

Semiannual Report
Mid Fiscal Year 13-14
Progress of the Capital Improvements Plans for
Roadway and Utility Impact Fees

June 2014



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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 plans and any perceived inequities in implementing the plans or imposing impact fees.

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.

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B. P & Z Commission Staff Report

PLANNING & ZONING COMMISSION MEETING 5/13/2014 AGENDA ITEM #14-125M

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Jennifer Arnold, Planning Manager

FROM: Neil Rose, Planner I

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

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council on June 3, 2014.

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 2013-2014 mid-fiscal 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 2012-2013 end of fiscal year report was presented at the Planning and Zoning Commission meeting on December 10, 2013 and accepted by City Council on January 7, 2014.

The Planning and Zoning Commission has been appointed 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. The semiannual report is required to report the progress of the Capital Improvements Plan and report any perceived inequities in the implementation of the CIP. **The Planning & Zoning Commission meeting report from the public hearing, its attachments and meeting minutes will be filed by City Council as the semiannual report.**

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

Construction Costs and Inflation Rates

As part of the semiannual report, Staff typically includes a review of regional construction cost indices and/or inflationary assumptions to evaluate whether or not current fees are commensurate with regional trends in construction costs and inflation rates.

From March 2013 to March 2014, the Construction Cost Index in the Dallas area increased 0.4% as compared to the National Average, which increased 2.3% during the same period. (Source: Construction Cost Index at www.enr.com).

From March 2013 to March 2014, the Consumer Price Index (CPI) shows that annual inflation increased 1.5%. During the same period, the core CPI, which excludes volatile food and energy prices, rose 1.7% (Source: US Department of Labor, Bureau of Labor Statistics).

The first and only increases to roadway impact fees will occur on May 20, 2014 as part of the phase-in schedule approved by City Council. Staff feels that the impact fee levels and phase-in schedule are commensurate with trends in construction costs and inflation rates.

Roadway Impact Fees Mid-Year 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	\$84,000	\$0	\$668,808	\$0	\$668,808
D	\$976,344	\$31,500	\$0	\$1,007,844	\$0	\$1,007,844
E	\$158,332	\$223,197	\$0	\$381,530	\$0	\$381,530
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$375,491	\$155,012	(\$3,500)	\$527,002	\$0	\$527,002
H	\$84,913	\$77,389	\$2,578	\$164,880	\$0	\$164,880
I	\$2,910,316	\$778,571	(\$1,513,666)	\$2,175,221	(\$600,000)	\$1,575,221
J	\$874,600	\$147,663	(\$3,500)	\$1,018,764	(\$600,000)	\$418,764
K	\$715,565	\$30,793	(\$412,113)	\$334,244	\$0	\$334,244
L	\$1	0	0	\$1	\$0	\$1
M	\$10,685	0	0	\$10,685	\$0	\$10,685
Unknown					(\$150,000)	(\$150,000)
TOTAL	\$6,698,422	\$1,528,126	(\$1,937,569)	\$6,288,979	(\$1,350,000)	\$4,938,979

- Totals as of 3/31/2014
- YTD – Year to Date (includes funds for the fiscal year which is October 2013 to September 2014)
- 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
- “Unknown” is allocated to future projects whose specific locations and specific service areas have not yet been determined (such as signalization improvements)
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues are directly deposited into the Street Construction Fund

Utility Impact Fees Mid-Year 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	\$6,946,921.40	\$1,040,989.13	(\$3,804,504.80)	\$0.00	\$4,183,405.73
Wastewater	\$1,858,662.49	\$127,007.15	(\$2,502.69)	\$0.00	\$1,983,166.95
Total	\$8,805,583.89	\$1,167,996.28	(\$3,807,007.49)	\$0.00	\$6,166,572.68

- Totals as of 3/31/2014
- YTD – Year to Date (includes funds for the fiscal year which is October 2013 to September 2014)
- LTD – Live to Date (includes balance funds from previous years)
- As of February 2009, Water and Wastewater Impact Fees are received into separate accounts

CIP PROJECT STATUS (FY 2013-2014)

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 12-13)

Service Area	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	\$511,016	\$98,210	(\$25,000)	\$584,808	\$0	\$584,808
D	\$784,214	\$123,613	\$67,540	\$976,344	\$0	\$976,344
E	\$85,229	\$97,945	(\$25,000)	\$158,332	\$0	\$158,332
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$168,403	\$361,165	(\$154,453)	\$375,491	\$0	\$375,491
H	\$155,834	\$173,236	(\$231,183)	\$97,980	\$0	\$97,980
I	\$1,812,501	\$2,457,773	(\$1,357,885)	\$2,915,301	(\$2,100,000)	\$815,301
J	\$710,292	\$206,132	(\$42,700)	\$874,600	(\$600,000)	\$274,600
K	\$354,289	\$407,697	(\$47,138)	\$715,565	(\$410,000)	\$305,565
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$10,685	\$0	\$0	\$10,685	\$0	\$10,685
Unknown	\$0	\$0	\$0	\$0	(\$150,000)	(\$150,000)
Total	\$4,592,463	\$3,925,770	(\$1,815,819)	\$6,709,107	(\$3,260,000)	\$3,449,107

Note: Fiscal Year Totals as of September 30, 2013

Utility Impact Fees Fund Activity (FY 12-13)

Utility Impact Fee Account	Beginning LTD Balance	YTD Revenues	Transfers out to Projects/Refunds YTD	Interest YTD	Allocated to Future Projects	Available Funds LTD
Water	\$3,830,382	\$2,938,157	\$171,453	\$6,930	(\$3,785,000)	\$3,161,921
Wastewater	\$1,193,253	\$371,754	\$291,802	\$1,854	\$0	\$1,858,662
Total	\$5,023,634	\$3,309,911	\$463,255	\$8,784	(\$3,785,000)	\$5,020,584

