

EXHIBIT “A”

SEMIANNUAL REPORT

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

January 2023



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: December 13, 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 January 3, 2023.

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 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 2022 mid-year report was presented at the Capital Improvements Advisory Committee meeting on May 10, 2022 and accepted by City Council on June 7, 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 October 2021 to October 2022, the Construction Cost Index in the Dallas area increased 10.2%. From the time of the report’s adoption (December 2020) the Construction Cost Index in the Dallas area increased 27.9% (Source: Construction Cost Index at www.enr.com).

From September 2021 to September 2022, the Dallas-Fort Worth-Arlington area Consumer Price Index (CPI) increased 8.2%. During the same period, the core CPI, which excludes volatile food and energy prices, increased 6.6% (Source: US Department of Labor, Bureau of Labor Statistics). According to the Bureau of labor statistics, this has been the largest 12-month increase for all items less food and energy since August 1982.

Roadway Impact Fees Fund Activity (EOY 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	\$403,058	(\$650,000)	\$505,048	\$0	\$505,048
D	\$291,446	\$4,830,592	(\$300,000)	\$4,822,038	\$0	\$4,822,038
E	\$248,719	\$1,310,280	(\$200,000)	\$1,358,999	\$0	\$1,358,999
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$60,061	\$21,049	(\$50,000)	\$31,110	\$0	\$31,110
H	\$462,163	\$421,055	(\$446,072)	\$437,145	\$0	\$431,445
I	\$753,920	\$978,746	(\$700,000)	\$1,032,666	\$0	\$1,027,681

J	\$1,429,389	\$457,979	(\$1,238,779)	\$648,589	\$0	\$648,589
K	\$2,586,903	\$1,099,687	(\$2,076,628)	\$1,609,962	(\$500,000)	\$1,109,962
L	\$54,932	\$511,040	(\$50,000)	\$515,972	\$0	\$515,972
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$6,639,521	\$10,081,295	(\$5,711,479)	\$11,009,336	(\$500,000)	\$10,509,336

- Totals as of 9/30/2022
- 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 (EOY 21-22)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects	Allocated to Future Projects	Available Funds LTD
Water	\$3,274,854	\$5,006,039	(\$3,118,594)	\$0	\$5,162,299
Wastewater	\$972,670	\$3,368,480	(\$980,813)	\$0	\$3,360,338
Total	\$4,247,524	\$8,374,519	(\$4,099,407)	\$0	\$8,522,637

- Totals as of 9/30/2022
- "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
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$2,266,059	\$789,899	(\$2,200,000)	\$855,958	(\$650,000)	\$205,958
D	\$419,568	\$771,877	(\$900,000)	\$291,446	\$0	\$291,446
E	\$1,720,075	\$28,644	(\$1,500,000)	\$248,719	(\$200,000)	\$48,719
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$290,963	\$69,098	(\$300,000)	\$60,061	\$0	\$60,061
H	\$508,991	\$503,172	(\$550,000)	\$462,163	\$0	\$462,163
I	\$1,085,940	\$491,416	(\$823,437)	\$633,943	\$0	\$633,943

J	\$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
TOTAL	\$11,645,295	\$3,543,880	(\$8,445,687)	\$6,595,762	(\$2,600,000)	\$3,995,762

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
Total	\$5,467,274	\$2,480,251	(\$3,700,000)	\$0	\$4,247,524

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
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

22-0011M 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 Woodruff, 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 8-0-0. Chairman Cox stated that this item will be forwarded to the City Council meeting on January 3, 2023.

D. Capital Improvements Advisory Committee PowerPoint Presentation

Impact Fee Semiannual Report

(Fiscal Year 2021-2022)

22-0011M

Semiannual Report: FY 21-22

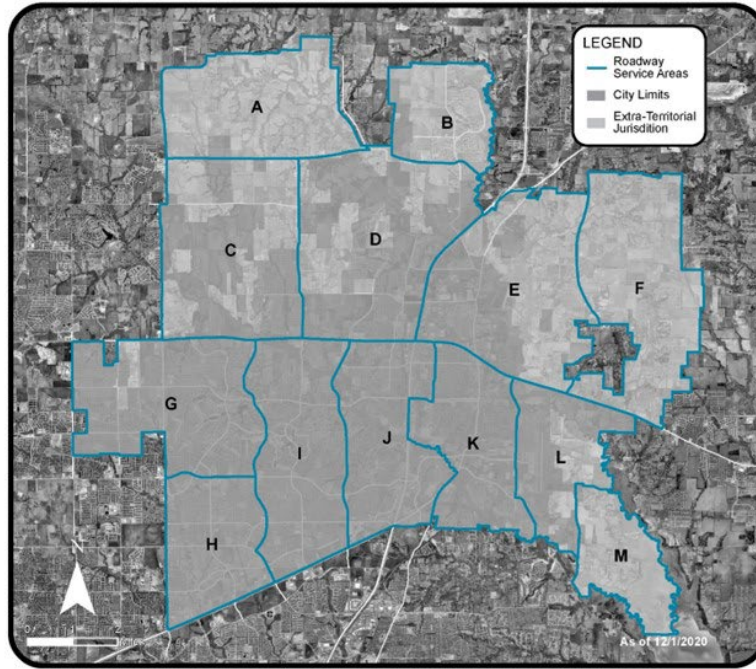
- **Texas Local Government Code Ch. 395 requires a Semiannual Report to:**
 - Report the progress of the Capital Improvements Plan
 - Report any perceived inequities in the Capital Improvements Plan implementation
- **The City of McKinney Semiannual Report includes:**
 - Provides the boundaries for the Roadway and Utility Service areas.
 - 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
- **The mid-year Semiannual Report was last presented at the Capital Improvement Advisory Committee meeting on May 10, 2022.**



