

EXHIBIT “A”

SEMIANNUAL REPORT

Semiannual Report
Mid-Year 20-21
Progress of the Capital Improvements Plan for
Roadway and Utility Impact Fees

June 2021



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A. Executive Summary

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

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

B. Capital Improvements Advisory Committee Commission Staff Report

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

AGENDA ITEM

..Title

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

..Summary

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

MEETING DATE: May 25, 2021

DEPARTMENT: Planning Department

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

APPROVAL PROCESS: The recommendation and minutes from the Capital Improvements Advisory Committee meeting will be forwarded to the City Council on June 15, 2021.

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 2021 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-year report was presented at the Planning and Zoning Commission meeting on November 10, 2020 and accepted by City Council on December 1, 2020.

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

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

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

Semiannual Report

The Capital Improvements Plan used for this semiannual report was adopted on 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 2020 to March 2021, the Construction Cost Index in the Dallas area increased 4.4%. From the time of the report’s adoption (December 2020) the Construction Cost Index in the Dallas area increased 2.4% (Source: Construction Cost Index at www.enr.com).

From March 2020 to March 2021, the Dallas-Fort Worth-Arlington area Consumer Price Index (CPI) increased 3.4%. During the same period, the core CPI, which excludes volatile food and energy prices, increased 2.5% (Source: US Department of Labor, Bureau of Labor Statistics).

Roadway Impact Fees Fund Activity (MY 20-21)

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	\$2,266,059	\$600,891	(\$2,000,000)	\$866,950	\$0	\$866,950
D	\$419,568	\$489,460	(\$100,000)	\$809,029	\$0	\$809,029
E	\$1,720,075	\$0	(\$1,500,000)	\$220,075	\$0	\$220,075
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$290,963	\$65,298	(\$200,000)	\$156,261	\$0	\$156,261
H	\$508,991	\$48,089	(\$450,000)	\$112,780	\$0	\$112,780

I	\$1,085,940	\$223,282	(\$500,000)	\$814,207	\$0	\$814,207
J	\$2,662,962	\$238,952	(\$500,000)	\$2,401,914	\$0	\$2,401,914
K	\$2,635,806	\$325,094	\$0	\$2,960,900	\$0	\$2,960,900
L	\$54,932	\$0	\$0	\$54,932	\$0	\$54,932
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$11,645,295	\$1,991,066	(\$5,250,000)	\$8,397,047	\$0	\$8,397,047

- Totals as of 3/31/2021
- YTD - Year to Date (includes funds for the fiscal year which is October 2020 to September 2021)
- 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 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	\$1,221,749	(\$4,200,000)	\$0	\$1,824,991
Wastewater	\$664,031	\$179,021	\$0	\$0	\$843,052
Total	\$5,467,274	\$1,400,770	(\$4,200,000)	\$0	\$2,668,044

- Totals as of 3/31/2021
- "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 2020 to September 2021)
- 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 2020-2021)

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 (FY 19-20)

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$1,784,813	\$481,245	\$0	\$2,266,059	(\$2,000,000)	\$266,059
D	\$131,981	\$287,587	\$0	\$419,568	(\$100,000)	\$319,568
E	\$129,689	\$1,590,386	\$0	\$1,720,075	(\$1,500,000)	\$220,075
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$448,086	\$142,048	(\$300,000)	\$290,134	(\$200,000)	\$90,134
H	\$293,933	\$192,120	\$3,083	\$489,135	(\$450,000)	\$39,135
I	\$5,189,968	\$595,972	(\$4,700,000)	\$1,085,940	(\$500,000)	\$585,940
J	\$2,179,356	\$2,483,606	(\$2,000,000)	\$2,662,962	(\$500,000)	\$2,162,962

K	\$779,111	\$2,206,695	(\$350,000)	\$2,635,806	\$0	\$2,635,806
L	\$5,532	\$49,400	\$0	\$54,932	\$0	\$54,932
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$10,942,468	\$8,029,060	(\$7,346,917)	\$11,624,611	(\$5,250,000)	\$6,374,611

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
Total	\$5,913,858	\$2,781,693	(\$3,235,000)	(\$4,200,000)	\$1,260,550

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
TOTAL	\$11,448,838	\$3,004,705	(\$3,511,784)	\$10,941,759	(\$5,350,000)	\$5,591,759

Note: Fiscal Year Totals as of September 30, 2019

Utility Impact Fees Fund Activity (FY18-19)

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

Note: Fiscal Year Totals as of September 30, 2019

Roadway Impact Fees Fund Activity (FY17-18)

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

Note: Fiscal Year Totals as of September 30, 2018

Utility Impact Fees Fund Activity (FY 17-18)