Note: Fiscal Year Totals as of September 30, 2013

Roadway Impact Fees Fund Activity (FY 11-12)

Service Area	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	\$998,082	\$119,979	(\$609,393)	\$511,016	(\$715,000)	(\$203,984)
D	\$902,872	\$63,148	(\$184,860)	\$784,214	(\$715,000)	\$69,214
E	\$42,265	\$27,033	\$15,639	\$85,229	(\$25,000)	\$60,229
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$560,861	\$260,382	(\$653,823)	\$168,403	\$0	\$168,403
H	\$69,710	\$765,756	(\$686,237)	\$155,834	(\$150,000)	\$5,834
I	\$783,117	\$1,034,052	(\$10,800)	\$1,812,501	(\$1,000,000)	\$812,501
J	\$531,074	\$216,339	(\$39,724)	\$710,292	(\$615,000)	\$95,292
K	\$130,002	\$247,874	(\$24,764)	\$354,289	(\$190,000)	\$164,289
L	\$50,727	\$0	(\$50,726)	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$600,000)	(\$600,000)
TOTAL	\$4,074,410	\$2,734,563	(\$2,244,688)	\$4,581,778	(\$4,010,000)	\$571,778

Note: Fiscal Year Totals as of September 30, 2012

Utility Impact Fees Fund Activity (FY 11-12)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Interest YTD	Allocated to Future Projects	Available Funds LTD
Water	\$1,767,328	\$2,103,531	(\$53,672)	\$13,194	(\$1,375,000)	\$2,455,382
Wastewater	\$936,797	\$264,236	(\$12,173)	\$4,393	\$0	\$1,193,253
Total	\$2,704,125	\$2,367,766	(\$65,844)	\$17,587	(\$1,375,000)	\$3,648,634

Note: Fiscal Year Totals as of September 30, 2012

Roadway Impact Fees Fund Activity (FY 10-11)

Service Area	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	\$239,903	\$754,953	\$0	\$998,082	\$0	\$998,082
D	\$898,915	\$89,621	(\$92,540)	\$902,871	\$0	\$902,871
E	\$24,024	\$17,988	\$0	\$42,265	\$0	\$42,265
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$209,975	\$348,276	\$0	\$560,861	\$0	\$560,861
H	(\$6,245)	\$81,421	\$0	\$75,409	\$0	\$75,409
I	\$216,692	\$459,172	\$104,200	\$783,117	\$0	\$783,117
J	\$378,208	\$149,639	\$0	\$531,073	\$0	\$531,073
K	\$37,362	\$105,865	(\$13,810)	\$130,002	\$0	\$130,002
L	\$53,039	(\$2,700)	\$0	\$50,727	\$0	\$50,727
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$600,000)	(\$600,000)
TOTAL	\$2,051,873	\$2,004,235	(\$2,150)	\$4,074,407	(\$600,000)	\$3,474,407

Note: Fiscal Year Totals as of September 30, 2011

Utility Impact Fees Fund Activity (FY 10-11)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Interest YTD	Available Funds LTD
Water	\$2,271,248	\$1,389,227	(\$1,911,101)	\$17,954	\$1,767,328
Wastewater	\$263,857	\$189,123	\$481,037	\$2,780	\$936,797
Total	\$2,535,105	\$1,578,350	(\$1,430,064)	\$20,734	\$2,704,125

Note: Fiscal Year Totals as of September 30, 2011

Roadway Impact Fees Fund Activity (FY 09-10)

Service Area	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	\$135,203	\$225,964	(\$123,070)	\$239,903	\$0	\$239,903
D	\$979,370	\$24,300	(\$109,179)	\$898,915	\$0	\$898,915
E	\$143,746	\$0	(\$120,000)	\$24,024	\$0	\$24,024
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$205,632	\$178,049	(\$175,416)	\$209,975	\$0	\$209,975
H	\$16,833	\$9,192	(\$32,298)	(\$6,245)	\$0	(\$6,245)
I	\$981,127	\$374,313	(\$1,139,600)	\$216,692	\$0	\$216,692
J	\$1,779,163	\$324,191	(\$1,727,819)	\$378,208	\$0	\$378,208
K	\$752,999	\$33,116	(\$749,127)	\$37,362	\$0	\$37,362
L	\$49,743	\$2,700	\$0	\$53,039	\$0	\$53,039
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$600,000)	(\$600,000)
TOTAL	\$5,043,816	\$1,171,825	(\$4,176,509)	\$2,051,873	(\$600,000)	\$1,451,873

Note: Fiscal Year Totals as of September 30, 2010

Utility Impact Fees Fund Activity (FY 09-10)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Interest YTD	Available Funds LTD
Water	\$1,600,798	\$1,487,019	(\$825,740)	\$9,172	\$2,271,249
Wastewater	\$482,330	\$189,493	(\$409,127)	\$1,161	\$263,857
Total	\$2,083,128	\$1,676,512	(\$1,234,867)	\$10,333	\$2,535,106

Note: Fiscal Year Totals as of September 30, 2010

Roadway Impact Fees Fund Activity (FY 08-09)

Service Area	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	\$100,107	\$33,827	\$0	\$135,203	(\$115,000)	\$20,203
D	\$838,283	\$162,585	(\$31,500)	\$979,370	(\$920,000)	\$59,370
E	\$419,339	\$30,010	(\$307,000)	\$143,746	(\$920,000)	(\$776,254)
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$58,121	\$145,726	\$0	\$205,632	(\$165,000)	\$40,632
H	\$1,552,510	\$763,721	(\$1,580,700)	\$740,525	\$0	\$740,525
I	\$1,126,973	\$347,425	(\$385,500)	\$1,100,835	(\$1,130,000)	(\$29,165)
J	\$1,464,616	\$796,256	(\$500,000)	\$1,779,163	(\$1,700,000)	\$79,163
K	\$706,614	\$39,650	(\$1,307)	\$752,999	\$0	\$752,999
L	\$49,205	\$0	\$0	\$49,743	\$0	\$49,743
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$900,000)	(\$900,000)
TOTAL	\$6,315,770	\$2,319,200	(\$2,806,007)	\$5,887,217	(\$5,850,000)	\$37,217

