

EXHIBIT "A"

SEMIANNUAL REPORT

Semiannual Report
Mid-Year 19-20
Progress of the Capital Improvements Plan for
Roadway and Utility Impact Fees

August 2020



Table of Contents

A. Executive Summary 1

B. CIAC Staff Report 2

C. CIAC Meeting Minutes 9

D. CIAC PowerPoint Presentation 10

E. Active Roadway and Utility Impact Fee CIP Projects 21

F. Appendix (available in City Secretary’s Office)..... 29

Land Use Assumptions

Capital Improvements Plan for Roadway Impact Fees

Capital Improvements Plan for Water/Wastewater Impact Fees

Roadway Impact Fee Schedule A

Roadway Impact Fee Schedule B

Roadway Impact Fee Schedule C

Roadway Impact Fee Schedule D

Utility Impact Fee Schedule

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 7-14-20 AGENDA ITEM #20-0003M

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: July 14, 2020

DEPARTMENT: Planning Department

CONTACT: Alek Miller, AICP, 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 August 3, 2020.

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

ITEM SUMMARY: Staff is presenting the 2020 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 2019 end-of-year report was presented at the Planning and Zoning Commission meeting on December 10, 2019 and accepted by City Council on January 7, 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 November 19, 2013 as part of the 2012-2013 Impact Fee Update and was amended in February 2017 (Utility CIP only). The semiannual report is required to report the progress of the Capital Improvements Plan and report any perceived inequities in the implementation of the CIP. **The Capital Improvements Advisory Committee meeting report from the public hearing, its attachments and meeting minutes will be filed by City Council as the semiannual report.**

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

Construction Costs and Consumer Price Index

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

From March 2019 to March 2020, the Construction Cost Index in the Dallas area increased 1.0% as compared to the National Average, which increased 1.6% during the same period. (Source: Construction Cost Index at www.enr.com).

From March 2019 to March 2020, the national Consumer Price Index (CPI) increased 1.5%. During the same period, the core CPI, which excludes volatile food and energy prices, increased 2.1% nationally (Source: US Department of Labor, Bureau of Labor Statistics).

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

2019-2020 Impact Fee Update

The City’s Comprehensive Plan was updated and approved on October 2, 2018, including the City’s future land use plan and master thoroughfare plan, which each play a significant role in determining impact fees. As a result, staff has initiated a major update to the impact fee program. In the fall of 2019, City Council adopted an update to the Land Use Assumptions for future growth, which is the first step in the update process. In February, the draft capital improvements plan was presented to the committee for review. The update process is moving onto the last step and Fee-setting discussions will take place

with the Capital Improvements Advisory Committee and City Council in the upcoming months.

Roadway Impact Fees Fund Activity (MY 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	\$250,801	\$0	\$2,035,614	\$0	\$2,035,614
D	\$131,981	\$22,800	\$0	\$154,782	\$0	\$154,782
E	\$129,689	\$705,090	\$0	\$834,779	\$0	\$834,779
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$448,086	\$96,838	(\$300,000)	\$244,924	\$0	\$244,924
H	\$293,933	\$122,439	\$0	\$416,372	\$0	\$416,372
I	\$5,189,968	\$346,783	(\$4,700,000)	\$836,751	\$0	\$836,751
J	\$2,179,356	\$1,544,626	\$0	\$3,723,982	\$0	\$3,723,982
K	\$779,111	\$1,404,065	(\$350,000)	\$1,833,176	\$0	\$1,833,176
L	\$5,532	\$0	\$0	\$5,532	\$0	\$5,532
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$10,942,468	\$4,493,443	(\$5,350,000)	\$10,085,911	\$0	\$10,085,911

- Totals as of 3/31/2020
- YTD - Year to Date (includes funds for the fiscal year which is October 2019 to September 2020)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.
- As of October 1, 2016, Roadway Impact Fees collected and reimbursed as part of the Chapter 380 Agreement between the City of McKinney and McKinney Ranch, Ltd. (and as amended) are deposited directly into a payable account. The terms of the agreement were met in May 2019 and the agreement has been extinguished.

Utility Impact Fees Fund Activity (MY19-20)

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	\$1,351,868	(\$3,200,000)	\$0	\$2,696,882
Wastewater	\$1,368,844	\$173,598	(\$1,200,000)	\$0	\$342,442
Total	\$5,913,858	\$1,525,465	(\$4,400,000)	\$0	\$3,039,323

- Totals as of 3/31/2020
- "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 2019 to September 2020)
- 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 2019-2020)

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 (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

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

Roadway Impact Fees Fund Activity (FY17-18)

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$357,063	\$536,350	\$500,000	\$1,393,412	\$0	\$1,393,412
D	\$92,602	\$1,338,569	(\$400,000)	\$1,031,171	\$0	\$1,031,171
E	\$107,317	\$830,843	(\$700,000)	\$238,160	\$0	\$238,160
F	\$0	\$0	\$0	\$0	\$0	\$0

G	\$1,001,682	\$257,988	(\$300,000)	\$959,670	\$0	\$959,670
H	\$438,512	\$143,945	\$0	\$582,457	\$0	\$582,457
I	\$3,279,348	\$2,421,629	\$21,046	\$5,722,023	\$0	\$5,722,023
J	\$1,145,133	\$103,795	\$21,552	\$1,270,480	\$0	\$1,270,480
K	\$89,658	\$181,785	(\$19,979)	\$251,465	\$0	\$251,465
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$6,511,315	\$5,814,904	(\$877,381)	\$11,448,839	\$0	\$11,448,839

Note: Fiscal Year Totals as of September 30, 2018

Utility Impact Fees Fund Activity (FY 17-18)

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

Note: Fiscal Year Totals as of September 30, 2018

Roadway Impact Fees Fund Activity (FY 16-17)

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

Note: Fiscal Year Totals as of September 30, 2017

Utility Impact Fees Fund Activity (FY 16-17)

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

Note: Fiscal Year Totals as of September 30, 2017

Roadway Impact Fees Fund Activity (FY 15-16)