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

Note: Fiscal Year Totals as of September 30, 2018

C. Capital Improvements Advisory Committee Meeting Minutes

21-005M Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees. Mr. Mitchell Corona, Planner I for the City of McKinney, explained the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees. He stated that Staff recommends filing of the Semiannual Report with respect

to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees and offered to answer questions. Commission Member McCall asked about the deciding factors for the streets being improved in the Capital Improvements Plan. Mr. Corona explained that the City of McKinney Engineering Department has a Capital Improvements Plan team that determines what projects for the next 10 years need to be completed. He stated that they prioritize the list annually based upon growth and/or need in the city. Commission Member McCall asked if Staff knew if Eldorado Parkway was on the list to be expanded. Mr. Aaron Bloxham, Planning Manager for the City of McKinney, stated that Eldorado Parkway was on the Master Roadway Plan to be improved at some point. Vice-Chairman Mantzey asked about the three largest roadway projects. Mr. Corona stated that there is an online portal that includes the Capital Improvements Plan (CIP) status and scope of the active projects. He stated that the information containing in the Staff Report are related to Capital Improvements Plan (CIP) projects being paid with impact fees. Mr. Corona stated that there are other Capital Improvements Plan (CIP) projects where impact fees are not used. Vice-Chairman Mantzey opened the public hearing and called for comments. There being none, on a motion by Committee Member McCall, seconded by Committee Member Taylor, 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 7-0-0. Vice-Chairman Mantzey stated that this item will be forwarded to the City Council meeting on June 15, 2021.

D. Capital Improvements Advisory Committee PowerPoint Presentation

Impact Fee Semiannual Report

(Mid-Year 2020-2021)

21-0005M

Semiannual Report: Mid-Year FY 2021

- **The Semiannual Report was last presented at the Capital Improvement Advisory Committee meeting on December 1, 2020.**

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

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



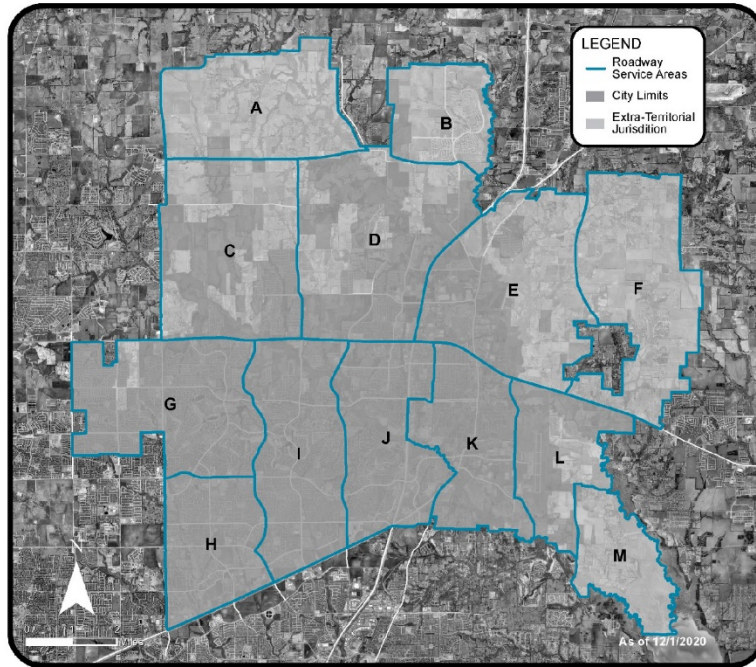
Semiannual Report 2020 – 2021

- **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 (MY 20-21)

Roadway Impact Fees Fund Activity (MY20-21)						
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	\$2,266,059	\$600,891	(\$2,000,000)	\$866,950	\$0	\$866,950
D	\$419,568	\$489,460	(\$100,000)	\$809,029	\$0	\$809,029
E	\$1,720,075	\$0	(\$1,500,000)	\$220,075	\$0	\$220,075
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$290,963	\$65,298	(\$200,000)	\$156,261	\$0	\$156,261
H	\$508,991	\$48,089	(\$450,000)	\$112,780	\$0	\$112,780
I	\$1,085,940	\$223,282	(\$500,000)	\$814,207	\$0	\$814,207
J	\$2,662,962	\$238,952	(\$500,000)	\$2,401,914	\$0	\$2,401,914
K	\$2,635,806	\$325,094	\$0	\$2,960,900	\$0	\$2,960,900
L	\$54,932	\$0	\$0	\$54,932	\$0	\$54,932
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$11,645,295	\$1,991,066	(\$5,250,000)	\$8,397,047	\$0	\$8,397,047

