\$0	\$1,784,813
D	\$1,031,171	\$100,810	(\$1,000,000)	\$131,981	\$0	\$131,981
E	\$238,160	\$54,198	(\$162,669)	\$129,689	\$0	\$129,689
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$959,670	\$188,416	(\$700,000)	\$448,086	(\$300,000)	\$148,086
H	\$582,457	\$211,475	(\$500,000)	\$293,933	\$0	\$293,933
I	\$5,722,023	\$743,643	(\$1,276,408)	\$5,189,258	(\$4,700,000)	\$489,258
J	\$1,270,480	\$781,584	\$127,293	\$2,179,356	\$0	\$2,179,356
K	\$251,465	\$527,646	\$0	\$779,111	(\$350,000)	\$429,111
L	\$1	\$5,531	\$0	\$5,532	\$0	\$5,532
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$11,448,838	\$3,004,705	(\$3,511,784)	\$10,941,759	(\$5,350,000)	\$5,591,759

- Totals as of 9/30/2019
- YTD - Year to Date (includes funds for the fiscal year which is October 2018 to September 2019)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.
- As of October 1, 2016, Roadway Impact Fees collected and reimbursed as part of the Chapter 380 Agreement between the City of McKinney and McKinney Ranch, Ltd. (and as amended) are deposited directly into a payable account.

Utility Impact Fees Fund Activity (FY18-19)					
Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects	Allocated to Future Projects	Available Funds LTD
Water	\$7,760,359	\$2,584,655	(\$5,800,000)	(\$3,200,000)	\$1,345,014
Wastewater	\$2,525,868	\$292,976	(\$1,450,000)	(\$1,200,000)	\$168,844
Total	\$10,286,227	\$2,877,631	(\$7,250,000)	(\$4,400,000)	\$1,513,858

- Totals as of 9/30/2019
- "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 2018 to September 2019)
- 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 2018-2019)

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 (FY17-18)

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

Note: Fiscal Year Totals as of September 30, 2018

Utility Impact Fees Fund Activity (FY 17-18)

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

Note: Fiscal Year Totals as of September 30, 2018

Roadway Impact Fees Fund Activity (FY 16-17)

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

Note: Fiscal Year Totals as of September 30, 2017

Utility Impact Fees Fund Activity (FY 16-17)

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

Note: Fiscal Year Totals as of September 30, 2017

Roadway Impact Fees Fund Activity (FY 15-16)

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

Note: Fiscal Year Totals as of September 30, 2016

Utility Impact Fees Fund Activity (FY 15-16)

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

Note: Fiscal Year Totals as of September 30, 2016

Roadway Impact Fees Fund Activity (FY 14-15)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$178,537	\$0	(\$5,000)	\$173,537	\$0	\$173,537
D	\$1,081,293	\$56,319	(\$1,000,000)	\$137,613	\$0	\$137,613
E	\$247,740	\$84,608	(\$225,000)	\$107,348	\$0	\$107,348
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$221,754	\$504,938	(\$437,600)	\$289,092	\$0	\$289,092

H	\$39,875	\$358,709	(\$7,384)	\$391,200	\$0	\$391,200
I	\$2,130,858	\$701,060	(\$1,963,500)	\$868,418	\$0	\$868,418
J	\$1,217,367	\$1,301,823	(\$607,300)	\$1,911,890	\$0	\$1,911,890
K	\$591,166	\$224,512	(\$2,210)	\$813,468	\$0	\$813,468
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
Professional Services				\$0	(\$150,000)	(\$150,000)
TOTAL	\$5,708,591	\$3,231,970	(\$4,247,994)	\$4,692,566	(\$150,000)	\$4,542,566

Note: Fiscal Year Totals as of September 30, 2015

Utility Impact Fees Fund Activity (FY 14-15)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$5,441,257	\$2,889,645	(\$1,781,115)	(\$2,745,000)	\$3,804,787
Wastewater	\$2,123,681	\$327,403	(\$6,774)	\$0	\$2,444,311
Total	\$7,564,939	\$3,217,048	(\$1,787,889)	(\$2,745,000)	\$6,249,098

Note: Fiscal Year Totals as of September 30, 2015

Roadway Impact Fees Fund Activity (FY 13-14)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$7,367	\$0	(\$7,367)	\$0	\$0	\$0
C	\$584,808	\$157,300	(\$563,571)	\$178,537	\$0	\$178,537
D	\$976,344	\$104,949	\$0	\$1,081,293	\$0	\$1,081,293
E	\$158,332	\$392,944	(\$303,536)	\$247,740	\$0	\$247,740
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$375,491	\$349,763	(\$503,500)	\$221,754	\$0	\$221,754
H	\$90,613	\$104,051	(\$154,789)	\$39,875	\$0	\$39,875
I	\$2,915,301	\$1,393,224	(\$2,177,666)	\$2,130,858	(\$1,400,000)	\$730,858
J	\$874,600	\$349,767	(\$7,000)	\$1,217,367	(\$600,000)	\$617,367
K	\$715,565	\$295,820	(\$420,218)	\$591,166	\$0	\$591,166
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$150,000)	(\$150,000)
TOTAL	\$6,698,422	\$3,147,817	(\$4,122,913)	\$5,708,591	(\$2,150,000)	\$3,558,591