Semiannual Report: FY 21-22

- **The Capital Improvements Plan used for the Semiannual Report was adopted on December 1, 2020 (as part of the 2019 Impact Fee Update)**
- **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.*
- **This is not the same as the City’s overall Capital Improvements Program**

Roadway Impact Fee Service Area Map



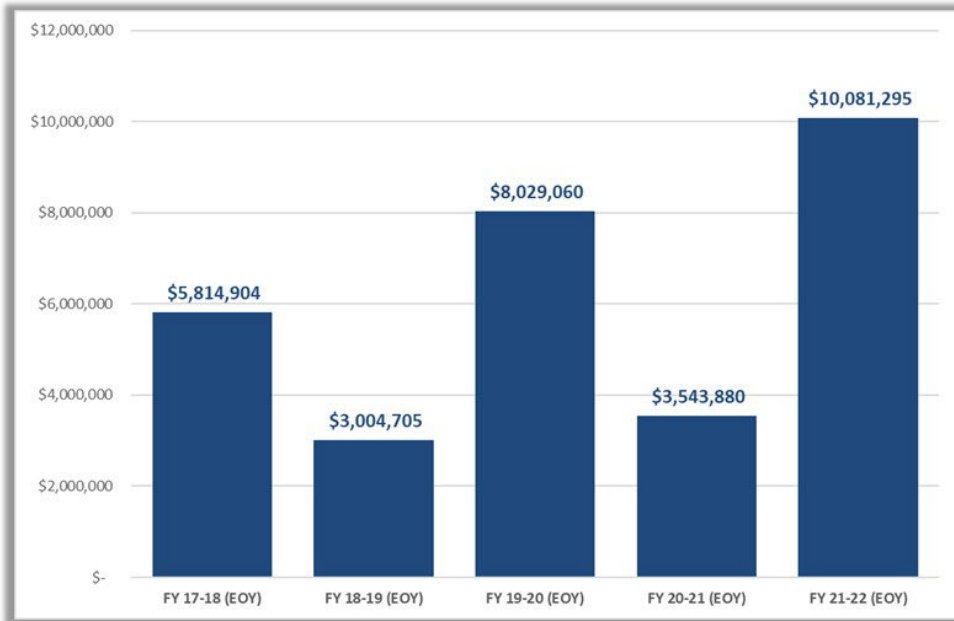
Roadway Impact Fees Fund Activity (FY 21-22)

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	\$403,058	(\$650,000)	\$505,048	\$0	\$505,048
D	\$291,446	\$4,830,592	(\$300,000)	\$4,822,038	\$0	\$4,822,038
E	\$248,719	\$1,310,280	(\$200,000)	\$1,358,999	\$0	\$1,358,999
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$60,061	\$21,049	(\$50,000)	\$31,110	\$0	\$31,110
H	\$462,163	\$421,055	(\$446,072)	\$437,145	\$0	\$431,445
I	\$753,920	\$978,746	(\$700,000)	\$1,032,666	\$0	\$1,027,681
J	\$1,429,389	\$457,979	(\$1,238,779)	\$648,589	\$0	\$648,589
K	\$2,586,903	\$1,099,687	(\$2,076,628)	\$1,609,962	(\$500,000)	\$1,109,962
L	\$54,932	\$511,040	(\$50,000)	\$515,972	\$0	\$515,972
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$6,639,521	\$10,081,295	(\$5,711,479)	\$11,009,336	(\$500,000)	\$10,509,336