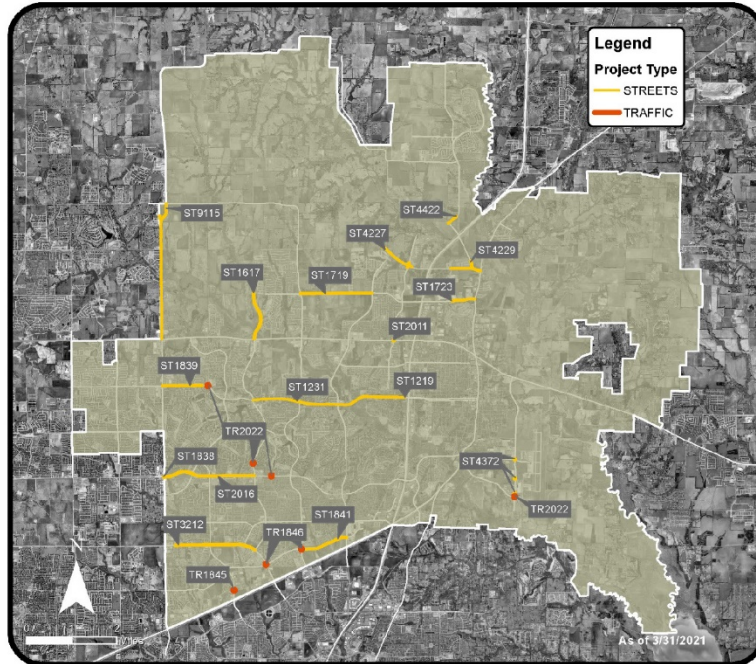
- Totals as of 3/31/2021
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- LTD – Live to Date (includes balance funds from previous years)
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- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is directly deposited into the Street Construction Fund.



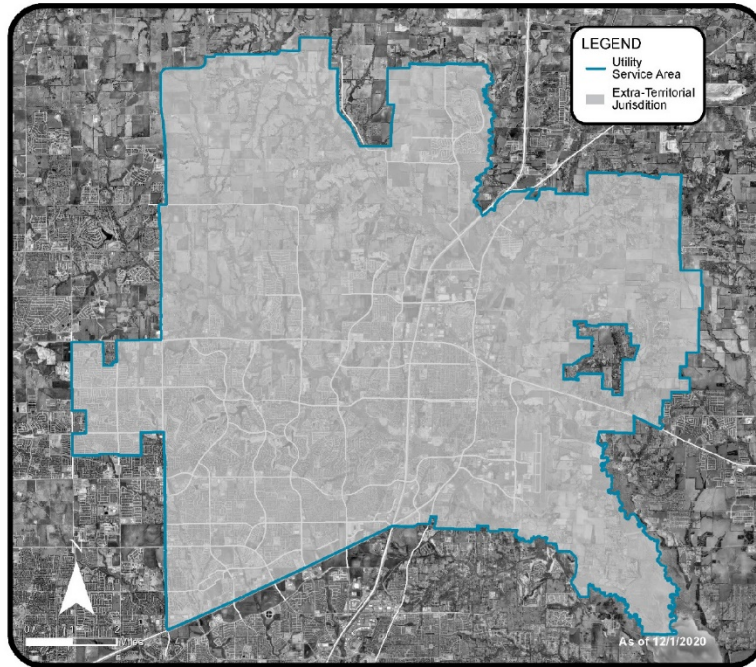
Roadway Impact Fees Collected



Active Roadway Impact Fee Project Map (MY 2021)



Utility Impact Fee Service Area Map



Utility Impact Fees Fund Activity (MY 19-20)

Utility Impact Fees Fund Activity (MY20-21)					
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	\$1,221,749	(\$4,200,000)	\$0	\$1,824,991
Wastewater	\$664,031	\$179,021	\$0	\$0	\$843,052
Total	\$5,467,274	\$1,400,770	(\$4,200,000)	\$0	\$2,668,044