Note: Fiscal Year Totals as of September 30, 2014

Utility Impact Fees Fund Activity (FY 13-14)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$6,946,921	\$2,318,108	(\$3,823,773)	(\$4,450,000)	\$991,257
Wastewater	\$1,858,662	\$270,347	(\$5,328)	(\$1,200,000)	\$923,681
Total	\$8,805,584	\$2,588,455	(\$3,829,101)	(\$5,650,000)	\$1,914,939

Note: Fiscal Year Totals as of September 30, 2014

C. Capital Improvements Advisory Committee Meeting Minutes

19-0013M Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees. Mr. Mitchell Corona, Planner for the City of McKinney, explained the 2018-2019 end-of-year 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 and the revisions to the document. He stated that Staff was recommending filing of the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees. He offered to answer questions. Committee Member Haeckler asked about the decrease in roadway impact fees received this year. Mr. Corona stated that it could correlate to several factors. He gave examples of Development Agreements and development occurring in McKinney's extraterritorial jurisdiction (ETJ) just outside of the city limits. He stated that the City only collects roadway impact fees for development within McKinney's city limits. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Committee Member Haeckler, the Committee unanimously voted to close the public hearing and recommend filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees, with a vote of 8-0-0. Chairman Cox

stated that the recommendation of the Capital Improvements Advisory Committee would be forwarded to the January 7, 2020 City Council meeting.

Impact Fee Semiannual Report

(End-Of-Year 2018-2019)

19-0013M

Semiannual Report 2018 - 2019

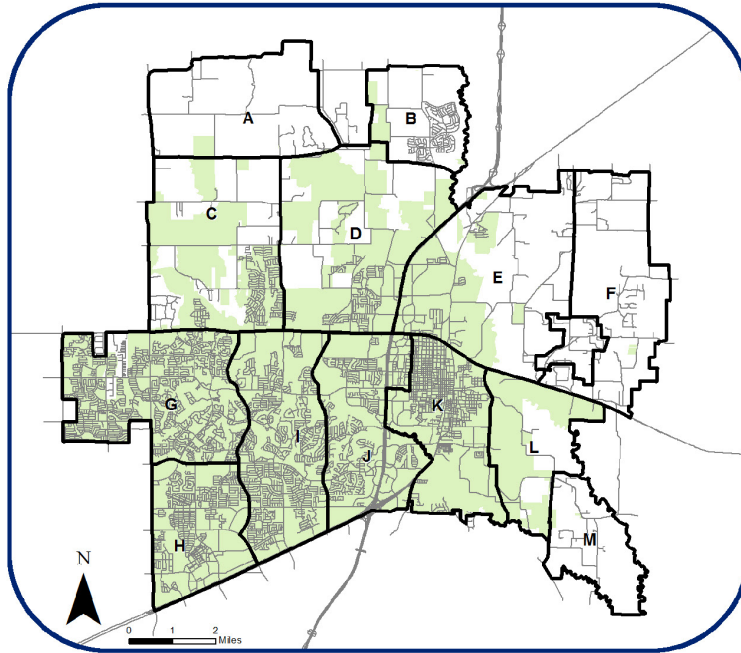
- **The Semiannual Report was last presented at the Capital Improvement Advisory Committee meeting on July 23, 2019.**
- **The Semiannual Report is required to:**
 - Report the progress of the Capital Improvements Plan
 - Report any perceived inequities in the Capital Improvements Plan implementation
- **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 2018 - 2019

- **The Capital Improvements Plan used for the Semiannual Report was adopted on November 19, 2013 (as part of the 2012-2013 Impact Fee Update) and amended February 13, 2017 (Utility CIP only)**
- **This is not the same as the City’s overall Capital Improvements Program**
- **The Capital Improvements Plan for Impact Fees is:**
 - *The adopted plan which identifies all capital improvements and their costs for each service area, which are necessitated by the new development in that service area for a period not to exceed 10 years, which are to be financed, in part, through the imposition of roadway and utility impact fees.*