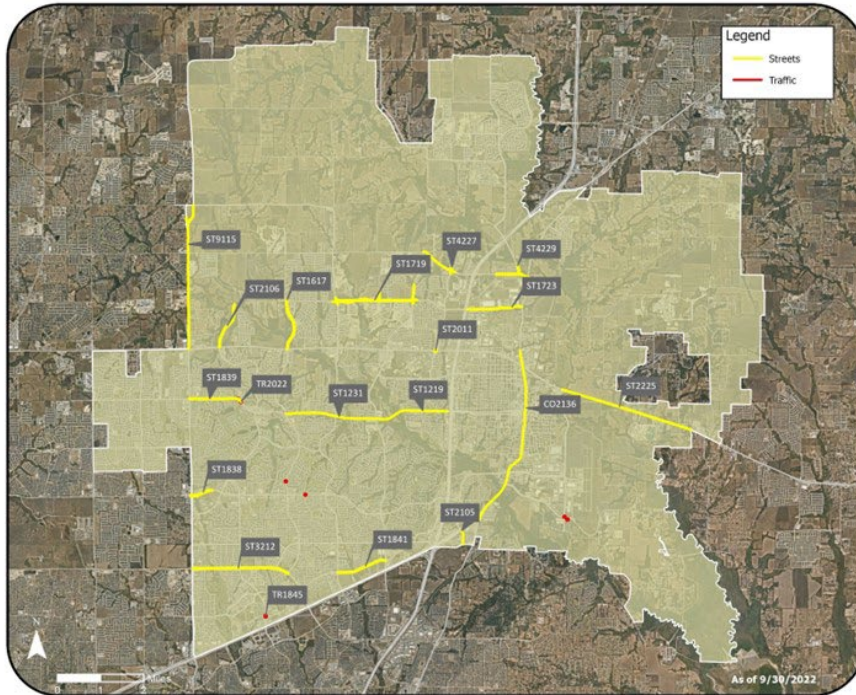
- Totals as of 9/30/2022
- YTD – Year to Date (includes funds for the fiscal year which is October 2021 to September 2022)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is directly deposited into the Street Construction Fund.



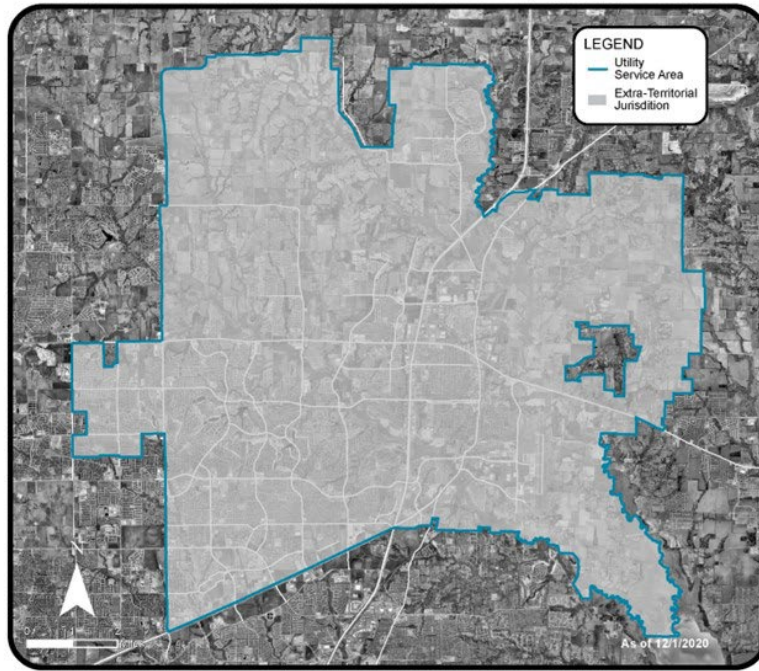
Roadway Impact Fees Collected



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



Utility Impact Fee Service Area Map



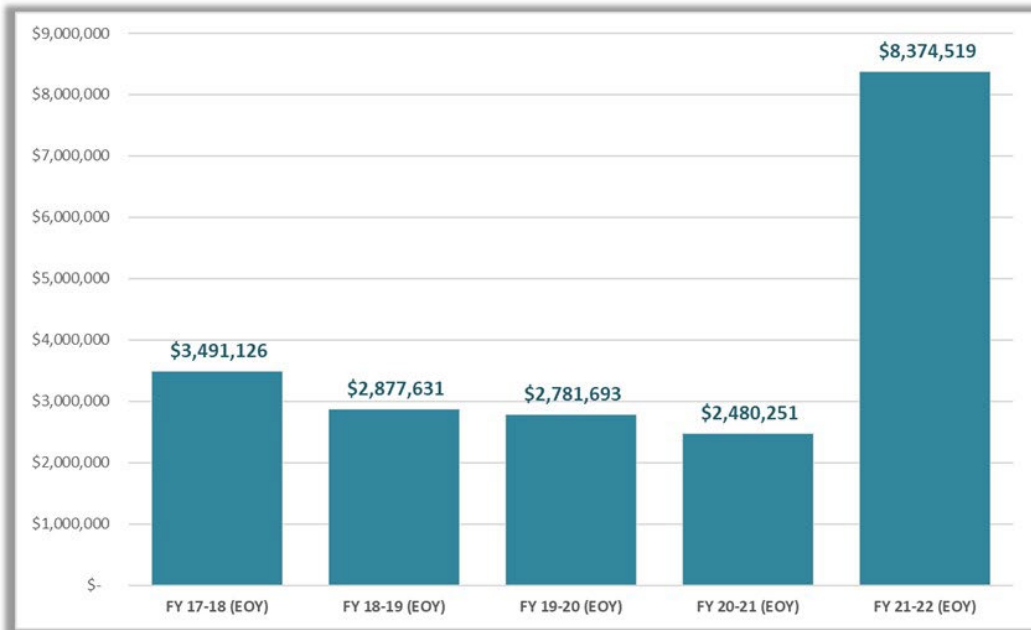
Utility Impact Fees Fund Activity (FY 21-22)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects	Allocated to Future Projects	Available Funds LTD
Water	\$3,274,854	\$5,006,039	(\$3,118,594)	\$0	\$5,162,299
Wastewater	\$972,670	\$3,368,480	(\$980,813)	\$0	\$3,360,338
Total	\$4,247,524	\$8,374,519	(\$4,099,407)	\$0	\$8,522,637