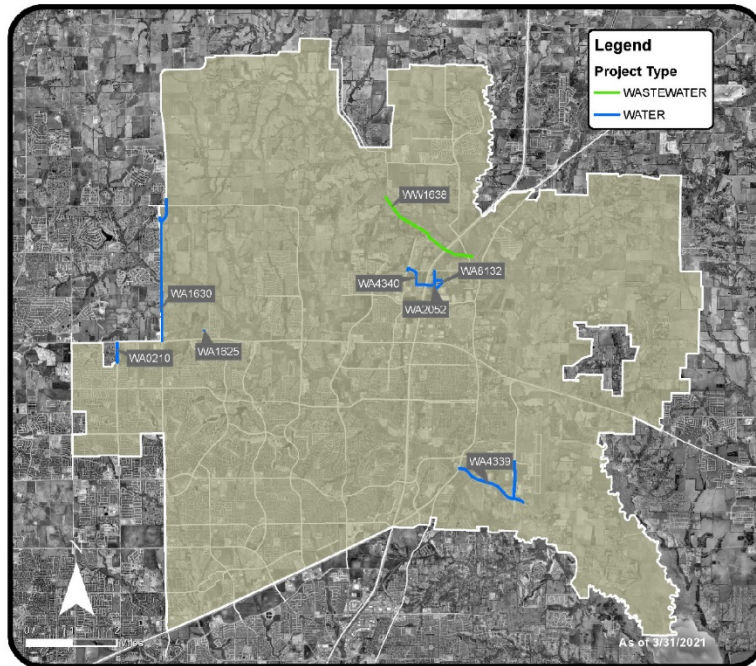
- Totals as of 3/31/2021
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2020 to September 2021)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.



Utility Impact Fees Collected



Active Utility Impact Fee Project Map (MY 2021)



E. Active Roadway and Utility Impact Fee CIP Projects

Active Roadway and Utility Impact Fee CIP Projects 2020-2021 MID-YEAR

Includes:

Active Projects Sheet*
Roadway Impact Fee CIP Projects Map
Utility Impact Fee CIP Projects Map
Impact Fee Service Area Maps

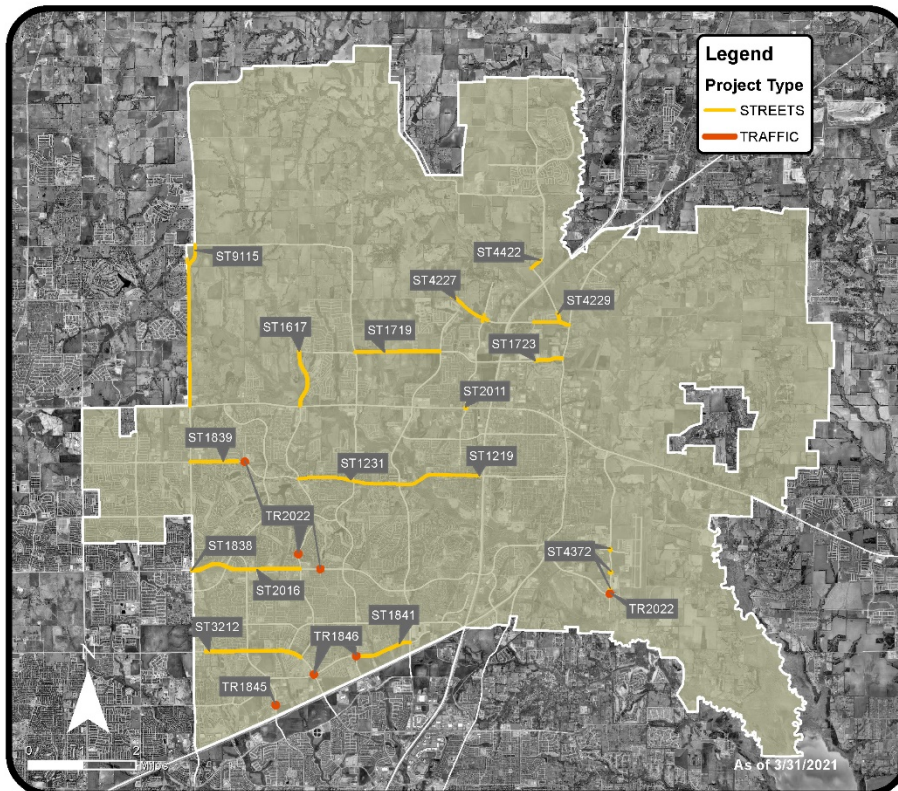
**Active Projects Sheet is included for active CIP projects for which impact fees have been utilized and/or allocated during this fiscal year. Completed projects may be shown on the corresponding maps for projects that were closed out during the current fiscal year.*