ROADWAY SERVICE AREA MAP



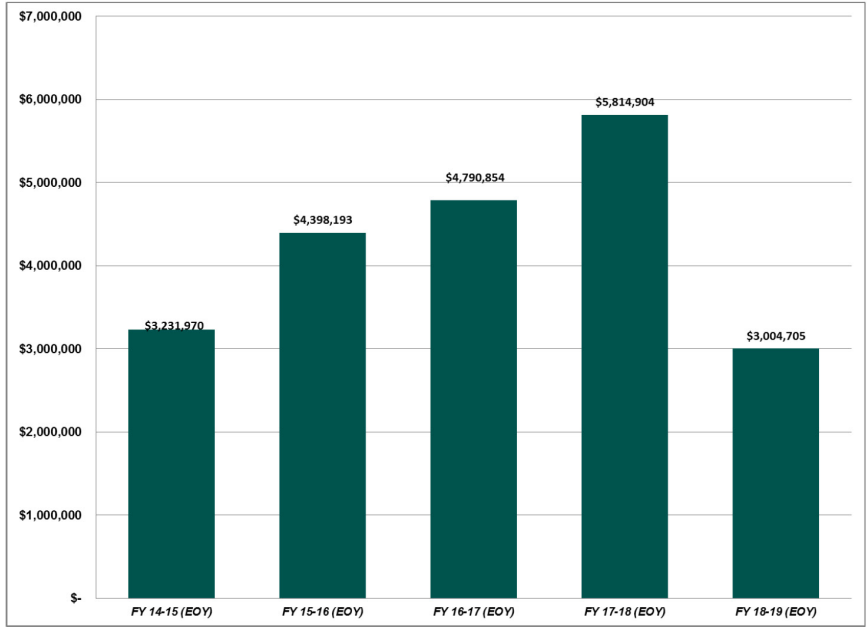
Roadway Impact Fees Fund Activity (FY 18-19)

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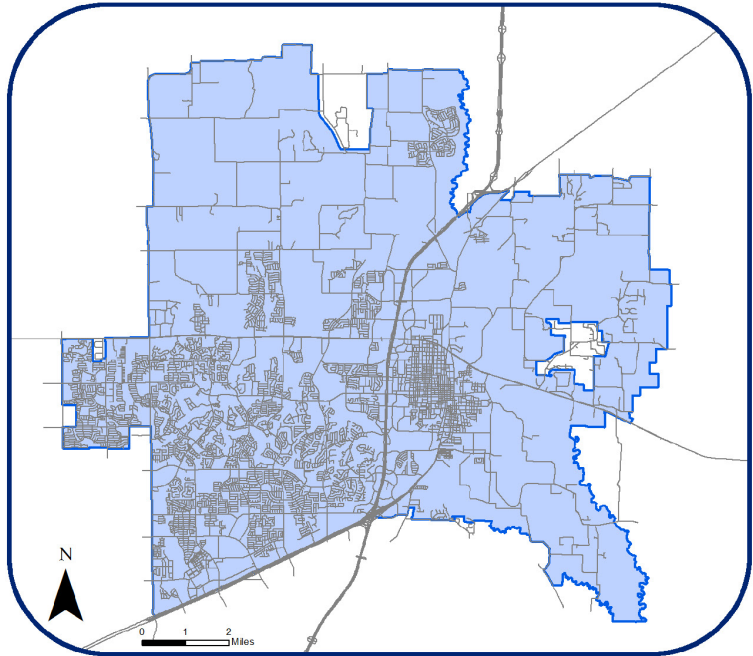
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Roadway Impact Fees Collected