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

Note: Fiscal Year Totals as of September 30, 2016

Utility Impact Fees Fund Activity (FY 15-16)

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

Note: Fiscal Year Totals as of September 30, 2016

Roadway Impact Fees Fund Activity (FY 14-15)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$178,537	\$0	(\$5,000)	\$173,537	\$0	\$173,537

D	\$1,081,293	\$56,319	(\$1,000,000)	\$137,613	\$0	\$137,613
E	\$247,740	\$84,608	(\$225,000)	\$107,348	\$0	\$107,348
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$221,754	\$504,938	(\$437,600)	\$289,092	\$0	\$289,092
H	\$39,875	\$358,709	(\$7,384)	\$391,200	\$0	\$391,200
I	\$2,130,858	\$701,060	(\$1,963,500)	\$868,418	\$0	\$868,418
J	\$1,217,367	\$1,301,823	(\$607,300)	\$1,911,890	\$0	\$1,911,890
K	\$591,166	\$224,512	(\$2,210)	\$813,468	\$0	\$813,468
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
Professional Services				\$0	(\$150,000)	(\$150,000)
TOTAL	\$5,708,591	\$3,231,970	(\$4,247,994)	\$4,692,566	(\$150,000)	\$4,542,566

Note: Fiscal Year Totals as of September 30, 2015

Utility Impact Fees Fund Activity (FY 14-15)

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

Note: Fiscal Year Totals as of September 30, 2015

C. Capital Improvements Advisory Committee Meeting Minutes

20-0003M 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. Alek Miller, 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. Chairman Cox asked for an update on the project listed in the southeast portion of the City. Mr. Miller stated that it is an active project for a master planned 24" water main along Airport Boulevard. He stated that the projected completion date is October 2021. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Haeckler, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees, with a vote of 8-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on August 4, 2020.

D. Capital Improvements Advisory Committee PowerPoint Presentation

Impact Fee Semiannual Report

(Mid-Year 2019-2020)

20-0003M

Semiannual Report: Mid-Year FY 2020

- The Semiannual Report was last presented at the Capital Improvement Advisory Committee meeting on December 10, 2019.

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

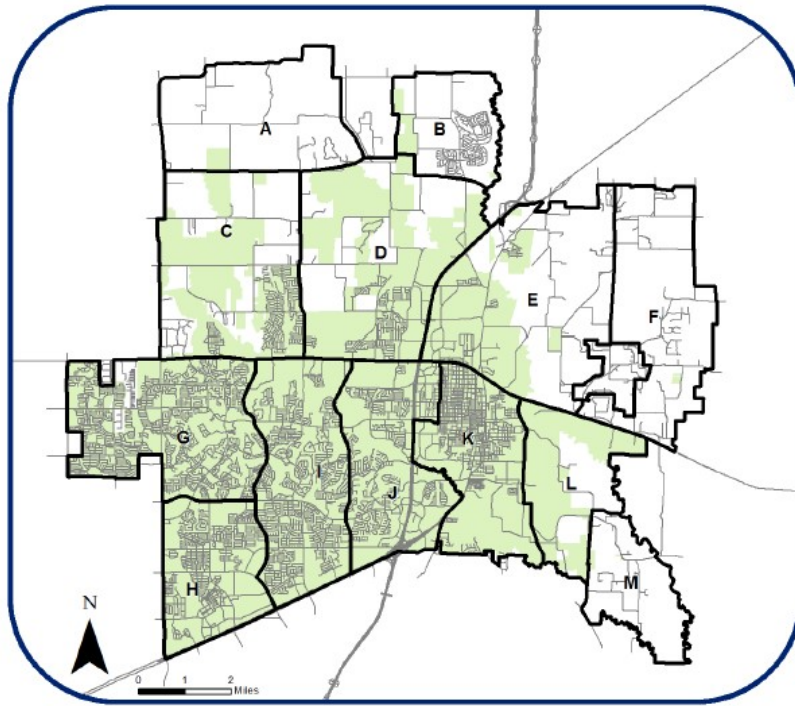
- The City of McKinney Semiannual Report includes:
 - A summary of total Roadway and Utility Impact Fee funds collected, transferred, and available for capital improvement programs
 - A list of active capital improvement projects for which impact fees have been allocated



Semiannual Report 2019 – 2020

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

ROADWAY SERVICE AREA MAP



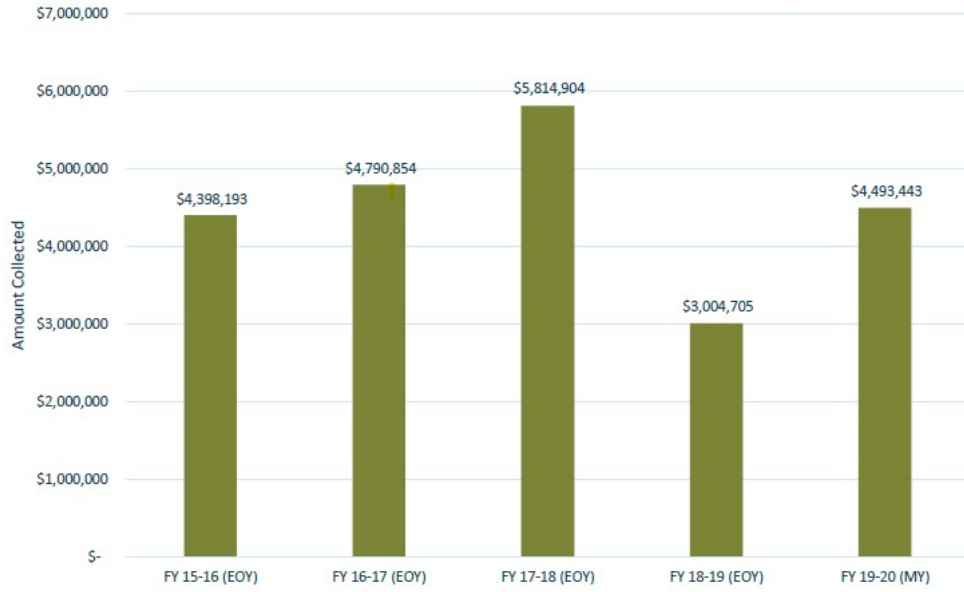
Roadway Impact Fees Fund Activity (MY 19-20)