ENGINEERING CAPITAL IMPROVEMENTS PROJECT SUMMARY/IMPACT FEE PROJECTS														
CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE	CURRENT BUDGET	OVERALL BUDGET (PLANNED)	PROJECT FUNDING (ALL SOURCES)							% PROJECT FUNDED BY IMPACT FEES
							ROADWAY IMPACT FEES	UTILITY IMPACT FEES	BONDS **	GRANTS ***	DEVELOPER CONTRIBUTIONS	OTHER ****	FUTURE FUNDING SOURCES (NON-IMPACT FEES)	
SI1210	Virginia Parkway Lanes 5 & 6 (bridge - US 59)	Widen Virginia Parkway from Lanes 5 to 6 lanes, including the bridge over 19 foot deep. Right-of-way and utility adjustments, water and wastewater line relocation on site also included within the scope of the project.	PROJECT COMPLETE	Apr 2021	\$11,061,420	\$11,061,420	\$2,000,000	\$0	\$1,774,862	\$7,267,634	\$98,674	\$0		16.86%
SI1221	Virginia Parkway Lanes 5 & 6 (bridge - Beltway)	Widen Virginia Parkway from Lanes 5 to 6 lanes from just east of Ridge Road to the bridge. Traffic signal will be added at the Virginia Parkway intersection with Chamber Crossing and Market Lanes.	PROJECT COMPLETE	Apr 2021	\$4,991,254	\$4,991,254	\$1,050,000	\$0	\$2,922,974	\$978,479	\$0	\$0		31.05%
SI1304	Ridge Road US 59 - W/ north	Construct Ridge Road from its current terminus at US 290 to W/ north Road.	ACTIVE PROJECT	Oct 2022	\$22,131,900	\$22,131,900	\$200,000	\$0	\$21,930,000	\$0	\$997,900	\$0		2.26%
SI1419	W/ north (Harris to Lake Forest)	Construction of W/ north Rd (SAC) from Harris to Lake Forest, including road shoulders at Harris, Harris and Lake Forest.	ACTIVE PROJECT	Jan 2022	\$27,823,900	\$27,823,900	\$1,100,000	\$0	\$15,720,000	\$17,003,900	\$0	\$0		3.66%
SI1420	W/ north (Lake of Meads to W/ 5th)	Construction of Lanes 3 & 4 West of 5th and construction of new lighting between US 59 and W/ 5th.	CONSTRUCTION UNDERWAY	Apr 2022	\$4,064,681	\$4,064,681	\$100,000	\$0	\$3,964,681	\$0	\$494,681	\$0		12.20%
SI1630	Bridge and Caster Intersect on Ridge	Widening of existing bridge over Revest Creek to include lanes 5 & 6 and utility relocation to increase capacity.	ACTIVE PROJECT	Oct 2023	\$2,600,000	\$2,600,000	\$700,000	\$0	\$1,900,000	\$0	\$0	\$0		26.92%
SI1630	Virginia Parkway Lanes 5 & 6 (Outer - Virginia Parkways)	Addition of Lanes 5 & 6	ACTIVE PROJECT	Dec 2021	\$3,780,000	\$3,780,000	\$600,000	\$0	\$1,000,000	\$0	\$0	\$180,000		15.87%
SI1641	Collin McKinney Pkwy (Lake Forest - Harris)	Construction of new 100' wide 1 & 2 lanes and Lanes 3 & 4 construction including signal improvements at Lake Forest and Harris.	ACTIVE PROJECT	Jan 2023	\$13,015,589	\$13,015,589	\$6,200,000	\$0	\$6,700,000	\$0	\$118,389	\$0		47.62%
SI2201	Intersect on Capry Improvements (US 59 & Community Ave)	Construction of intersection roadway improvements at US 59 & Community Ave.	PLANNED IMPROVEMENT	Aug 2024	\$1,594,706	\$1,594,706	\$200,000	\$0	\$490,000	\$904,706	\$0	\$0		31.35%
SI2200	Stonebridge Drive US 59 (Wilson Creek)	Construction of 180 Lanes - 2 of Stonebridge Dr adjacent to Tucker III	PLANNED IMPROVEMENT	TBD	\$2,000,000	\$2,000,000	\$200,000	\$0	\$0	\$0	\$0	\$0		100.00%