UTILITY SERVICE AREA MAP



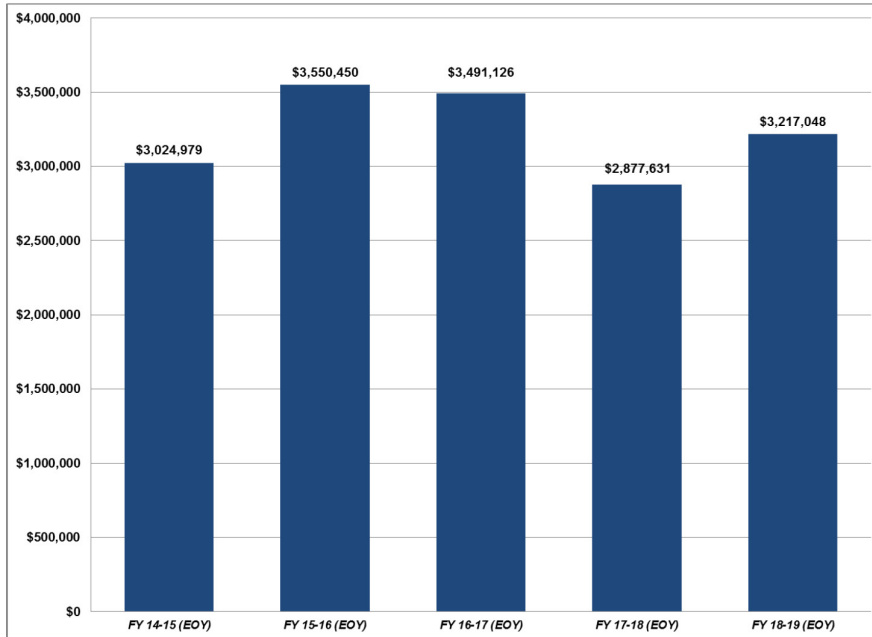
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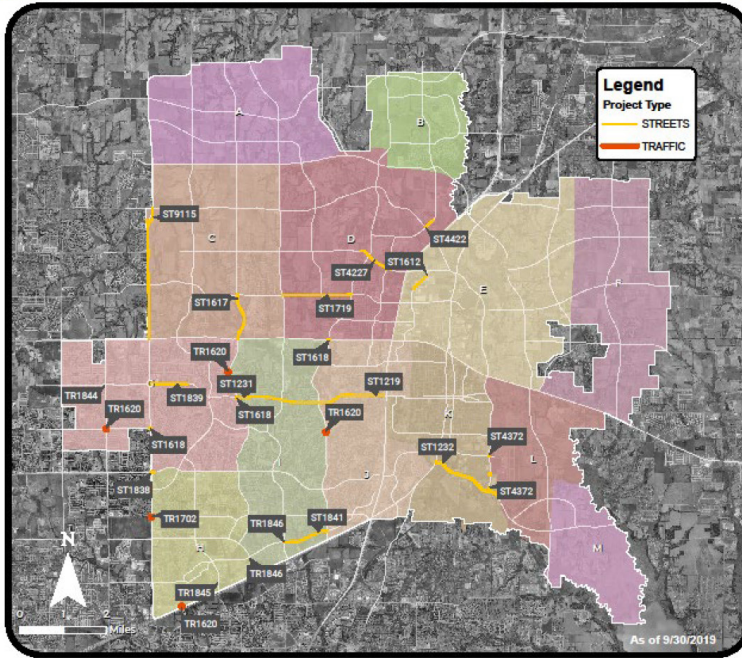
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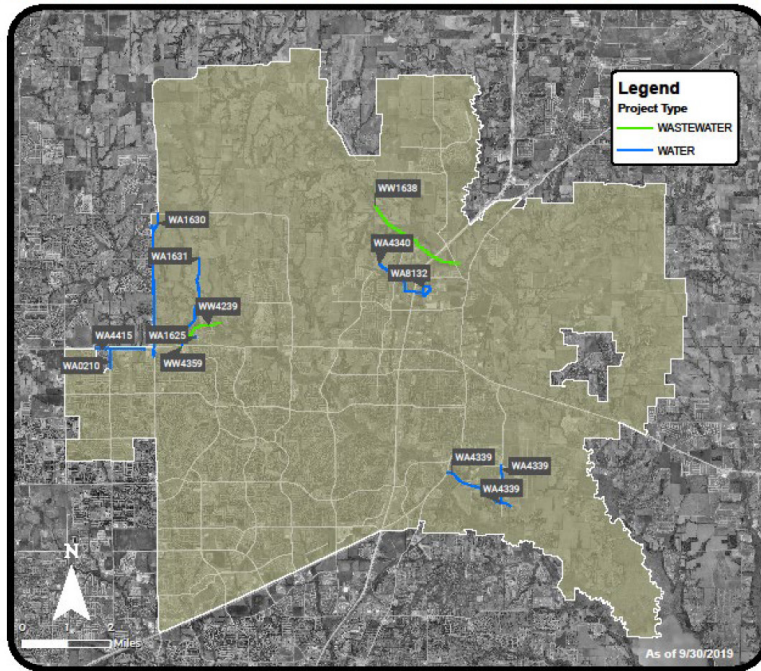
Utility Impact Fees Collected



ACTIVE ROADWAY IMPACT FEE PROJECTS (EOY 2019)



ACTIVE UTILITY IMPACT FEE PROJECTS (EOY 2019)




E. Active Roadway and Utility Impact Fee CIP Projects


Active Roadway and Utility Impact Fee CIP Projects 2018-2019 END-OF-YEAR

Includes:

Roadway Impact Fee CIP Projects Map
Utility Impact Fee CIP Projects Map
Active Projects Sheet*