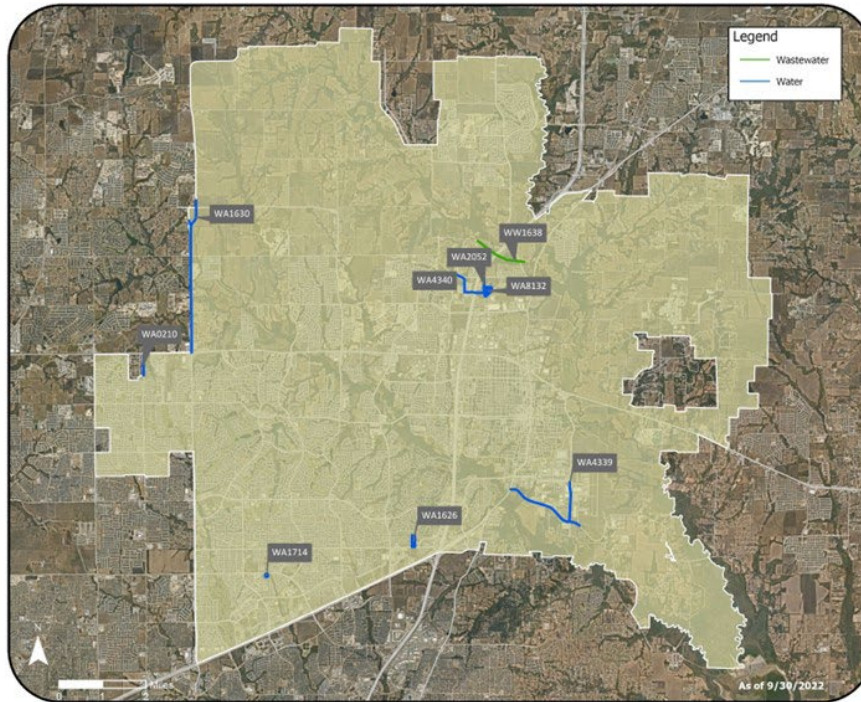
- Totals as of 9/30/2022
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2021 to September 2022)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.



Utility Impact Fees Collected



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



E. Active Roadway and Utility Impact Fee CIP Projects

Active Roadway and Utility Impact Fee CIP Projects 2021-2022 END-OF-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.*

SEMIAQUIAL REPORT



ENGINEERING CAPITAL IMPROVEMENTS IMPACT FEE PROJECT SUMMARY

* Status provided is based on the date of this report and may be subject to change.
 ** Bonds may include General Obligation, Certificates of Obligation, or Utility Revenue Bonds.
 *** Grants may include cost-sharing participation from local, county, regional, or federal sources.