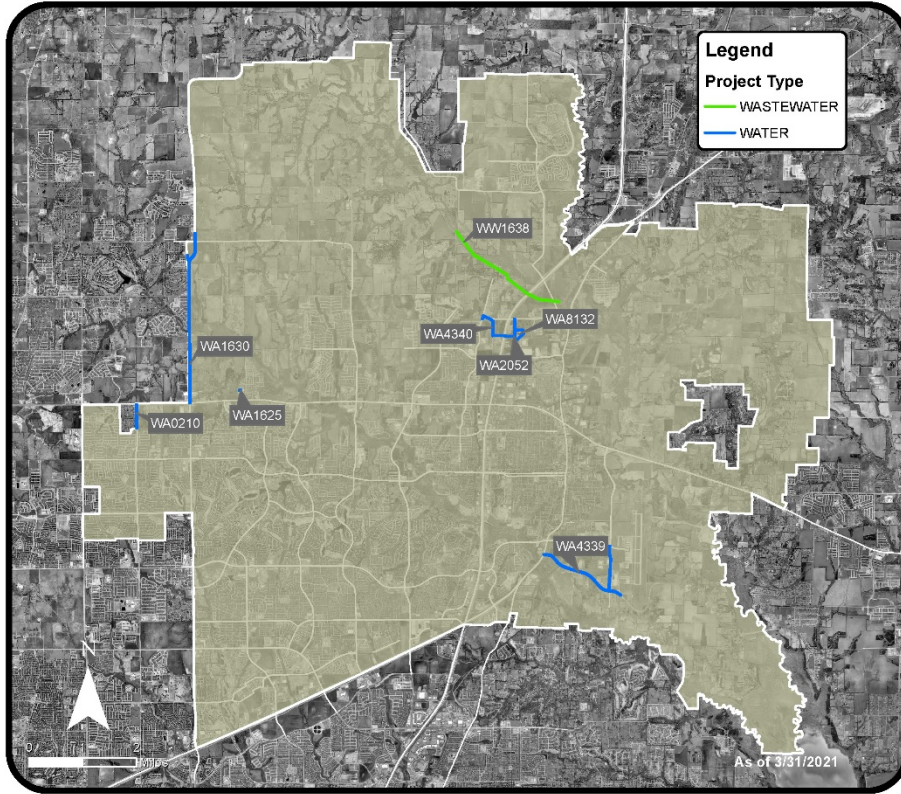
ENGINEERING CAPITAL IMPROVEMENTS PROJECT SUMMARY/IMPACT FEE PROJECTS														
CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE	CURRENT BUDGET	OVERALL BUDGET (PLANNED)	PROJECT FUNDING (ALL SOURCES)							% PROJECT FUNDED BY IMPACT FEES
							ROADWAY IMPACT FEES	UTILITY IMPACT FEES	BONDS **	GRANTS ***	DEVELOPER CONTRIBUTIONS	OTHER ****	FUTURE FUNDING SOURCES (NON-IMPACT FEES)	
SI3212	Shady Hill Lanes 5 & 6 (Outer - Taylor)	Construction of Lanes 5 & 6 including migration of Stacy to McKinney Ranch Pkwy.	CONSTRUCTION UNDERWAY	Dec 2021	\$6,263,883	\$6,263,883	\$100,000	\$0	\$1,500,000	\$0	\$503,883	\$0		1.22%
SI4221	Rainbow Road Extension - Community to Harris	Extension of Rainbow Road from Harris Road to Community to Harris and signal relocation.	CONSTRUCTION UNDERWAY	Oct 2021	\$12,790,344	\$12,790,344	\$400,000	\$0	\$6,800,000	\$6,110,344	\$278,344	\$0		3.26%
SI4250	Rainbow Road and F454 Realignment	Construct terrain planned street along Rainbow Road for 0.5 mile construction new phasing and intersection of Rainbow Road.	PLANNED IMPROVEMENT	TBD	\$2,911,823	\$2,911,823	\$1,000,000	\$0	\$1,900,000	\$0	\$111,823	\$0	\$6,500,000	16.87%
SI4253	Roadway Impact Fee Update	Update to roadway impact fee report and recalculation of roadway impact fees.	ACTIVE PROJECT	Sep 2021	\$187,600	\$187,600	\$187,600	\$0	\$0	\$0	\$0	\$0		100.00%
SI1012	Country Extensions on Airport Dr - Intersect on 5th	Widening Country Lane to include utility relocation, including water, gas, and sewer relocation of a portion of Airport Dr and widening of Airport Dr, and design of 8th right-of-way and intersection improvements at 5th and Airport Dr.	CONSTRUCTION UNDERWAY	May 2021	\$2,400,000	\$2,400,000	\$1,000,000	\$0	\$1,400,000	\$0	\$0	\$0		41.67%
SI1022	Trinity Hills Parkway Link	Right-of-way 354' to Trinity Falls Parkway from just south of Trinity Falls Parkway.	PROJECT COMPLETE	Oct 2020	\$1,628,000	\$1,628,000	\$100,000	\$0	\$1,528,000	\$0	\$0	\$0		6.12%
SI1015	Carroll Road (Design & ROW) (US 59 - F454)	Preliminary and Final engineering for the design of Carroll Road (US 59) from 590 to F454. Ultimate road will include two lanes and a 100' wide ROW with a 100' wide ROW.	PROJECT COMPLETE	Oct 2020	\$4,800,000	\$4,800,000	\$600,000	\$0	\$2,700,000	\$1,400,000	\$600,000	\$0		12.50%
SI1545	Trinity Signal on F454 - RPT Zone	Construction of permanent traffic signal at Trinity Drive, Harris and Stacy at 5th - McKinney.	CONSTRUCTION UNDERWAY	Aug 2021	\$600,000	\$600,000	\$600,000	\$0	\$0	\$0	\$0	\$0		100.00%
SI1546	Trinity Signal on F454 - RPT Zone	Construction of permanent traffic signal at Lake Forest and Collins McKinney and Stacy at Collins McKinney.	PROJECT COMPLETE	Mar 2021	\$400,000	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0		100.00%
SI2202	Intersect on Capry	Details for new traffic signal at Airport Dr and Community Ave intersection, and widening of Rainbow Road to 8 lanes.	CONSTRUCTION UNDERWAY	Jun 2022	\$1,240,000	\$1,240,000	\$600,000	\$0	\$640,000	\$0	\$0	\$0		52.42%