**Active Projects 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.*

 ENGINEERING CAPITAL IMPROVEMENTS PROJECT SUMMARY IMPACT FEE PROJECTS												
											CURRENT IMPACT FEE FUNDING	
CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE	CURRENT BUDGET	BONDS	GRANTS	DEVELOPER CONTRIBUTIONS	OTHER	ROADWAY	UTILITY	% IMPACT FEE
ST1231	Virginia Parkway Lanes 5 & 6 (Ridge - Bellegrove)	Widen Virginia Parkway from 4-lanes to 6-lanes from just east of Ridge Road to Bellegrove. Traffic signals will be added at the Virginia Parkway intersections with Crutcher Crossing and Mallard Lakes.	CONSTRUCTION UNDERWAY	Nov 2019	\$4,996,254	\$2,567,378	\$878,876			\$1,550,000		31.02%
ST1612	Redbud Blvd Lanes 3&4	Construction of Redbud Boulevard Lanes 3 and 4 (west side of roadway) between Bloomdale Road and McLarry Drive.	CONSTRUCTION UNDERWAY	Nov 2019	\$1,700,000	\$650,000				\$1,050,000		61.76%
ST1617	Ridge Rd (US 380 - Wilmeth)	Construct Ridge Road from its current terminus at US 380 to Wilmeth Road.	ACTIVE PROJECT	Apr 2021	\$23,131,900	\$22,300,000		\$331,900		\$500,000		2.16%
ST1618	Arterial Capacity Improvements FY18	Construction of additional left turn lanes and right turn lanes along with improvements to the existing traffic signals at the intersections of US 380 and Hardin Blvd, Westridge Dr and Custer Rd, and Virginia Pkwy and Ridge Rd	CONSTRUCTION UNDERWAY	Dec 2019	\$2,336,500	\$1,836,500				\$500,000		21.40%
ST1719	Wilmeth (Hardin to Lake Forest)	Construction of Wilmeth Rd (G4D) from Hardin to Lake Forest, including roundabouts at Hardin, CR 943, and Lake Forest.	ACTIVE PROJECT	Aug 2022	\$20,011,491	\$16,820,000	\$2,191,491			\$1,000,000		5.00%
ST1838	Eldorado and Custer Intersection Bridge Improvements	Widening of existing bridge over Rowlett Creek to include lanes 5 & 6 including various intersection capacity improvements.	PLANNED IMPROVEMENT	TBD	\$3,000,000	\$2,500,000				\$500,000		16.67%
ST1839	Virginia Parkway Lanes 5 & 6 (Custer - Virginia Parklands)	Addition of Lanes 5 & 6	ACTIVE PROJECT	Sep 2020	\$2,300,000	\$1,700,000				\$600,000		26.09%
ST1841	Collin McKinney Pkwy (Lake Forest - Hardin)	Construction of remaining Lanes 1 & 2	ACTIVE PROJECT	Jun 2021	\$11,018,589	\$5,200,000		\$118,589		\$5,700,000		51.73%
ST4227	Bloomdale Road Extension - Community to Hardin	Extension of Bloomdale from Hardin Blvd to Community Ave with a 4 lane divided roadway.	ACTIVE PROJECT	May 2021	\$11,300,000	\$6,850,000	\$4,000,000			\$450,000		3.98%

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ST4231	Roadway Impact Fee Update	Update to roadway impact fee report and establishment of revised impact fees.	ACTIVE PROJECT	Jan 2020	\$187,500	\$0				\$187,500		100.00%
ST4372	Country Ln Extension & Airport Dr Improvements	Extend Country Lane from its current southern terminus to FM 546. Includes reconstruction of Airport/Country and existing FM 546 intersection, and design of SB right turn lane and intersection reconstruction at Airport/Industrial intersection.	ACTIVE PROJECT	Sep 2020	\$2,500,000	\$1,500,000				\$1,000,000		40.00%
ST4422	Trinity Falls Parkway Link	Design lanes 3&4 for Trinity Falls Parkway from Laud Howell Parkway to the north/south section of Trinity Falls Parkway	CONSTRUCTION UNDERWAY	Apr 2020	\$1,700,000	\$1,600,000				\$100,000		5.88%
ST9115	Custer Road Design & ROW (US 380 - FM 1461)	Preliminary and Final engineering for the widening of Custer Road (FM 2478) from 380 to 1461. Ultimate road will be six-lanes, but current PS&E will include only four lanes.	ACTIVE PROJECT	Jul 2023	\$4,800,824	\$2,700,000	\$1,405,000	\$95,824		\$600,000		12.50%
TR1620	FY17 Traffic Signals	Construction of permanent traffic signals at Independence & Westridge, Hardin & Winding Brook / Piersall, Ridge & Habersham.	CONSTRUCTION UNDERWAY	Nov 2019	\$1,092,837	\$650,000		\$142,837		\$300,000		27.45%
TR1702	Custer & Silverado Traffic Signal Installation	Construction of permanent traffic signal at Custer & Silverado.	CONSTRUCTION UNDERWAY	Nov 2019	\$350,000	\$50,000				\$300,000		85.71%
TR1844	Traffic Signalization (FY19) - RIF Zone G	Construction of a permanent traffic signal at Virginia Parkway at Independence Parkway.	CONSTRUCTION UNDERWAY	Dec 2019	\$200,000	\$0				\$200,000		100.00%
TR1845	Traffic Signalization (FY19) - RIF Zone H	Construction of permanent traffic signals at Alma Drive at Heneman and Stacy at Collin McKinney.	ACTIVE PROJECT	Apr 2020	\$500,000	\$0				\$500,000		100.00%
TR1846	Traffic Signalization (FY19) - RIF Zone I	Construction of permanent traffic signals at Lake Forest at Collin McKinney and Stacy at Collin McKinney	ACTIVE PROJECT	Apr 2020	\$400,000	\$0				\$400,000		100.00%