Note: Fiscal Year Totals as of September 30, 2009

Utility Impact Fees Fund Activity (FY 08-09)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Interest YTD	Available Funds LTD
Water	\$1,381,873	\$1,155,842	(\$945,000)	\$8,081	\$1,600,797
Wastewater	\$592,231	\$293,656	(\$406,606)	\$3,049	\$482,330
Total	\$1,974,104	\$1,449,498	(\$1,351,606)	\$11,130	\$2,083,127

Note: Fiscal Year Totals as of September 30, 2009

C. P & Z Commission Meeting Minutes

14-125M 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. Neil Rose, Planner for the City of McKinney, explained the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees as required by Chapter 395 of the Texas Local Government Code. He stated that Staff recommends filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees.

Chairman Franklin asked about the status of the FM 546 Project. Mr. Rose stated the final engineering, right-of-way land acquisition, and site design for the FM 546 project was underway.

Chairman Franklin asked if the costs associated with the FM 546 Replacement Project were being shared with other entities. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that the cost was proposed to be a shared partnership between the City of McKinney, Texas Department of Transportation (TxDOT), and possibly Collin County.

Chairperson Franklin opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Osuna, seconded by Commission Member Stevens 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 4-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting of June 3, 2014.

SEMIANNUAL REPORT

D. P & Z Commission Power Point Presentation

PLANNING AND ZONING COMMISSION MEETING

May 13, 2014

Impact Fee Semiannual Report

(Mid-Year 2013-14)

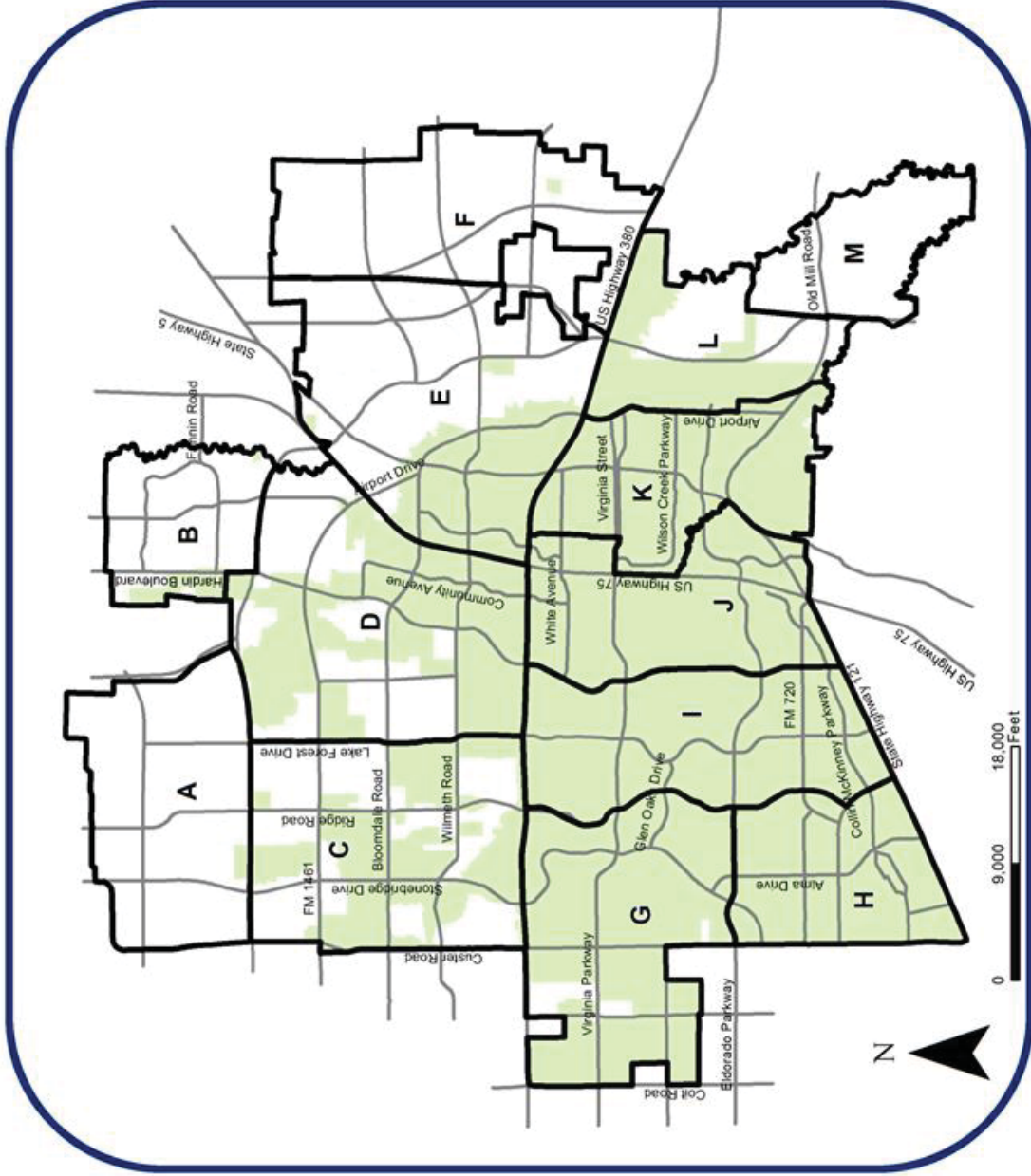
Semiannual Report 2014

- **The Semiannual Report was last presented at the Planning and Zoning Commission meeting on December 10, 2013**
- **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 capital improvement projects for which impact fees have been allocated