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	\$250,801	\$0	\$2,035,614	\$0	\$2,035,614
D	\$131,981	\$22,800	\$0	\$154,782	\$0	\$154,782
E	\$129,689	\$705,090	\$0	\$834,779	\$0	\$834,779
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$448,086	\$96,838	(\$300,000)	\$244,924	\$0	\$244,924
H	\$293,933	\$122,439	\$0	\$416,372	\$0	\$416,372
I	\$5,189,968	\$346,783	(\$4,700,000)	\$836,751	\$0	\$836,751
J	\$2,179,356	\$1,544,626	\$0	\$3,723,982	\$0	\$3,723,982
K	\$779,111	\$1,404,065	(\$350,000)	\$1,833,176	\$0	\$1,833,176
L	\$5,532	\$0	\$0	\$5,532	\$0	\$5,532
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$10,942,468	\$4,493,443	(\$5,350,000)	\$10,085,911	\$0	\$10,085,911

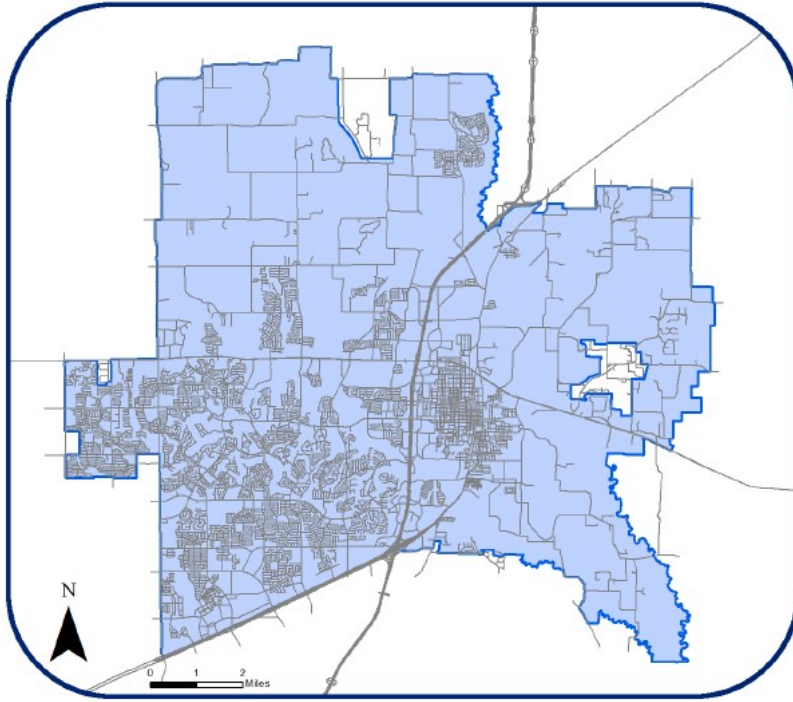
- Totals as of 3/31/2020
- YTD – Year to Date (includes funds for the fiscal year which is October 2019 to September 2020)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is directly deposited into the Street Construction Fund.
- As of October 1, 2016, Roadway Impact Fees collected and reimbursed as part of the Chapter 380 Agreement between the City of McKinney and McKinney Ranch, Ltd. (and as amended) are deposited directly into a payable account.



Roadway Impact Fees Collected



UTILITY SERVICE AREA MAP



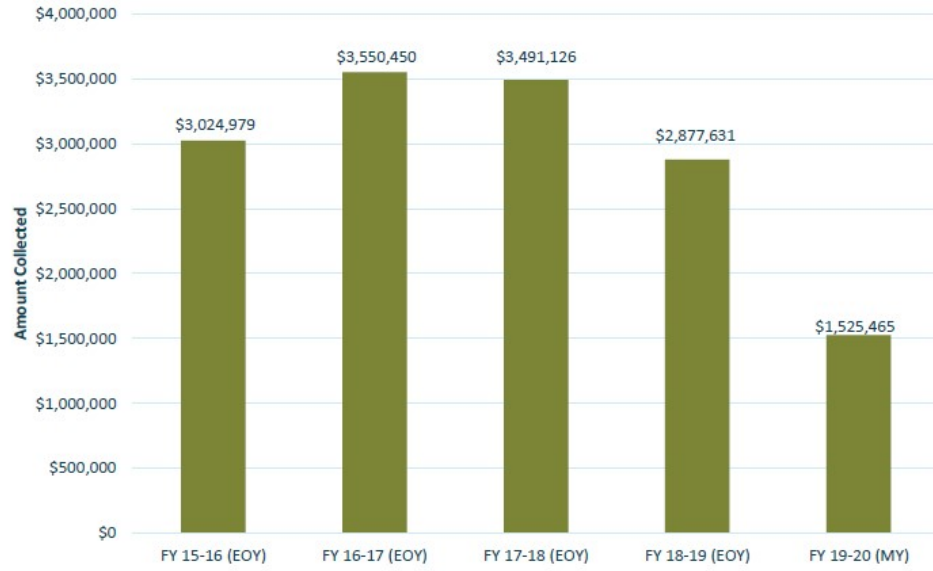
Utility Impact Fees Fund Activity (MY 19-20)

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	\$1,351,868	(\$3,200,000)	\$0	\$2,696,882
Wastewater	\$1,368,844	\$173,598	(\$1,200,000)	\$0	\$342,442
Total	\$5,913,858	\$1,525,465	(\$4,400,000)	\$0	\$3,039,323