**ENGINEERING CAPITAL IMPROVEMENTS PROJECT SUMMARY
IMPACT FEE PROJECTS**

[View the Interactive CIP Webmap Portal at www.mckinneytexas.org/ProjectStatus](http://www.mckinneytexas.org/ProjectStatus)

Report Date: 10/21/2019

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE	CURRENT BUDGET	BONDS	GRANTS	DEVELOPER CONTRIBUTIONS	OTHER	CURRENT IMPACT FEE FUNDING		
										ROADWAY	UTILITY	% IMPACT FEE
TR2022	Traffic Signalization (FY20)	Installation of new traffic signals at Airport & Harry McKillop, Ridge & Berkshire, Eldorado & Woodson, and Virginia & Ballentree	PLANNED IMPROVEMENT	TBD	\$1,400,000	\$1,050,000				\$350,000		25.00%
WA0210	Independence Parkway 24-inch Waterline	Installation of master-planned 24" water main.	PLANNED IMPROVEMENT	TBD	\$800,000	\$0					\$800,000	100.00%
WA1625	University Pump Station - 920 PP Pump	Various pump and electrical improvements at the University Pump Station facility.	CONSTRUCTION UNDERWAY	Jan 2021	\$2,815,000	\$1,015,000					\$1,800,000	63.94%
WA1630	Custer Road Utility Relocations (US 380 to FM 1461)	Custer Road Utility Relocations from US380 to FM1461: Relocate existing water lines including 8-inch and smaller and Replace with a Master Planned 24-inch water line	ACTIVE PROJECT	Dec 2020	\$11,535,000	\$7,035,000	\$3,000,000				\$1,500,000	13.00%
WA2052	McLary 42 Inch Water Line (Trinity Falls East Feed)	City obligation of master planned water infrastructure to connect to Trinity Falls East Feed distribution line.	PLANNED IMPROVEMENT	TBD	\$3,600,000	\$400,000					\$3,200,000	88.89%
WA4339	Airport South & Harry McKillop Water Mains	Master planned 24" water mains along Airport Boulevard (Industrial to Harry McKillop/PM546) & Harry McKillop/PM 546 (SH 5 to Airport)	ACTIVE PROJECT	Jul 2021	\$8,635,000	\$5,335,000					\$3,300,000	38.22%
WA4340	Redbud Pump Station Transmission Line (850 PP)	Design and construct the master planned 850 PP discharge line for Redbud Pump Station project.	ACTIVE PROJECT	Oct 2020	\$8,235,000	\$5,935,000					\$2,300,000	27.93%
WA4415	US 380 Water Line Improvements	8 inch to 24 inch water line to replace existing 8 inch water line from west of Custer to the west side of Redbud Estates along US 380 in addition to a waterline crossing under Custer Rd	CONSTRUCTION UNDERWAY	Nov 2019	\$3,300,000	\$1,400,000					\$1,900,000	57.58%
WA8132	Redbud Pump Station Site Development	Design and construction of the pump station facility (pumps and ground storage tank) to serve the 850 and 794 pressure planes of the water distribution system.	CONSTRUCTION UNDERWAY	Dec 2019	\$25,200,000	\$21,400,000					\$3,800,000	15.06%