Semiannual Report 2014

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

ROADWAY SERVICE AREA MAP

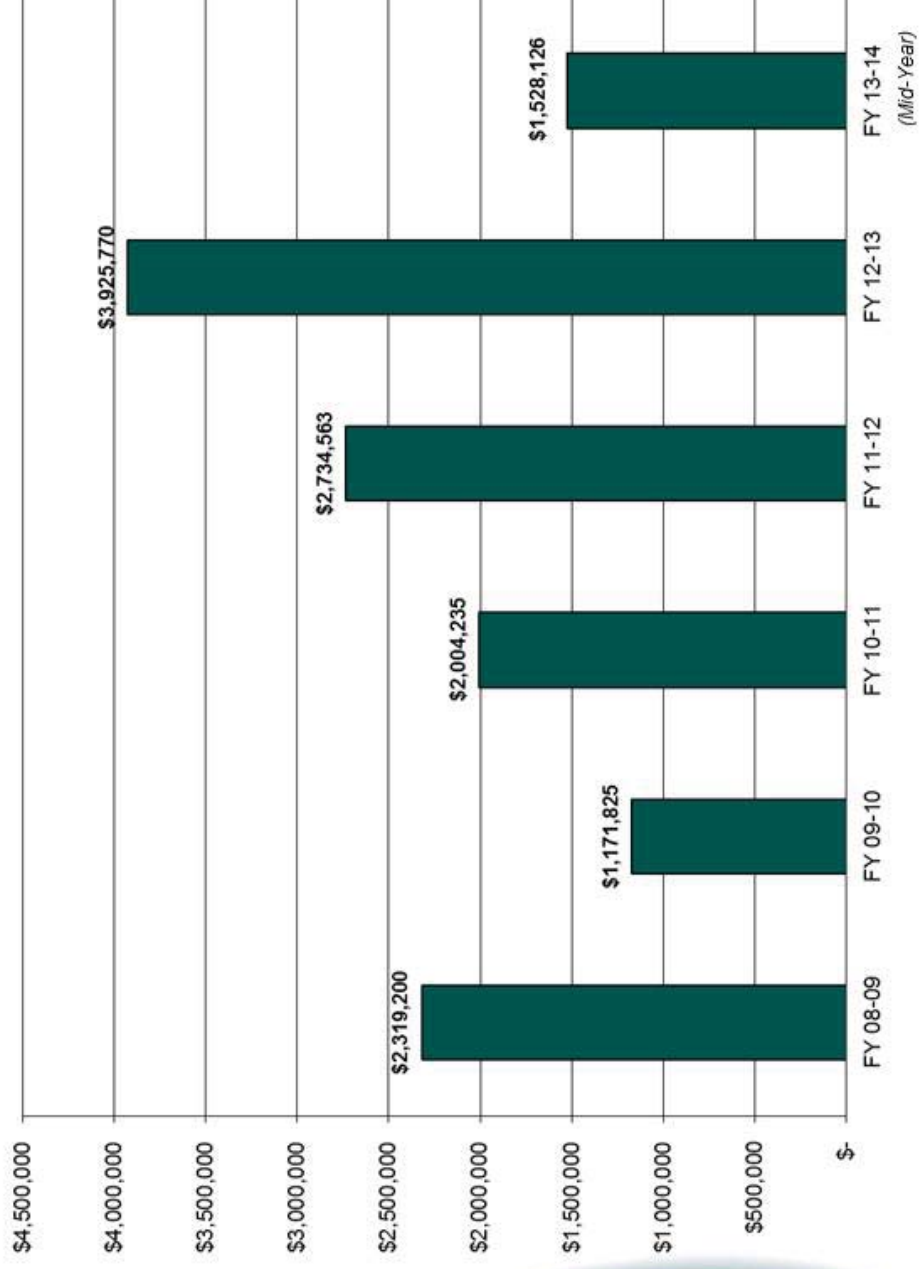


Roadway Impact Fees Mid-Year Fund Activity (FY 13-14)