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	TYPE	BONDS **	GRANTS ***
CD2136	PA & T&EOT (Leaf Contributions) (Frisco Rd - Powerhouse)	Leaf contributions for line acquisition (by T&EOT) and supplemental drainage design.	DESIGN	6/9/2027	\$ 950,000	77.3%	\$ 700,000	73.7%	\$ -	0.0%	\$ 250,000	\$ -	\$ -
CD2214	Water & Wastewater Master Plan (2023)	Required update to Water and Wastewater Master Plan	PLANNING	TBD	\$ 800,000	0.0%	\$ -	0.0%	\$ 800,000	100.0%	\$ -	\$ -	\$ -
ST1219	Virginia Parkway Lanes 5 & 6 (Ballgrove - US 75)	Widen Virginia Parkway from 4-lanes to 6-lanes, including the bridge over Wilson Creek. Right-of-way and waterway line construction are also included within the scope of the project.	COMPLETE	3/14/2022	\$ 11,861,032	98.1%	\$ 3,000,000	25.3%	\$ -	0.0%	\$ 774,464	\$ 7,987,884	\$ 88,674
ST1231	Virginia Parkway Lanes 5 & 6 (Ridge - Ballgrove)	Widen Virginia Parkway from 4-lanes to 6-lanes from just east of Ridge Road to Ballgrove. Traffic signals will be added at the Virginia Parkway intersections with Crutcher Crossing and Mallard Lakes.	COMPLETE	3/14/2022	\$ 4,980,737	90.5%	\$ 1,550,000	31.1%	\$ -	0.0%	\$ 2,551,861	\$ 878,876	\$ -
ST1617	Ridge Rd (US 380 - Wilmeth)	Construct Ridge Road from its current terminus at US 380 to Wilmeth Road	CONSTRUCTION	3/31/2023	\$ 23,931,900	98.9%	\$ 2,300,000	9.6%	\$ -	0.0%	\$ 21,300,000	\$ -	\$ 351,900
ST1719	Wilmeth (Hardin to Lake Forest)	Construction of Wilmeth Rd (640) from Hardin to Lake Forest, including roundabouts at Hardin, CR 340, and Lake Forest.	CONSTRUCTION	3/2/2024	\$ 25,123,930	98.1%	\$ 1,900,000	7.6%	\$ -	0.0%	\$ 12,220,900	\$ 11,003,930	\$ -
ST1723	Wilmeth (East of Redbud to SH 5)	Construction of Lanes 3 & 4 West of SH 5 and construction of median lighting between US 75 and SH 5.	COMPLETE	6/9/2022	\$ 4,064,681	90.4%	\$ 500,000	12.3%	\$ -	0.0%	\$ 3,100,000	\$ -	\$ 464,681
ST1838	Eldorado and Crutcher Intersection / Bridge Improvements	Widening of existing bridge over Rowlett Creek to include lanes 5 & 6 including various intersection capacity improvements.	DESIGN	5/31/2023	\$ 4,100,000	13.4%	\$ 1,200,000	29.3%	\$ -	0.0%	\$ 2,500,000	\$ 400,000	\$ -
ST1839	Virginia Parkway Lanes 5 & 6 (Custer - Virginia Parklands)	Addition of Lanes 5 & 6	CONSTRUCTION	9/1/2022	\$ 3,900,395	97.7%	\$ 600,000	15.4%	\$ -	0.0%	\$ 3,300,395	\$ -	\$ -
ST1841	Collin McKinney Pkwy (Lake Forest - Hardin)	Construction of remaining lanes 1 & 2, widening of existing lanes 3 & 4, and including signal improvements at Lake Forest roundabout.	DESIGN	12/1/2023	\$ 14,018,589	35.7%	\$ 6,500,000	46.4%	\$ -	0.0%	\$ 7,400,000	\$ -	\$ 118,589
ST2011	Intersection Capacity Improvements (US 380 & Community Ave)	Construction of intersection capacity improvements at US 380 & Community.	DESIGN	6/5/2024	\$ 2,000,000	22.7%	\$ 800,000	40.0%	\$ -	0.0%	\$ -	\$ 1,200,000	\$ -
ST2105	Medical Center Drive Improvements (Frisco - Spur 399)	Widening to a 4-lane undivided roadway including construction of new Frisco Road alignment	DESIGN	TBD	\$ 1,000,000	9.7%	\$ 1,000,000	100.0%	\$ -	0.0%	\$ -	\$ -	\$ -

SEMIAJUAL REPORT



ENGINEERING CAPITAL IMPROVEMENTS IMPACT FEE PROJECT SUMMARY

*Status provided is based on the date of this report and may be subject to change.
 **Bonds may include General Obligation, Certificates of Obligation, or Utility Revenue Bonds.
 ***Grants may include cost-sharing participation from local, county, regional, or federal sources.