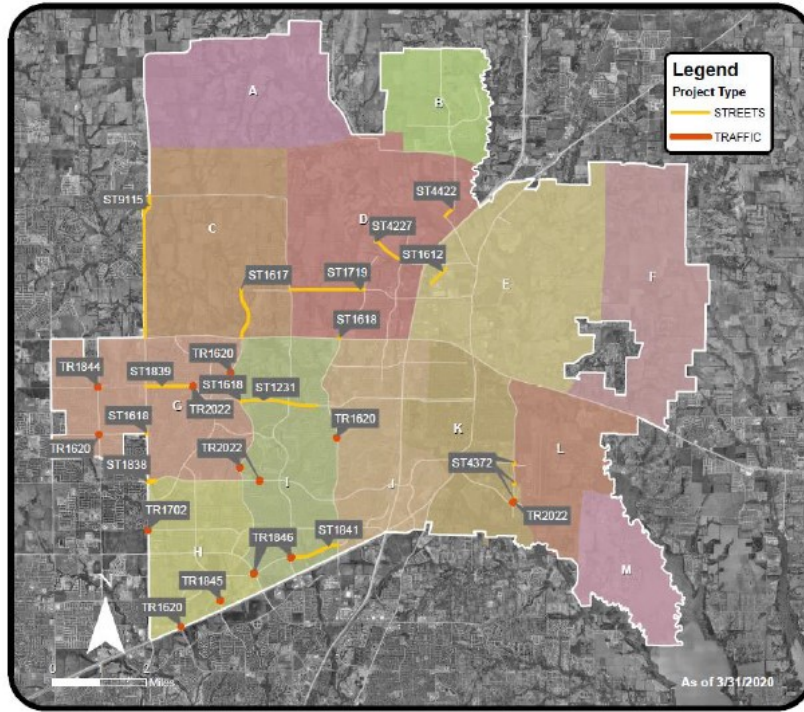
- Totals as of 3/31/2020
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2019 to September 2020)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.



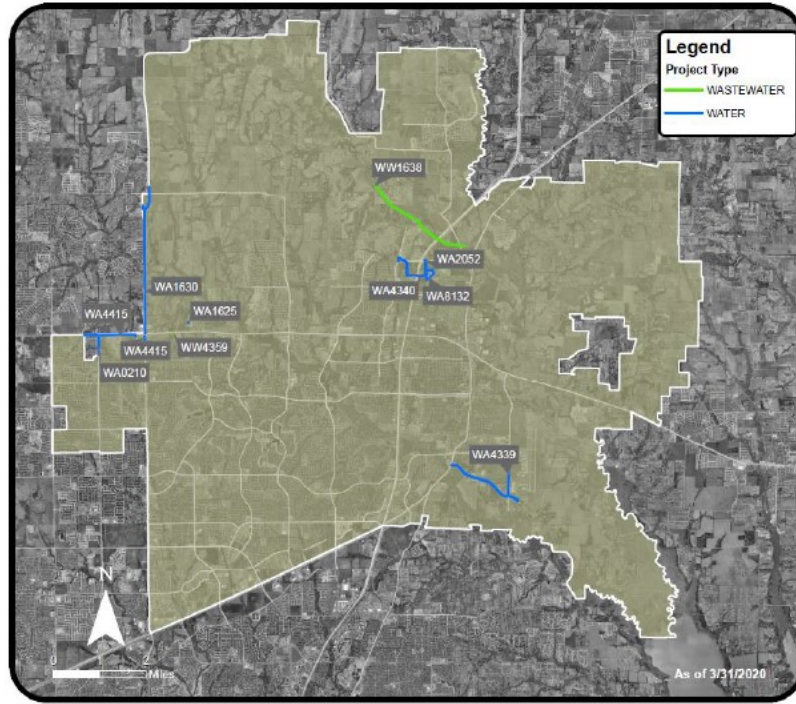
Utility Impact Fees Collected



Active Roadway Impact Fee Project Map (MY 2020)



Active Utility Impact Fee Project Map (MY 2020)



E. Active Roadway and Utility Impact Fee CIP Projects

**Active Roadway and Utility Impact Fee CIP Projects
2019-2020 MID-YEAR**

Includes:

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

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



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

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

** 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.

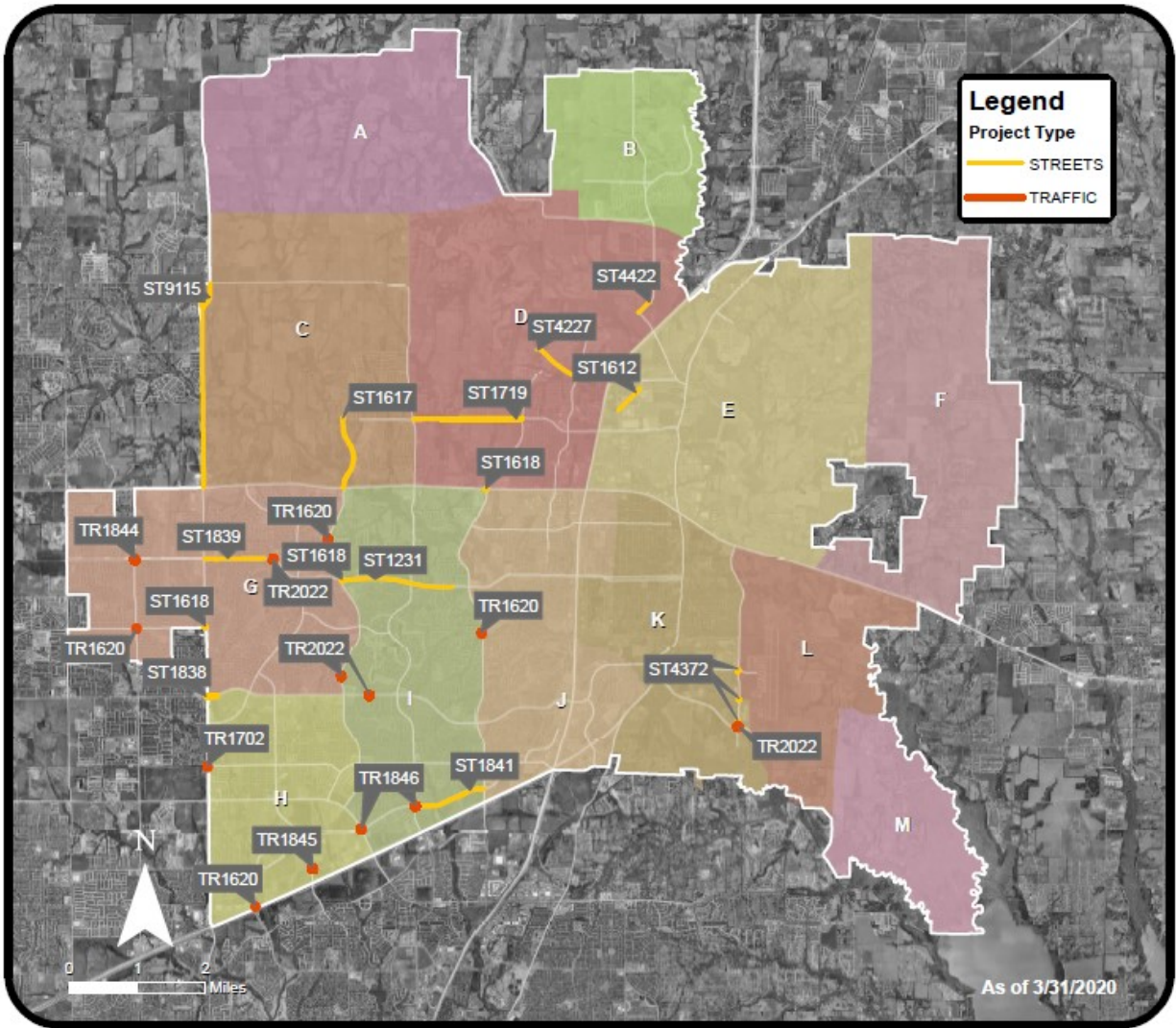
CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE	CURRENT BUDGET	OVERALL BUDGET (PLANNED)	PROJECT FUNDING (ALL SOURCES)						% PROJECT FUNDED BY IMPACT FEES	
							ROADWAY IMPACT FEES	UTILITY IMPACT FEES	BONDS **	GRANTS ***	DEVELOPER CONTRIBUTIONS	OTHER ****		FUTURE FUNDING SOURCES (NON-IMPACT FEES)
ST1231	Virginia Parkway Lanes 5 & 6 (Ridge – Bellegrove)	Widen Virginia Parkway from 4-lanes to 6-lanes from just east of Ridge Road to Bellegrove. Traffic signals will be added at the Virginia Parkway intersections with Crutcher Crossing and Mallard Lakes.	CONSTRUCTION UNDERWAY	Jun 2020	\$4,996,254	\$4,996,254	\$1,550,000		\$2,567,378	\$878,876				31.02%
ST1612	Redbud Blvd Lanes 3&4	Construction of Redbud Boulevard Lanes 3 and 4 (west side of roadway) between Bloomdale Road and McLarry Drive.	PROJECT COMPLETE	Jan 2020	\$1,700,000	\$1,700,000	\$1,050,000		\$650,000					61.76%
ST1617	Ridge Rd (US 380 - Wilmeth)	Construct Ridge Road from its current terminus at US 380 to Wilmeth Road.	ACTIVE PROJECT	Mar 2022	\$22,131,900	\$22,131,900	\$500,000		\$21,300,000		\$331,900			2.26%
ST1618	Arterial Capacity Improvements FY18	Construction of additional left turn lanes and right turn lanes along with improvements to the existing traffic signals at the intersections of US 380 and Hardin Blvd, Westridge Dr and Custer Rd, and Virginia Pkwy and Ridge Rd	PROJECT COMPLETE	Dec 2019	\$2,336,500	\$2,336,500	\$500,000		\$1,836,500					21.40%
ST1719	Wilmeth (Hardin to Lake Forest)	Construction of Wilmeth Rd (G4D) from Hardin to Lake Forest, including roundabouts at Hardin, CR 943, and Lake Forest.	ACTIVE PROJECT	Aug 2022	\$20,011,491	\$24,011,491	\$1,000,000		\$16,820,000	\$2,191,491			\$4,000,000	4.16%
ST1838	Eldorado and Custer Intersection / Bridge Improvements	Widening of existing bridge over Rowlett Creek to include lanes 5 & 6 including various intersection capacity improvements.	ACTIVE PROJECT	Oct 2022	\$3,000,000	\$3,000,000	\$500,000		\$2,500,000					16.67%
ST1839	Virginia Parkway Lanes 5 & 6 (Custer - Virginia Parklands)	Addition of Lanes 5 & 6	ACTIVE PROJECT	Apr 2021	\$2,300,000	\$2,300,000	\$600,000		\$1,700,000					26.09%
ST1841	Collin McKinney Pkwy (Lake Forest - Hardin)	Construction of remaining lanes 1 & 2 (westbound), lanes 3 & 4 (eastbound) including signal improvements at Lake Forest and Hardin.	ACTIVE PROJECT	Jan 2022	\$11,018,589	\$11,018,589	\$5,700,000		\$5,200,000		\$118,589			51.73%
ST4227	Bloomdale Road Extension - Community to Hardin	Extension of Bloomdale from Hardin Blvd to Community Ave with a 4 lane divided roadway.	CONSTRUCTION UNDERWAY	Jun 2021	\$13,419,972	\$13,419,972	\$450,000		\$6,850,000	\$6,119,972				3.35%