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE	CURRENT BUDGET	OVERALL BUDGET (PLANNED)	PROJECT FUNDING (ALL SOURCES)							% PROJECT FUNDED BY IMPACT FEES
							ROADWAY IMPACT FEES	UTILITY IMPACT FEES	BONDS **	GRANTS ***	DEVELOPER CONTRIBUTIONS	OTHER ****	FUTURE FUNDING SOURCES (NON-IMPACT FEES)	
WA1210	Independence Parkway 24 inch Water Line	Installation of water main along 24" water main.	ACTIVE PROJECT	Jan 2021	\$2,500,000	\$2,500,000	\$0	\$2,500,000	\$0	\$0	\$0	\$0	\$0	100.00%
WA1020	University Pump Station 220-111 Pump	Various pump and electrical improvements at the University Pump station facility.	CONSTRUCTION UNDERWAY	Jun 2021	\$2,015,000	\$2,015,000	\$0	\$1,600,000	\$7,015,000	\$0	\$0	\$0	\$0	63.84%
WA1000	Quaker Road Utility Project's (L# 380 to 344)	Cluster rebuild of the water main along L#380 to #1451. Relocate existing water main along L#380 to #1451 and install a new water main along L#380 to #1451.	CONSTRUCTION UNDERWAY	May 2021	\$10,073,240	\$10,073,240	\$0	\$0,000,000	\$900,000	\$0,338,240	\$0	\$0	\$0	5.61%
WA3002	Murray 36 Inch Water Line (111-141 to 144 Project)	City of Elgin will install water main and water meter to be connected to Murray 36 inch water distribution line.	CONSTRUCTION UNDERWAY	Mar 2022	\$3,200,000	\$3,200,000	\$0	\$3,200,000	\$0	\$0	\$0	\$0	\$0	100.00%
WA1330	Airport South of Harry Buckley water main	Water main along 24" water main along Airport boulevard (R#2444 to R#2447) and up R#2445, Harry Buckley Rd R#2446 to R#2447.	ACTIVE PROJECT	Sep 2022	\$5,635,000	\$5,635,000	\$0	\$0,000,000	\$2,835,000	\$0	\$0	\$0	\$0	67.17%
WA4300	Midwest Pump Station Transmission Line (200-000)	Design and construct the master planned 36" 50' diameter line for Midwest Pump Station.	PROJECT COMPLETE	Apr 2021	\$7,735,000	\$7,735,000	\$0	\$7,700,000	\$5,435,000	\$0	\$0	\$0	\$0	29.73%
WA4130	Rockwell Pump Station Development	Design and construction of the pump station facility (pumps and controls) to be used to serve the existing 36" pressure mains of the water collection system.	CONSTRUCTION UNDERWAY	Aug 2021	\$25,200,000	\$25,200,000	\$0	\$3,800,000	\$21,400,000	\$0	\$0	\$0	\$0	15.08%
WA1030	Money Creek 66 Trunk Main to 36" R#2121	Construction of master planned 56" to 48" water main trunk main along Money Creek.	ACTIVE PROJECT	Sep 2022	\$10,650,000	\$10,650,000	\$0	\$2,400,000	\$8,100,000	\$0	\$0	\$0	\$0	23.22%