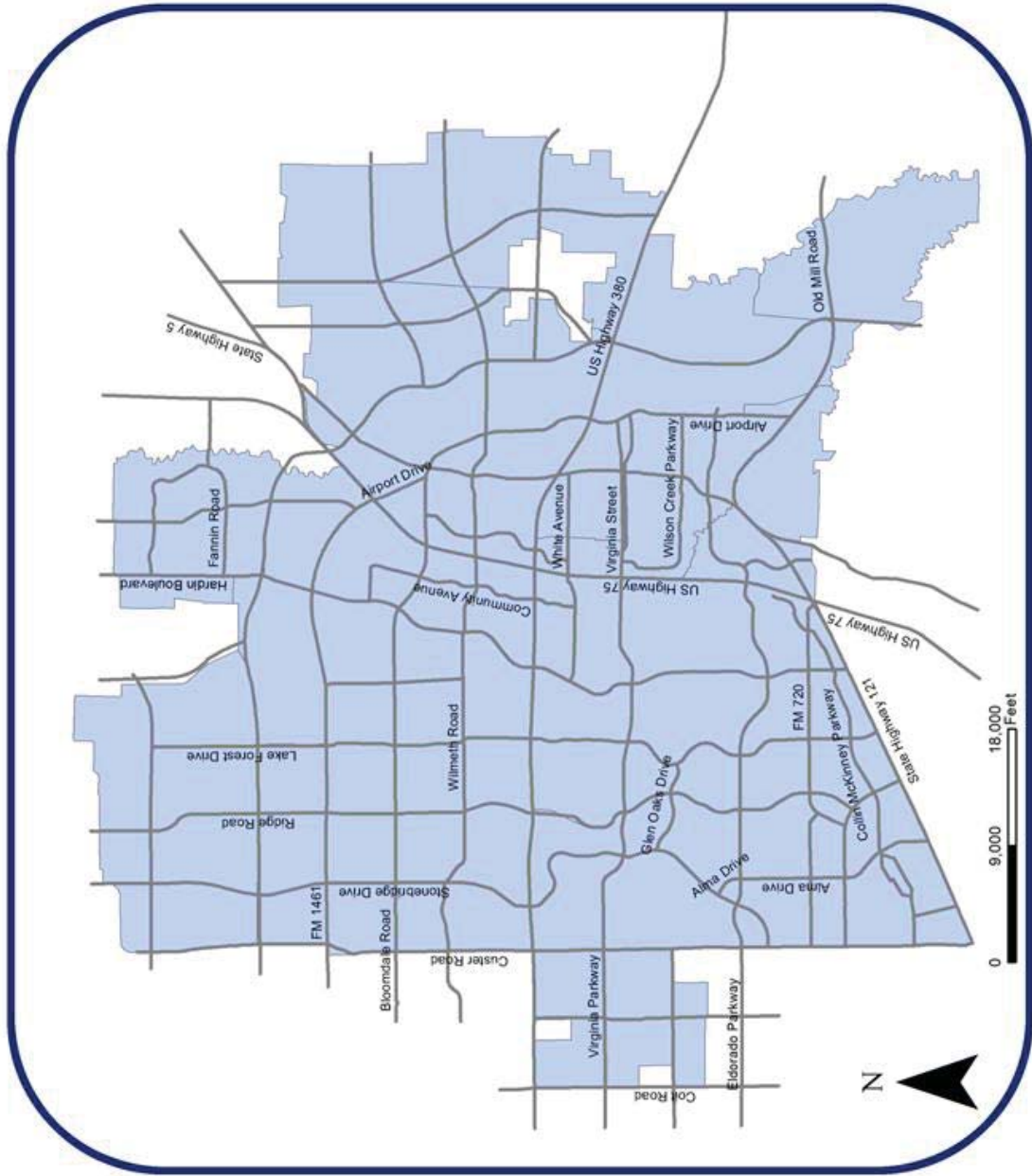
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Total	\$6,698,422	\$1,528,126	(\$1,937,569)	\$6,288,979	(\$1,350,000)	\$4,938,979

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- Unknown is allocated to future projects (such as signalization improvements) whose specific locations have not yet been determined
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Roadway Impact Fees Collected



UTILITY SERVICE AREA MAP

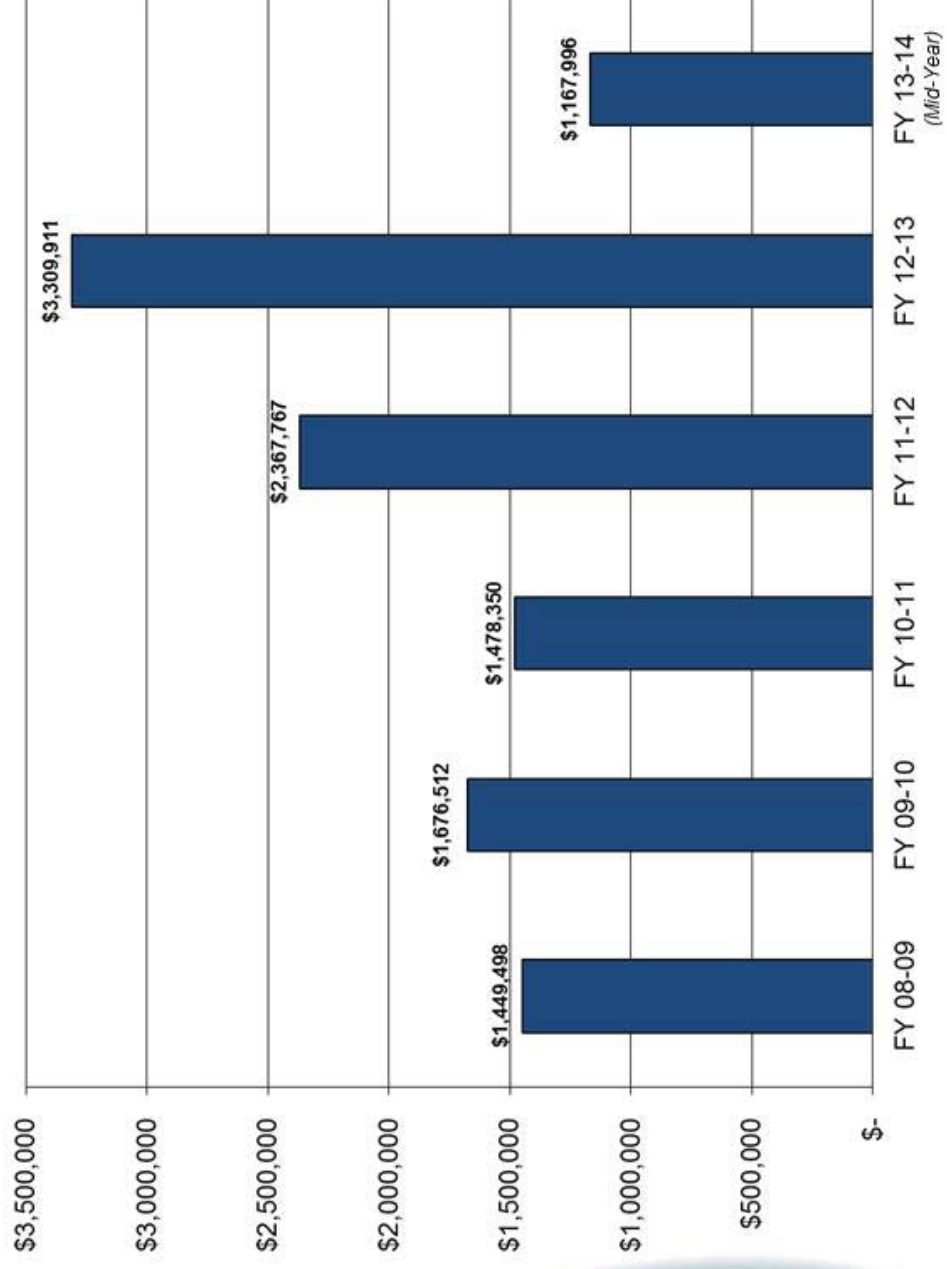


Utility Impact Fee Mid-Year Fund Activity (FY 13-14)