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	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
5721.06	Sorensberg Drive (US 380 - Tucker Hill)	Construction of NE lanes 1 & 2 of Sorensberg to Tucker Hill southern boundary; full intersection construction at US 380.	PLANNING	TBD	\$ 2,000,000	0.5%	\$ 1,050,000	52.5%	C	\$ -	0.0%	\$ 950,000	\$ -	\$ -	
5722.25	US 380 East 7600TH local Contribution	Local match required in advance of 7600TH improvements to US 380.	COMPLETE	TBD	\$ 91,411	100.0%	\$ 50,000	54.7%	L	\$ -	0.0%	\$ 41,411	\$ -	\$ -	
5732.12	Baxy Rd Lanes 5 & 6 (Custer - Ridge)	Construction of Lanes 5 & 6 including signalization of Baxy Rd at McKinney Ranch Pkwy	CONSTRUCTION	9/30/2022	\$ 8,293,803	99.3%	\$ 200,000	2.4%	H	\$ -	0.0%	\$ 7,400,000	\$ -	\$ 603,803	
5742.27	Bloomdale Road Extension - Community to Hardin	Extension of Bloomdale from Hardin Blvd to Community Ave with 4 lane divided roadway.	CONSTRUCTION	8/15/2022	\$ 13,498,343	98.7%	\$ 450,000	3.3%	D	\$ -	0.0%	\$ 6,550,000	\$ 6,119,972	\$ 378,371	
5742.29	Bloomdale Road and FM 543 Reassignment	Construct remaining planned lanes along Bloomdale (West of SH 5) and establish new planned intersection of Bloomdale/FM543	DESIGN	TBD	\$ 2,161,523	8.1%	\$ 1,000,000	46.3%	E	\$ -	0.0%	\$ 1,000,000	\$ -	\$ 161,523	
5791.15	Custer Road (US 380 - FM 1465) Design & ROW	Design of 4 lane (ultimate @ arterial roadway	CONSTRUCTION	7/1/2023	\$ 4,780,403	99.1%	\$ 600,000	12.6%	C	\$ -	0.0%	\$ 2,679,579	\$ 1,405,000	\$ 95,824	
TR4.645	Traffic Signalization (RV19) - Ref Zone H	Construction of permanent traffic signals at Alma Drive at Hennehan and Baxy at Collin McKinney.	COMPLETE	4/30/2022	\$ 500,000	99.2%	\$ 500,000	100.0%	H	\$ -	0.0%	\$ -	\$ -	\$ -	
TR2.022	Traffic Signalization (RV20)	Installation of new traffic signals at Belport & Henry (existing bridge & entrance, and McKinney Ranch & Shivers).	CONSTRUCTION	12/31/2022	\$ 1,200,000	60.0%	\$ 950,000	79.6%	K,H,G,I	\$ -	0.0%	\$ 340,000	\$ -	\$ -	
WA0210	Independence Parkway 24 inch Waterline	Installation of master-planned 24" water main.	DESIGN	6/5/2023	\$ 2,500,000	11.2%	\$ -	0.0%		\$ 2,500,000	100.0%	\$ -	\$ -	\$ -	
WA1826	McKinney Ranch Pump Station Improvements	Various pump, facility, and electrical improvements at the McKinney Ranch Pump Station facility	CONSTRUCTION	10/1/2024	\$ 21,650,000	99.6%	\$ -	0.0%		\$ 1,900,000	8.8%	\$ 19,750,000	\$ -	\$ -	
WA1830	Custer Road utility relocations	Water line relocations for the Custer Road widening project	COMPLETE	11/30/2021	\$ 10,673,240	83.0%	\$ -	0.0%		\$ 535,000	5.0%	\$ 800,000	\$ 9,338,240	\$ -	
WA1714	Baxy Road elevated storage tank	Proposed 3 MG elevated water storage tank in the 920 PP	DESIGN	5/3/2025	\$ 3,000,000	30.0%	\$ -	0.0%		\$ 1,400,000	46.7%	\$ 1,500,000	\$ -	\$ -	

SEMIAIUAL REPORT



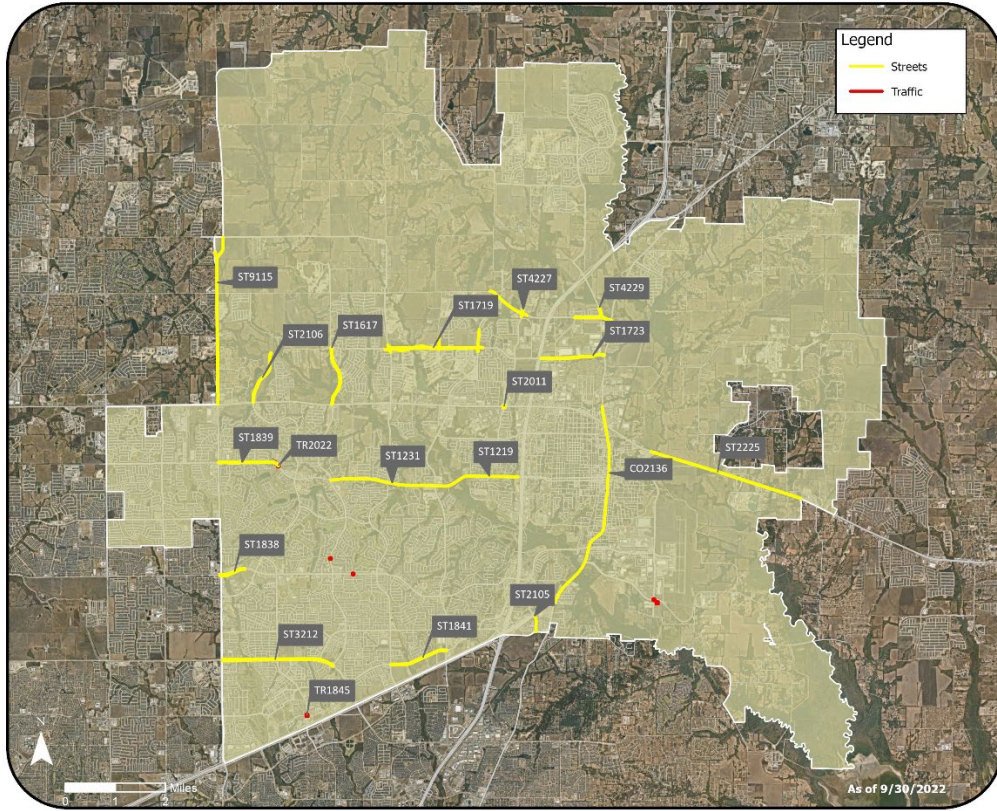
ENGINEERING CAPITAL IMPROVEMENTS IMPACT FEE PROJECT SUMMARY

* Status provided is based on the date of this report and may be subject to change.
 ** Bonds may include General Obligation, Certificates of Obligation, or Utility Revenue Bonds.
 *** Grants may include cost-sharing participation from local, county, regional, or federal sources.