SEMIANUAL REPORT

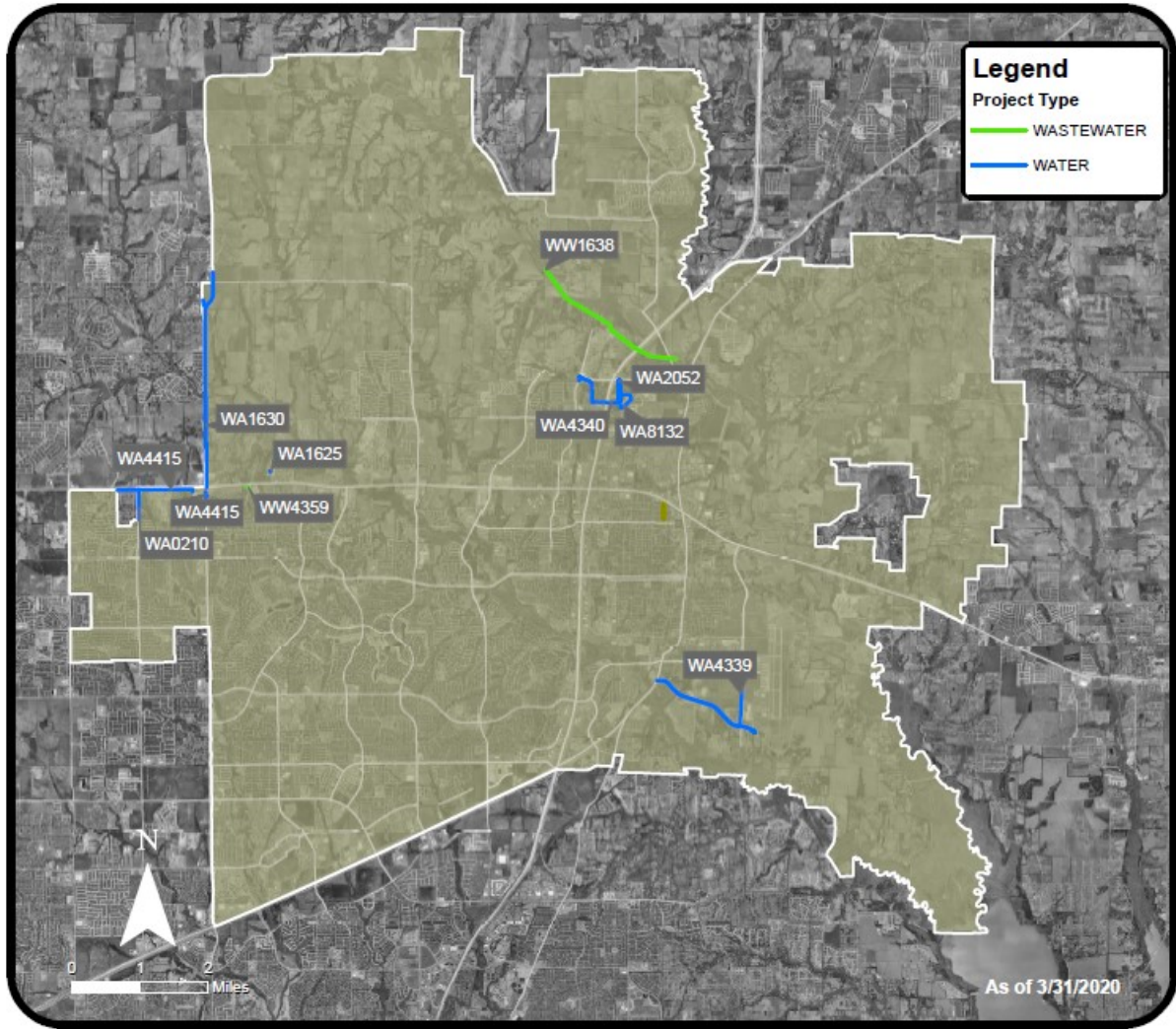
CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE	CURRENT BUDGET	OVERALL BUDGET (PLANNED)	ROADWAY IMPACT FEES	UTILITY IMPACT FEES	BONDS **	GRANTS ***	DEVELOPER CONTRIBUTIONS	OTHER ****	FUTURE FUNDING SOURCES (NON-IMPACT FEES)	% PROJECT FUNDED BY IMPACT FEES
ST4231	Roadway Impact Fee Update	Update to roadway impact fee report and establishment of revised impact fees.	ACTIVE PROJECT	Aug 2020	\$187,500	\$187,500	\$187,500		\$0					100.00%
ST4372	Country Ln Extension & Airport Dr Improvements	Extend Country Lane from its current southern terminus to FM 546. Includes reconstruction of Airport/Country and existing FM 546 intersection, and design of SB right turn lane and intersection reconstruction at Airport/Industrial	CONSTRUCTION UNDERWAY	Apr 2021	\$2,400,000	\$2,400,000	\$1,000,000		\$1,400,000					41.67%
ST4422	Trinity Falls Parkway Link	Design lanes 3&4 for Trinity Falls Parkway from Laud Howell Parkway to the north/south section of Trinity Falls Parkway	CONSTRUCTION UNDERWAY	Jun 2020	\$1,700,000	\$1,700,000	\$100,000		\$1,600,000					5.88%
ST9115	Custer Road Design & ROW (US 380 – FM 1461)	Preliminary and Final engineering for the widening of Custer Road (FM 2478) from 380 to 1461. Ultimate road will be six-lanes, but current PS&E will include only four lanes.	ACTIVE PROJECT	Jul 2023	\$4,800,824	\$4,800,824	\$600,000		\$2,700,000	\$1,405,000	\$95,824			12.50%
TR1620	FY17 Traffic Signals	Construction of permanent traffic signals at Independence & Westridge, Hardin & Winding Brook / Piersall, Ridge & Habersham.	PROJECT COMPLETE	Jan 2020	\$1,092,837	\$1,092,837	\$300,000		\$650,000		\$142,837			27.45%
TR1702	Custer & Silverado Traffic Signal Installation	Construction of permanent traffic signal at Custer & Silverado.	PROJECT COMPLETE	Jan 2020	\$350,000	\$350,000	\$300,000		\$50,000					85.71%
TR1844	Traffic Signalization (FY19) - RIF Zone G	Construction of a permanent traffic signal at Virginia Parkway at Independence Parkway.	PROJECT COMPLETE	Feb 2020	\$200,000	\$200,000	\$200,000		\$0					100.00%
TR1845	Traffic Signalization (FY19) - RIF Zone H	Construction of permanent traffic signals at Alma Drive at Henneman and Stacy at Collin McKinney.	CONSTRUCTION UNDERWAY	Jul 2020	\$500,000	\$500,000	\$500,000		\$0					100.00%
TR1846	Traffic Signalization (FY19) - RIF Zone I	Construction of permanent traffic signals at Lake Forest at Collin McKinney and Stacy at Collin McKinney	CONSTRUCTION UNDERWAY	Jul 2020	\$400,000	\$400,000	\$400,000		\$0					100.00%
TR2022	Traffic Signalization (FY20)	Installation of new traffic signals at Airport & Harry McKillop, and Ridge & Berkshire	PLANNED IMPROVEMENT	TBD	\$1,100,000	\$1,100,000	\$350,000		\$750,000					31.82%
WA0210	Independence Parkway 24 Inch Waterline	Installation of master-planned 24" water main.	PLANNED IMPROVEMENT	TBD	\$800,000	\$1,500,000		\$800,000	\$0				\$700,000	53.33%