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Wastewater	\$1,858,662.49	\$127,007.15	(\$2,502.69)	\$0.00	\$0.00	\$1,983,166.95
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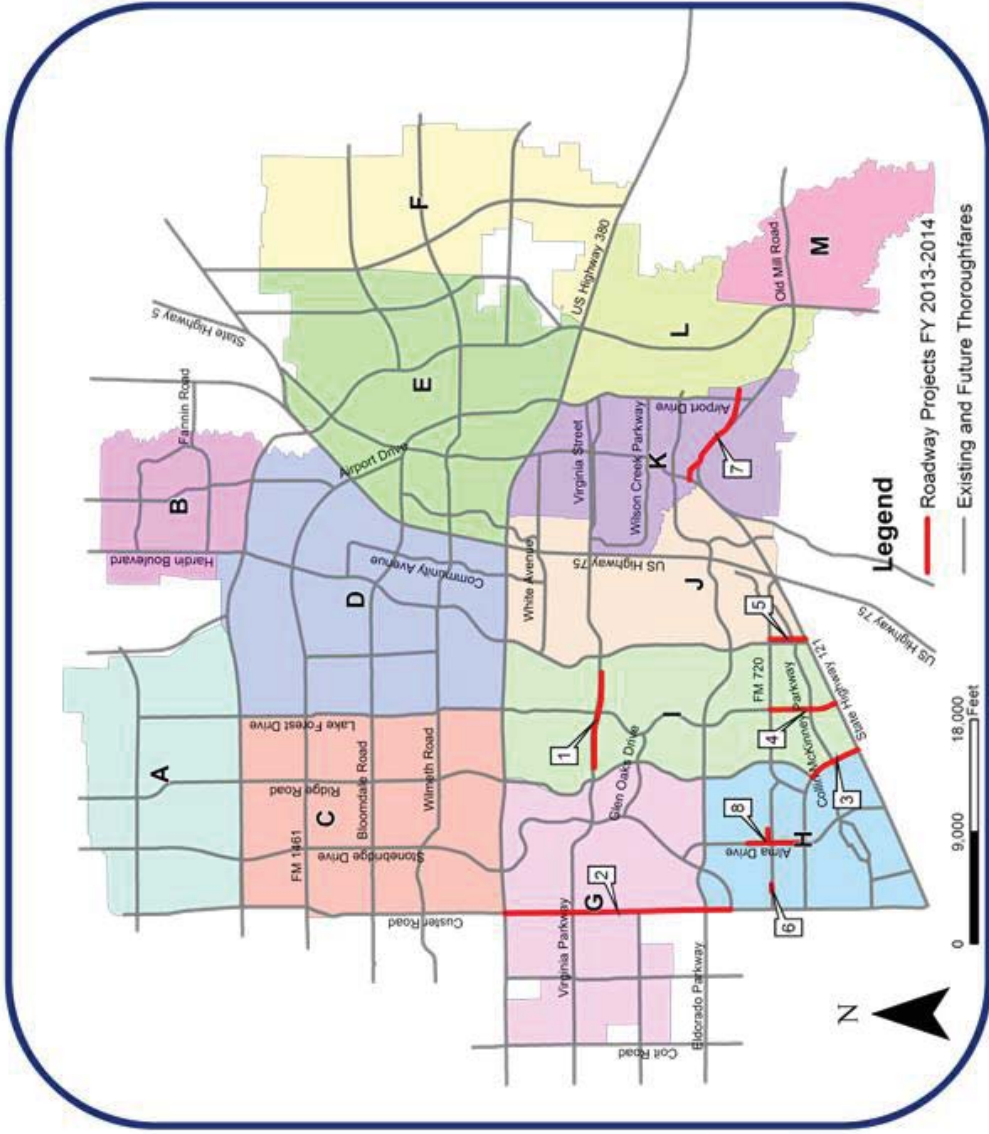
- As of 3/31/2014
- YTD – Year to Date (includes funds for the fiscal year which is October 2013 to September 2014)
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Utility Impact Fees Collected