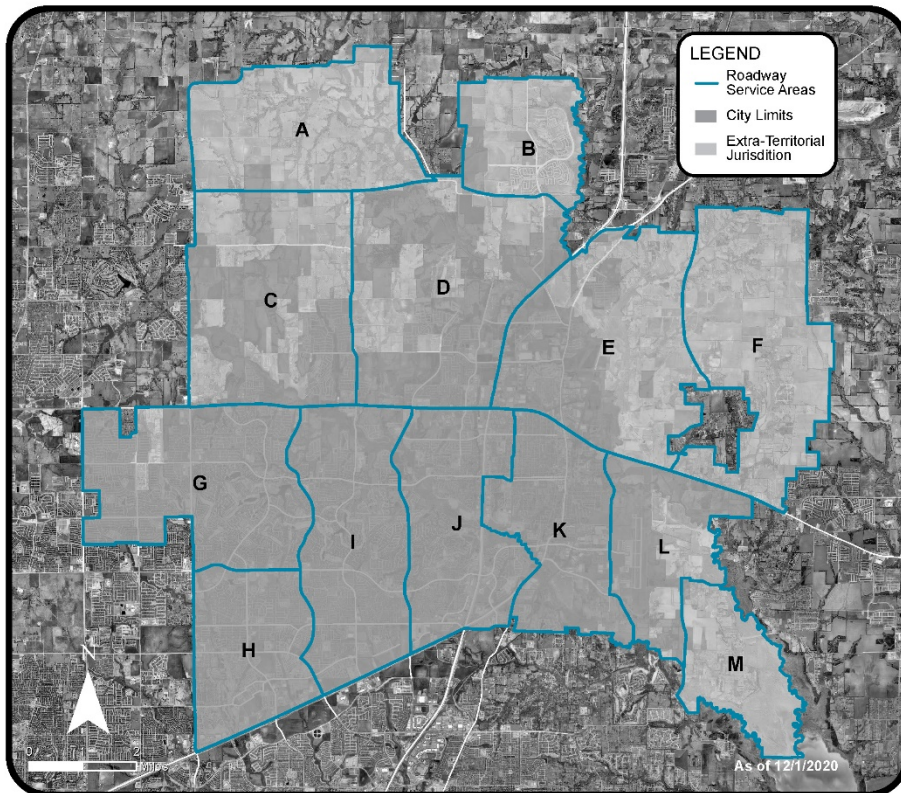
Active Roadway Impact Fee Project Map (MY 2021)



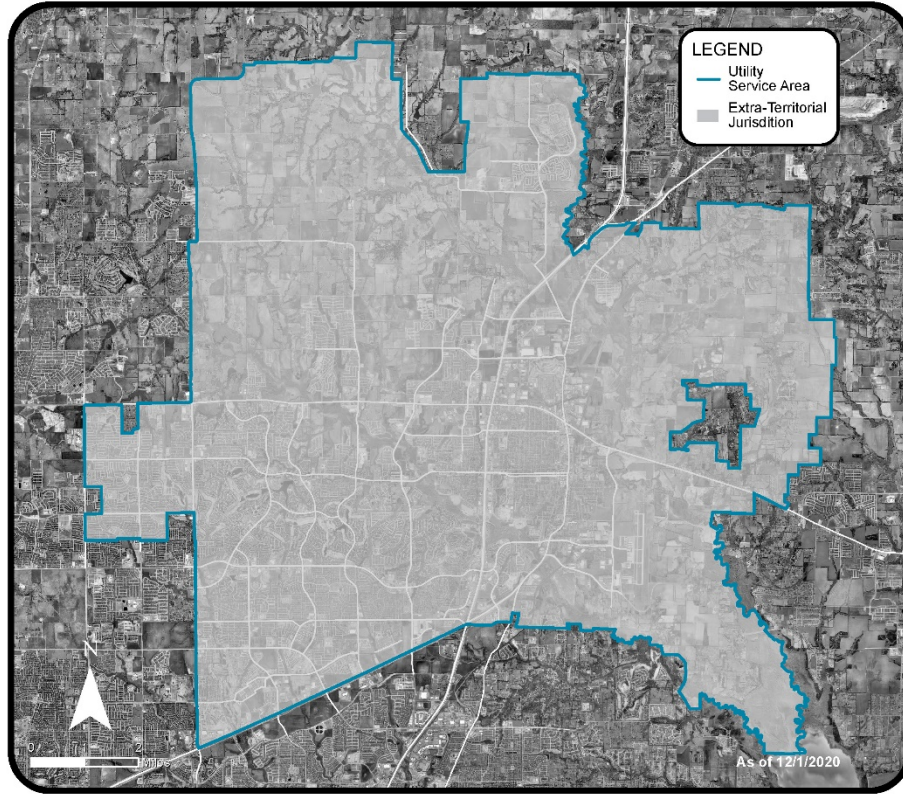
Active Utility Impact Fee Project Map (MY 2021)



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