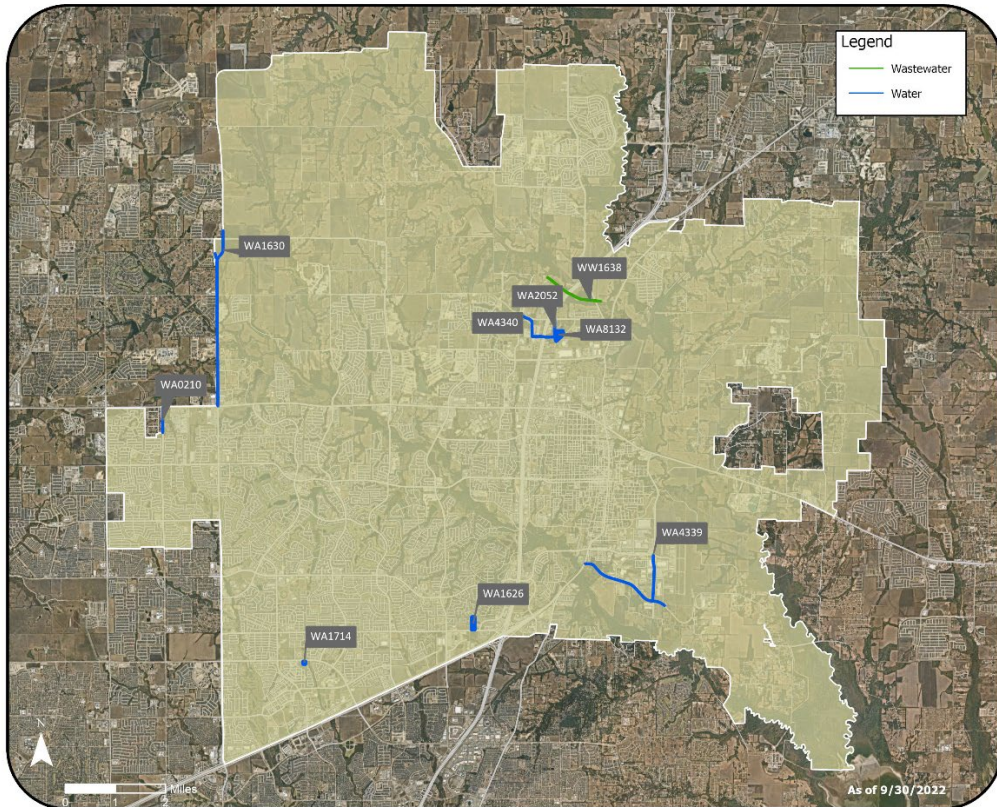
CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE *	CURRENT REVENUE (ALL SOURCES)	% CURRENT REVENUE ENCUMBERED	ROADWAY IMPACT FEE			UTILITY IMPACT FEE			OTHER PROJECT REVENUES		
							AMOUNT	% REVENUE	ZONES	AMOUNT	% REVENUE	TYPE	BONDS **	GRANTS ***	DEVELOPER
WA2052	McLary 36 inch Water Line (Trinity Falls East Feed)	City obligation of master planned water infrastructure to connect to Trinity Falls East Feed distribution line.	CONSTRUCTION	12/2/2022	\$ 2,700,000	84.6%	\$ -	0.0%		\$ 2,700,000	100.0%	WATER	\$ -	\$ -	\$ -
WA4339	Airport South & Harry McMillip Water Main	Master planned 24" water main along Airport Boulevard (Industrial to Harry McMillip/RN-46) & Harry McMillip/RM 546 (SH 5 to Airport)	DESIGN	9/26/2023	\$ 8,635,000	11.1%	\$ -	0.0%		\$ 5,800,000	67.2%	WATER	\$ 2,835,000	\$ -	\$ -
WA4340	Redbud Pump Station R26PP Discharge Water Line	Construction of master-planned water lines.	COMPLETE	3/1/2022	\$ 7,235,000	91.6%	\$ -	0.0%		\$ 1,800,000	24.9%	WATER	\$ 5,435,000	\$ -	\$ -
WA8152	Redbud Pump Station Site Development	Water pump station and ground storage facility serving the 794 and 850 service areas.	COMPLETE	12/21/2021	\$ 25,200,000	99.1%	\$ -	0.0%		\$ 3,800,000	15.1%	WATER	\$ 21,400,000	\$ -	\$ -
WW1538	Honey Creek 35 Trunk Main to MH-HC124	Construction of master planned 36" to 48" wastewater trunk main along Honey Creek.	DESIGN	10/9/2023	\$ 15,650,000	6.2%	\$ -	0.0%		\$ 2,750,000	17.6%	WASTEWATER	\$ 12,900,000	\$ -	\$ -
WW4354	Undesignated overtime participation	Overtime participation with developers for non-impact fee projects.	PLANNING	TBD	\$ 778,082	24.1%	\$ -	0.0%		\$ 30,813	4.0%	WASTEWATER	\$ 747,269	\$ -	\$ -