SEMIANNUAL REPORT

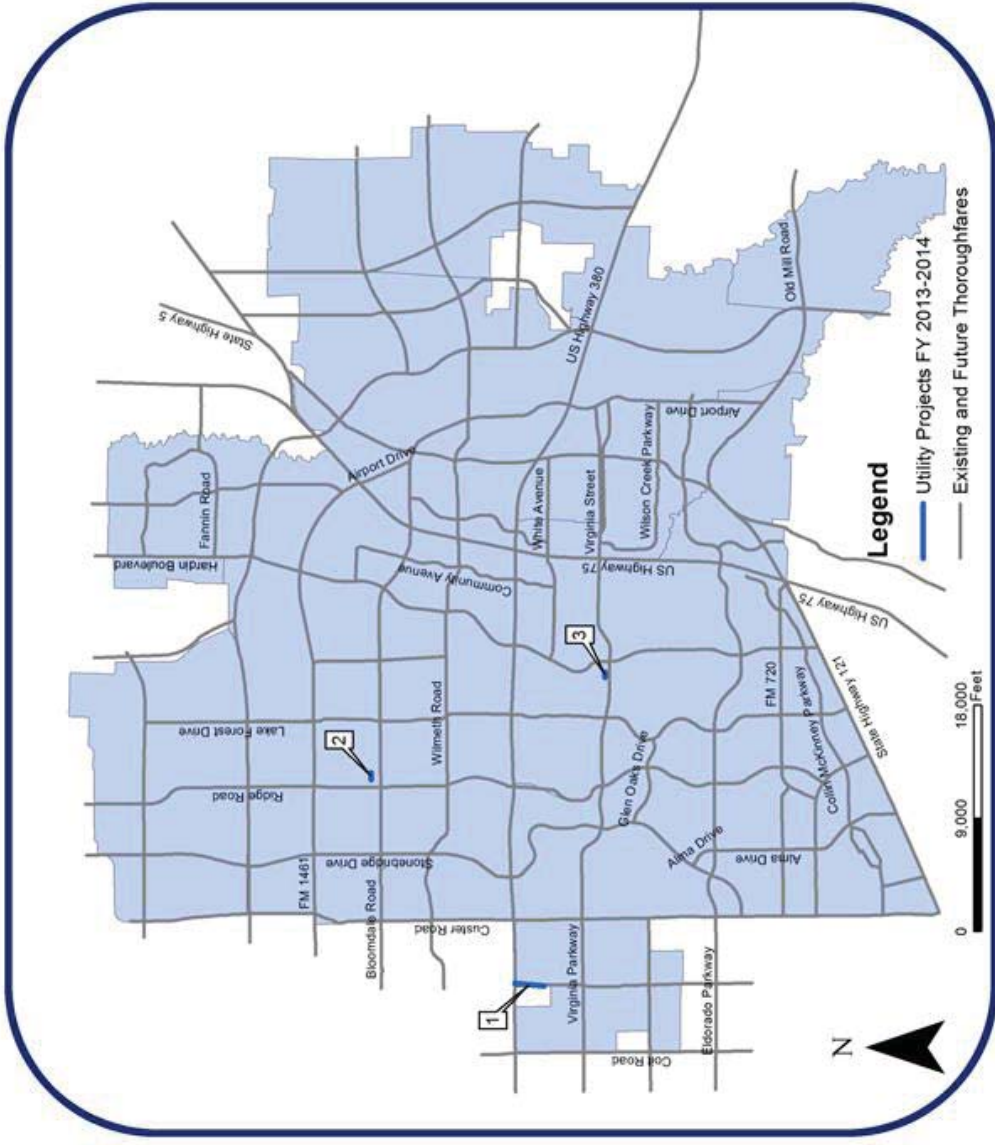
ACTIVE ROADWAY IMPACT FEE PROJECTS (FY 2013 - 2014)



As of 3/31/2014

SEMIANNUAL REPORT

ACTIVE UTILITY IMPACT FEE PROJECTS (FY 2013-2014)



As of 3/31/2014

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E. CIP Roadway & Utility Improvements Project List FY 13-14

2013-2014 Mid-Fiscal Year Impact Fee Semiannual Report Active Roadway Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
VIRGINIA PARKWAY LANES 5 & 6 (RIDGE - BELLEGROVE)	ST1231	1			
Project Description	Estimated Completion				
Construct lanes 5 & 6 on Virginia Parkway. The City of McKinney expects to begin design of this project in January 2016.	Apr-2016				
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 1,121,124	\$ 878,876	\$ -	\$ -	\$ 2,000,000
					GRAND TOTAL
					\$ 2,400,000
					% of Project Funded by Impact Fees
					16.67%

*Map ID numbers are indicated on map
 **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
 ***Grants may include cost-sharing participation from county, regional, state, or federal sources
 **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

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**2013-2014 Mid-Fiscal Year
Impact Fee Semiannual Report
Active Roadway Improvement Plan
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
CUSTER ROAD LOCAL FUNDING (STONEBRIDGE - 380)		ST2056	2		
Project Description			Estimated Completion		
This project is for the widening of Custer Road (FM 2478) from Stonebridge Drive to University Drive (US 380) from two lanes to six lanes. This project is complete.			Aug-2012		
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 250,000	\$ 3,254,593	\$ 9,050,000	\$ 343,331	\$ -	\$ 12,897,924
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 12,897,924
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					1.94%

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**2013-2014 Mid-Fiscal Year
Impact Fee Semiannual Report
Active Roadway Improvement Plan
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
FM 546 REPLACEMENT AND ROW		ST2243	7		
Project Description			Estimated Completion		
Final engineering and right-of-way acquisition for a new alignment of FM 546 from SH 5 to east of Airport Drive			Jun-2016		
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 190,000	\$ 962,146	\$ 1,920,000	\$ -	\$ 1,097,146	\$ 4,169,292
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 410,000	\$ (25,000)	\$ 4,095,000	\$ -	\$ -	\$ 4,480,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 8,649,292
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					<i>% of Project Funded by Impact Fees</i>
					6.94%

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Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
STACY ROAD LANES 5 & 6 (RIDGE - SH 121)		ST3204	3		
Project Description			Estimated Completion		
Construct lanes 5 and 6 on Stacy Road from Ridge Road to SH 121. This widening will occur in the median of the existing roadway.			Oct-2014		
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 60,000	\$ -	\$ 1,280,000	\$ -	\$ 20,000	\$ 1,360,000
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ 360,000	\$ 360,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 1,720,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					3.49%

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Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
LAKE FOREST DRIVE LANES 5 & 6 (SH 121 - MCKINNEY RANCH)		ST3209	4		
Project Description				Estimated Completion	
Construct lanes 5 and 6 on Lake Forest Drive from SH 121 to McKinney Ranch Parkway				Aug-2015	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,100,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 2,100,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 2,100,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					<i>% of Project Funded by Impact Fees</i>
					52.38%