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE	CURRENT BUDGET	OVERALL BUDGET (PLANNED)	ROADWAY IMPACT FEES	UTILITY IMPACT FEES	BONDS **	GRANTS ***	DEVELOPER CONTRIBUTIONS	OTHER ****	FUTURE FUNDING SOURCES (NON-IMPACT FEES)	% PROJECT FUNDED BY IMPACT FEES
WA1625	University Pump Station - 920 PP Pump	Various pump and electrical improvements at the University Pump Station facility.	CONSTRUCTION UNDERWAY	Jan 2021	\$2,815,000	\$2,815,000		\$1,800,000	\$1,015,000					63.94%
WA1630	Custer Road Utility Relocations (US 380 to FM 1461)	Custer Road Utility Relocations from US380 to FM1461: Relocate existing water lines including 8-inch and smaller and Replace with a Master Planned 24-inch water line	CONSTRUCTION UNDERWAY	Dec 2020	\$11,535,000	\$11,535,000		\$1,500,000	\$7,035,000	\$3,000,000				13.00%
WA2052	McLary 42 Inch Water Line (Trinity Falls East Feed)	City obligation of master planned water infrastructure to connect to Trinity Falls East Feed distribution line.	ACTIVE PROJECT	Oct 2021	\$3,600,000	\$3,600,000		\$3,200,000	\$400,000					88.89%
WA4339	Airport South & Harry McKillop Water Mains	Master planned 24" water mains along Airport Boulevard (Industrial to Harry McKillop/FM546) & Harry McKillop/FM 546 (SH 5 to Airport)	ACTIVE PROJECT	Oct 2021	\$8,635,000	\$8,635,000		\$3,300,000	\$5,335,000					38.22%
WA4340	Redbud Pump Station Transmission Line (850 PP)	Design and construct the master planned 850 PP discharge line for Redbud Pump Station project.	CONSTRUCTION UNDERWAY	Jan 2021	\$8,235,000	\$8,235,000		\$2,300,000	\$5,935,000					27.93%
WA4415	US 380 Water Line Improvements	8 inch to 24 inch water line to replace existing 8 inch water line from west of Custer to the west side of Redbud Estates along US 380 in addition to a waterline crossing under Custer Rd	PROJECT COMPLETE	May 2020	\$3,300,000	\$3,300,000		\$1,900,000	\$1,400,000					57.58%
WA8132	Redbud Pump Station Site Development	Design and construction of the pump station facility (pumps and ground storage tank) to serve the 850 and 794 pressure planes of the water distribution system.	CONSTRUCTION UNDERWAY	Jul 2020	\$25,200,000	\$25,200,000		\$3,800,000	\$21,400,000					15.08%
WW1638	Honey Creek SS Trunk Main to MH-HC124	Construction of master planned 36" to 48" wastewater trunk main along Honey Creek.	ACTIVE PROJECT	Mar 2022	\$3,050,000	\$10,550,000		\$2,450,000	\$600,000				\$7,500,000	23.22%
WW4359	Stonebridge Lift Station Abandonment	Construction of master-planned wastewater infrastructure from Tucker Hill to the existing lift station at Stonebridge & US 380.	ACTIVE PROJECT	TBD	\$4,000,000	\$4,000,000		\$200,000	\$3,800,000					5.00%