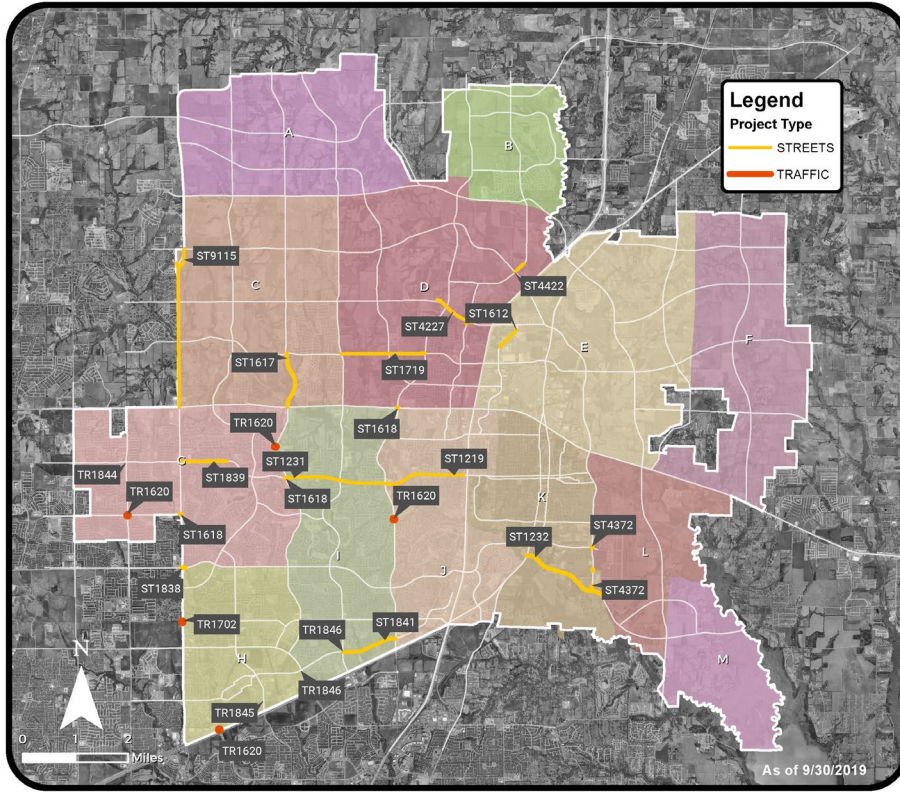
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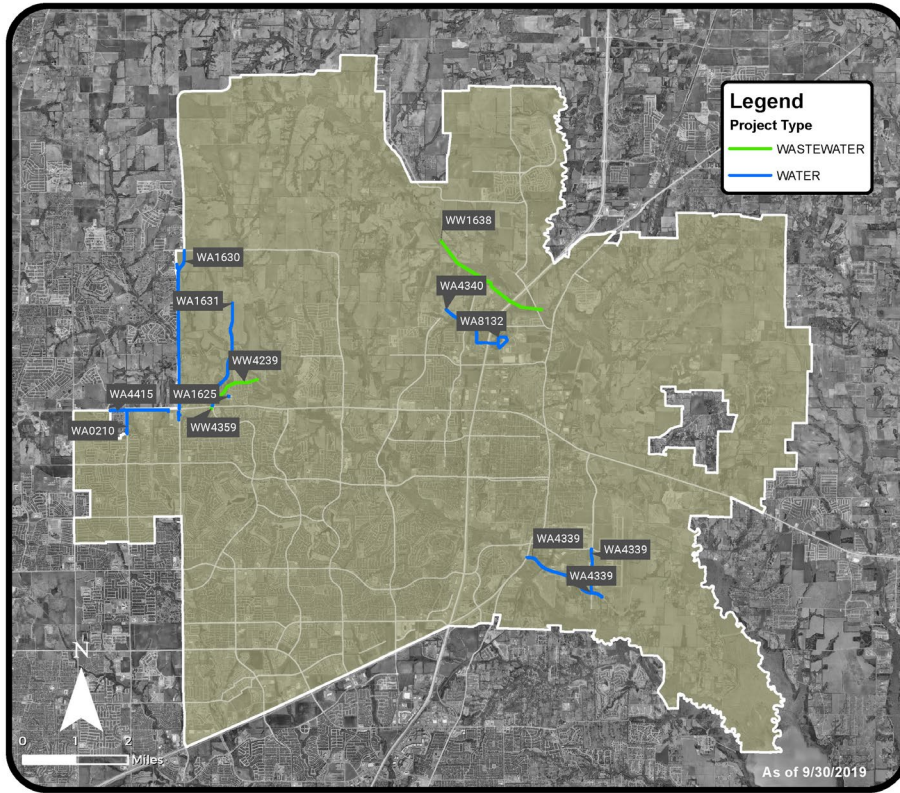
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WW1638	Honey Creek SS Trunk Main to MH-HC124	Construction of master planned 36" to 48" wastewater trunk main along Honey Creek.	ACTIVE PROJECT	Dec 2021	\$3,050,000	\$600,000					\$2,450,000	80.33%
WW4359	Stonebridge Lift Station Abandonment	Construction of master-planned wastewater infrastructure from Tucker Hill to the existing lift station at Stonebridge & US 380.	PLANNED IMPROVEMENT	TBD	\$4,000,000	\$3,800,000					\$200,000	5.00%