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Project Name		CIP Project Number	Map ID Number*		
HARDIN BLVD LANESS 5 & 6 (SH121 - MCKINNEY RANCH)		ST3211	5		
Project Description			Estimated Completion		
Construct lanes 5 and 6 on Hardin Blvd from SH121 to McKinney Ranch Parkway. This widening will occur in the median of the existing roadway.			Sep-2015		
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
					GRAND TOTAL
					\$ 1,200,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					100.00%

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**2013-2014 Mid-Fiscal Year
Impact Fee Semiannual Report
Active Roadway Improvement Plan
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
ROADWAY IMPACT FEE UPDATE 2012-2013		ST3233	n/a		
Project Description		Estimated Completion			
Update Land Use Assumptions and Roadway Improvement Plan in accordance with state law, and evaluate fee structure.		Nov-2013			
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 125,000
					% of Project Funded by Impact Fees
					100.00%

*Map ID numbers are indicated on map

**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds

***Grants may include cost-sharing participation from county, regional, state, or federal sources

**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

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

Project Name		CIP Project Number	Map ID Number*		
SILVERADO TRAIL AT ROWLETT CREEK (BRIDGE PARTICIPATION)		ST4217	6		
Project Description			Estimated Completion		
Participate with private developer in cost of constructing bridge on Silverado Trail across Rowlett Creek. Developer will design and construct bridge.			n/a		
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 200,000	\$ -	\$ -	\$ -	\$ 374,893	\$ 574,893
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 574,893
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					<i>% of Project Funded by Impact Fees</i>
					34.79%

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**2013-2014 Mid-Fiscal Year
Impact Fee Semiannual Report
Active Roadway Improvement Plan
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
ROADWAY IMPACT FEE UPDATE 2017-2018		ST4231	n/a		
Project Description			Estimated Completion		
Update the roadway impact fee study.			n/a		
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
					GRAND TOTAL
					\$ 150,000
					% of Project Funded by Impact Fees
					100.00%

**Map ID numbers are indicated on map*

***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*

****Grants may include cost-sharing participation from county, regional, state, or federal sources*

***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

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**2013-2014 Mid-Fiscal Year
Impact Fee Semiannual Report
Active Roadway Improvement Plan
Project Summary Sheet**

Project Name		CIP Project Number	Map ID Number*		
FM 546 REPLACEMENT PRELIMINARY DEVELOPMENT		ST9107	7		
Project Description				Estimated Completion	
Preliminary engineering and planning for new alignment of FM 546 from SH 5 to Airport Dr.				Jun-2016	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 583,625	\$ -	\$ 500,000	\$ -	\$ -	\$ 1,083,625
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
					GRAND TOTAL
					\$ 1,108,625
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees 52.64%

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**2013-2014 Mid-Fiscal Year
Impact Fee Semiannual Report
Active Roadway Improvement Plan
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*			
ALMA ROAD AND SILVERADO TRAIL COMPLETION	ST9114	8			
Project Description		Estimated Completion			
This project is for the construction of Alma Road from Stacy Road to Fire Station #8 and Silverado Trail from Alma Road to Comstock Elementary. The project will include 2 lanes in each direction, dedicated right and left turn lanes at the Alma Silverado intersection, a traffic signal at the intersection, a 10' sidewalk along Silverado Trail with crosswalks for each leg of the intersection, and street lighting for both roadways. This project is complete.		Sep-2012			
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 929,493	\$ 360,650	\$ 1,523,676	-	\$ 410,000	\$ 3,223,819
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
-	-	-	-	-	-
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
-	-	-	-	-	-
					GRAND TOTAL
					\$ 3,223,819
					% of Project Funded by Impact Fees
					28.83%

*Map ID numbers are indicated on map

**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds

***Grants may include cost-sharing participation from county, regional, state, or federal sources

**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

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**2013-2014 Mid-Fiscal Year
Impact Fee Semiannual Report
Active Water/Wastewater Capital Improvement Plan
Project Summary Sheet**

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
HARDIN NORTH WATER LINE II OVERSIZE (PARTICIPATION)		WA2029	1		
Project Description				Estimated Completion	
Participate in constructing 5,700 LF of 36" water line along Hardin to Bloomdale in two 2,850' phases.				n/a	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 600,000	\$ 650,000	\$ -	\$ -	\$ 150,000	\$ 1,400,000
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 1,400,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					42.86%

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**2013-2014 Mid-Fiscal Year
Impact Fee Semiannual Report
Active Water/Wastewater Capital Improvement Plan
Project Summary Sheet**

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
RIDGE ROAD ELEVATED STORAGE TANK LAND ACQUISITION		WA5067	2		
Project Description				Estimated Completion	
Land for 2 million gallon tank and 3,550 LF of 24" water line along Ridge Road from Wilmeth Road to elevated storage tank site.				Jun-2015	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 530,000	\$ 350,000	\$ -	\$ -	\$ -	\$ 880,000
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 880,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					60.23%

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Active Water/Wastewater Capital Improvement Plan
Project Summary Sheet**

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
UNIVERSITY PUMP STATION 10 MG GROUND STORAGE TANK		WA6116	n/a		
Project Description			Estimated Completion		
Construct second 10 million gallon ground storage tank at University Pump Station			n/a		
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 570,000	\$ -	\$ -	\$ 570,000	\$ 1,140,000
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 3,785,000	\$ 1,445,000	\$ -	\$ -	\$ -	\$ 5,230,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 6,370,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					59.42%

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

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
HARDIN BLVD ELEVATED STORAGE TANK		WA9117	3		
Project Description				Estimated Completion	
Construct 2 million gallon elevated storage tank located near the intersection of Hardin Blvd and Virginia Pkwy; 1,300 LF of 24" water line and 350 LF of 16" water line.				Apr-2014	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 249,995	\$ 1,577,000	\$ -	\$ -	\$ 4,179,955	\$ 6,006,950
Funding Sources (FY13-14)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 6,006,950
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					4.16%

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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