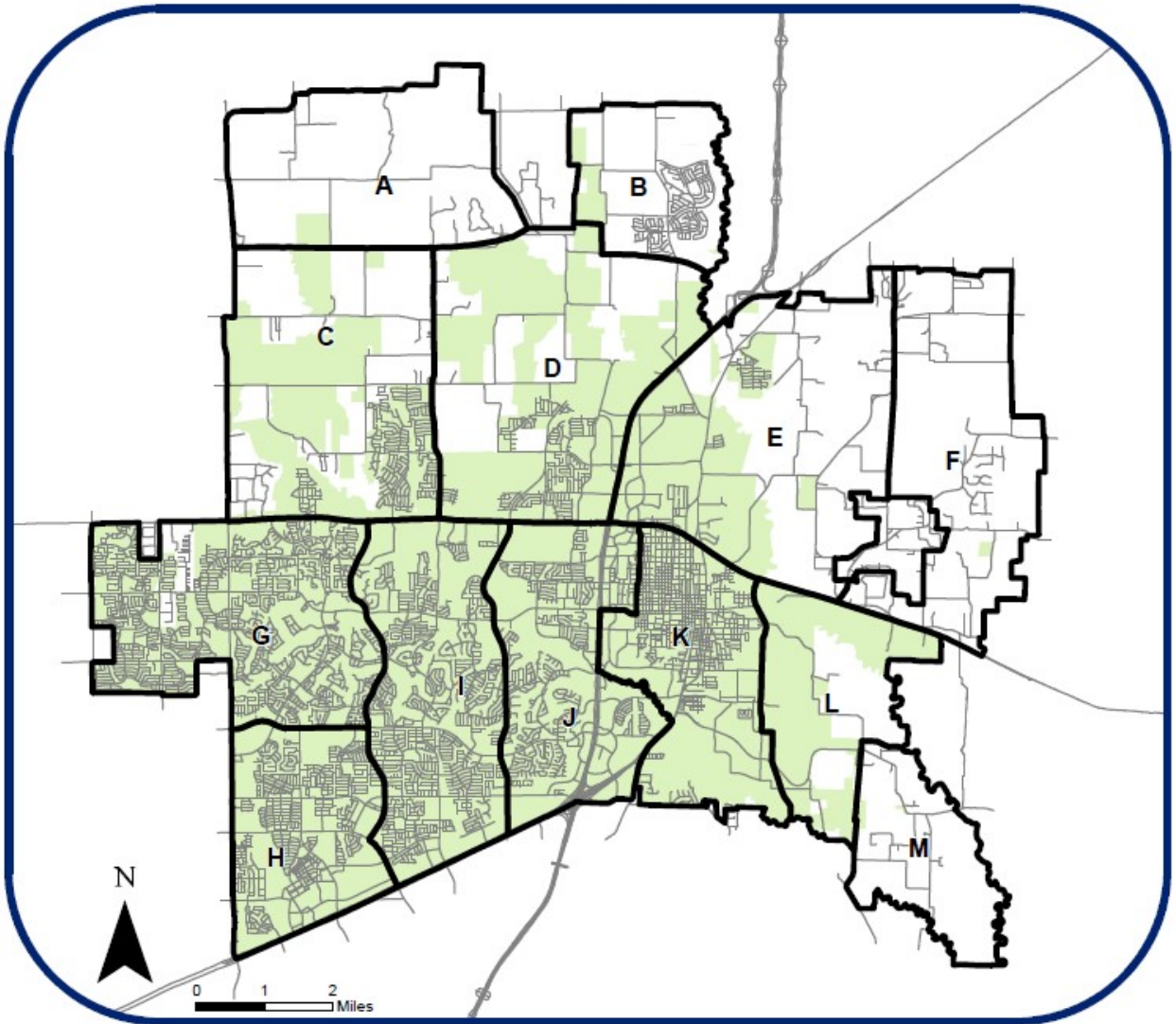
Active Roadway Impact Fee Project Map (MY 2020)



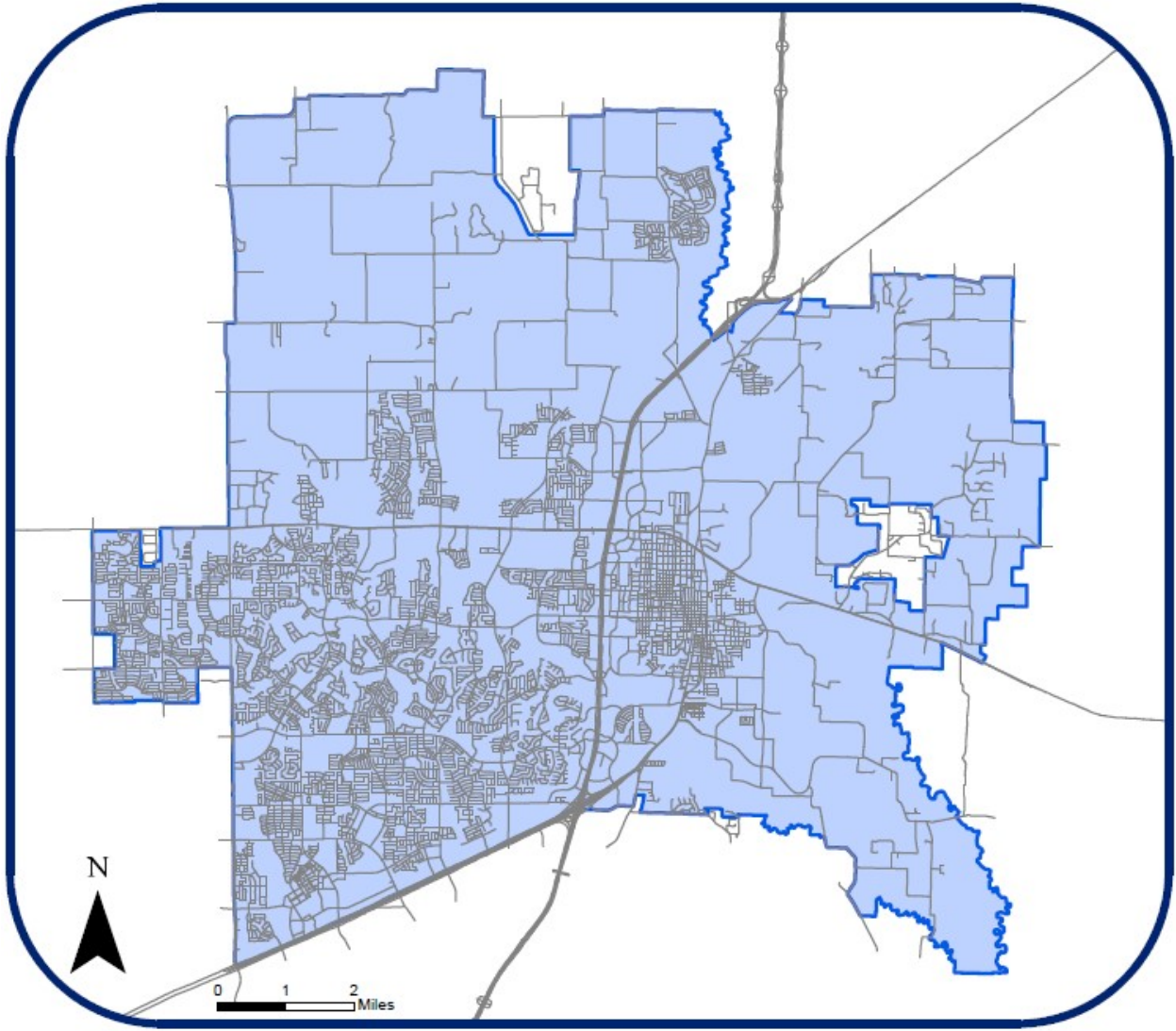
Active Utility Impact Fee Project Map (MY 2020)



ROADWAY SERVICE AREA MAP



UTILITY SERVICE AREA MAP



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

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