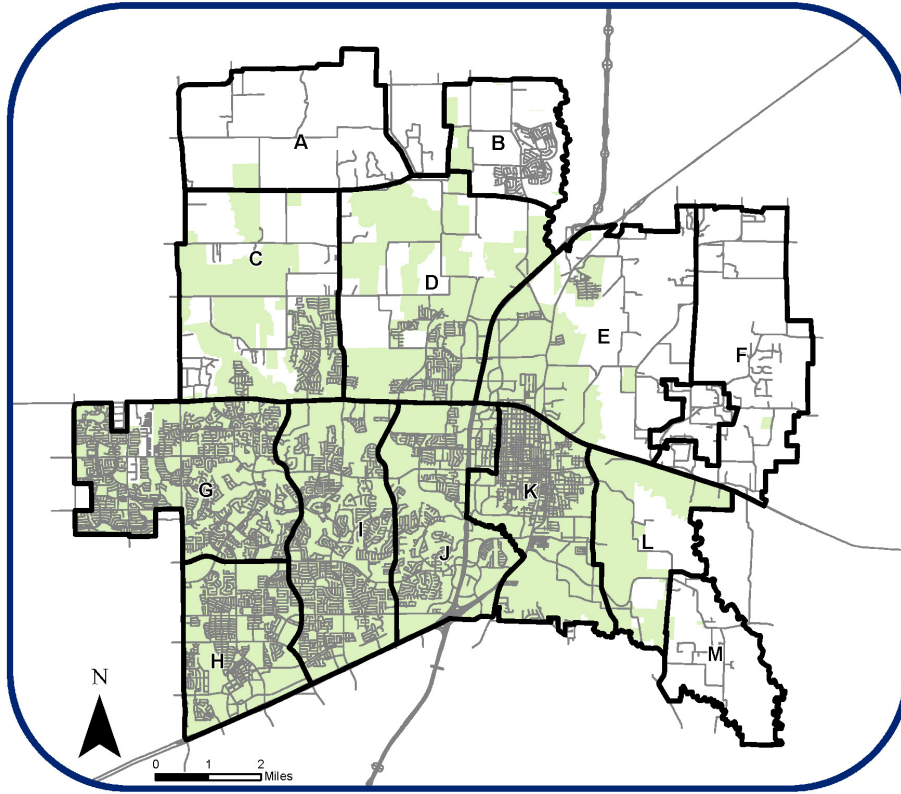
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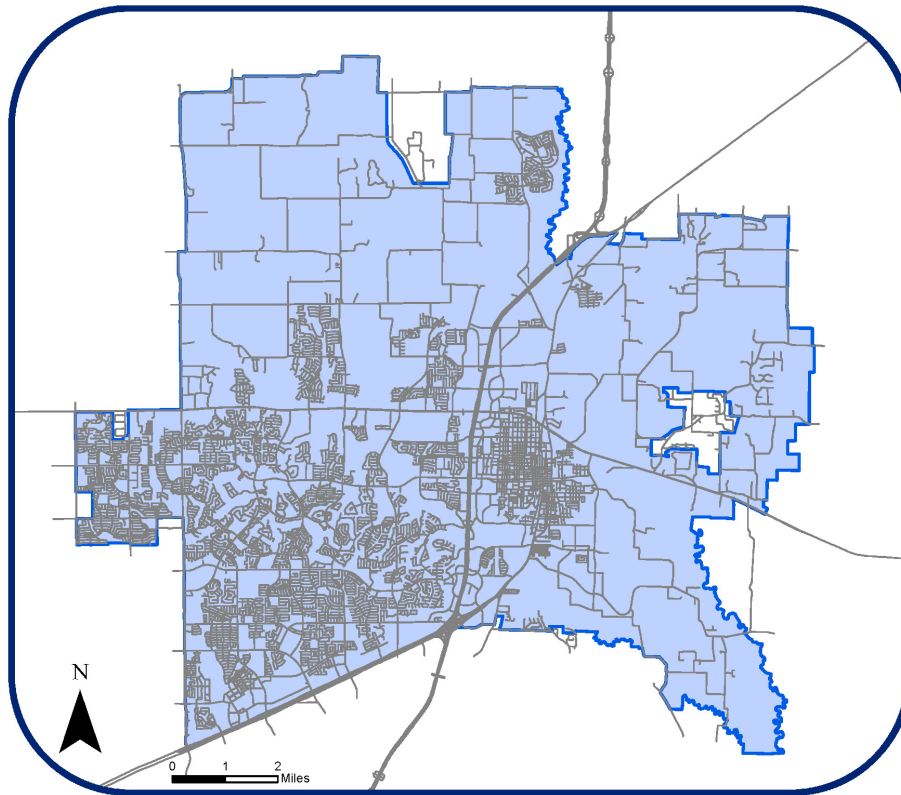
ACTIVE UTILITY IMPACT FEE PROJECTS (EOY 2019)



ROADWAY SERVICE AREA MAP



UTILITY SERVICE AREA MAP



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

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