Report Date: 10/21/2022

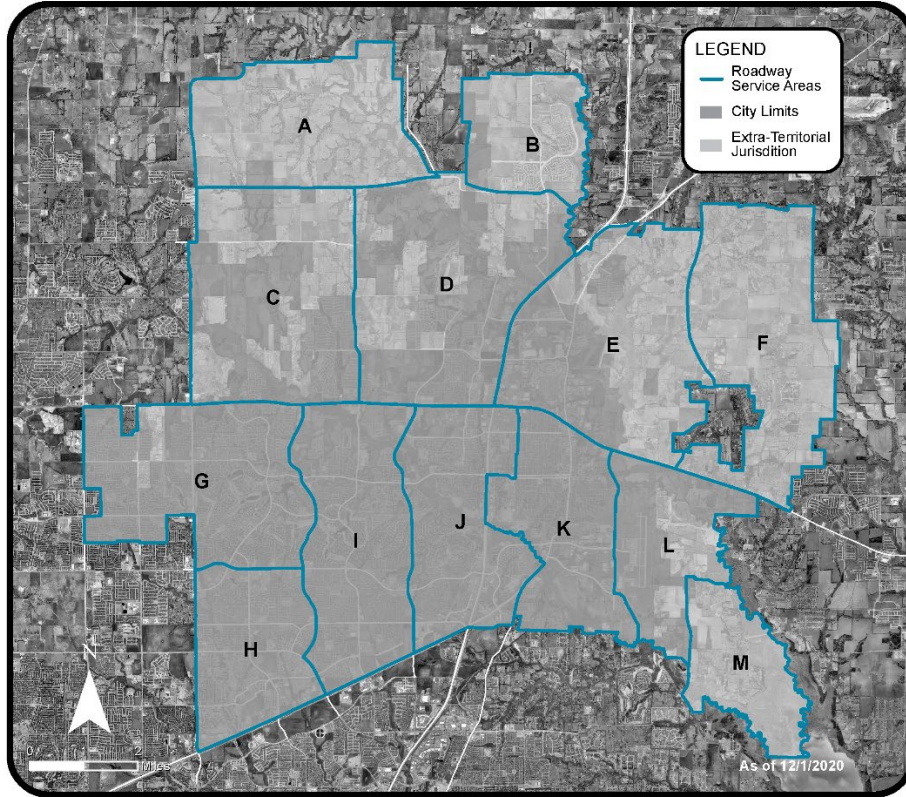
Active Roadway Impact Fee Project Map (EOY 2022)



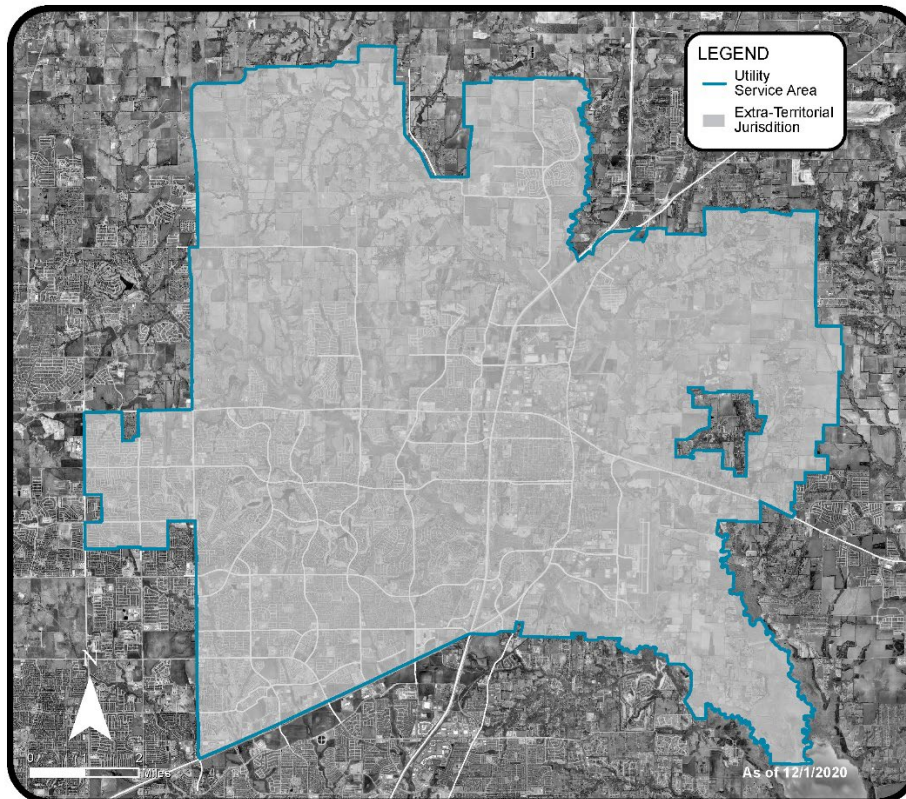
Active Utility Impact Fee Project Map (EOY 2022)



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