

EXHIBIT "A"

SEMIANNUAL REPORT

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

January 2022



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A. Executive Summary

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

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

B. Capital Improvements Advisory Committee Commission Staff Report

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING 12-14-21 AGENDA ITEM #21-0008M

AGENDA ITEM

..Title

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

..Summary

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

MEETING DATE: December 14, 2021

DEPARTMENT: Planning Department

CONTACT: Aaron Bloxham, Planning Manager

APPROVAL PROCESS: The recommendation and minutes from the Capital Improvements Advisory Committee meeting will be forwarded to the City Council on January 4, 2022.

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

ITEM SUMMARY: Staff is presenting the 2021 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 2021 mid-year report was presented at the Planning and Zoning Commission meeting on May 28, 2021 and accepted by City Council on June 15, 2021.

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

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

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

Semiannual Report

The Capital Improvements Plan used for this semiannual report was adopted on December 1, 2020 as part of the 2019 Impact Fee Update. The semiannual report is required to report the progress of the Capital Improvements Plan and report any perceived inequities in the implementation of the CIP. **The Capital Improvements Advisory Committee meeting report from the public hearing, its attachments and meeting minutes will be filed by City Council as the semiannual report.**

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

Construction Costs and Consumer Price Index

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

From September 2020 to September 2021, the Construction Cost Index in the Dallas area increased 16.6%. From the time of the report’s adoption (December 2020) the Construction Cost Index in the Dallas area increased 13.8% (Source: Construction Cost Index at www.enr.com).

From September 2020 to September 2021, the Dallas-Fort Worth-Arlington area Consumer Price Index (CPI) increased 5.9%. During the same period, the core CPI, which excludes volatile food and energy prices, increased 4.2% (Source: US Department of Labor, Bureau of Labor Statistics).

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

- Totals as of 9/30/2021
- YTD - Year to Date (includes funds for the fiscal year which is October 2020 to September 2021)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.

Utility Impact Fees Fund Activity (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

- Totals as of 9/30/2021
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD - Year to Date (includes funds for the fiscal year which is October 2020 to September 2021)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

CIP PROJECT STATUS (FY 2020-2021)

The CIP Roadway and Utility Projects List is included as an attachment to this report and lists Capital Improvement Program roadway and utility projects for which impact fee funds have been allocated and/or spent during this fiscal year.

SUMMARY OF PREVIOUS FISCAL YEARS

Roadway Impact Fees Fund Activity (FY 19-20)

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$1,784,813	\$481,245	\$0	\$2,266,059	(\$2,000,000)	\$266,059
D	\$131,981	\$287,587	\$0	\$419,568	(\$100,000)	\$319,568
E	\$129,689	\$1,590,386	\$0	\$1,720,075	(\$1,500,000)	\$220,075
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$448,086	\$142,048	(\$300,000)	\$290,134	(\$200,000)	\$90,134
H	\$293,933	\$192,120	\$3,083	\$489,135	(\$450,000)	\$39,135
I	\$5,189,968	\$595,972	(\$4,700,000)	\$1,085,940	(\$500,000)	\$585,940
J	\$2,179,356	\$2,483,606	(\$2,000,000)	\$2,662,962	(\$500,000)	\$2,162,962
K	\$779,111	\$2,206,695	(\$350,000)	\$2,635,806	\$0	\$2,635,806

L	\$5,532	\$49,400	\$0	\$54,932	\$0	\$54,932
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$10,942,468	\$8,029,060	(\$7,346,917)	\$11,624,611	(\$5,250,000)	\$6,374,611

Note: Fiscal Year Totals as of September 30, 2020

Utility Impact Fees Fund Activity (FY 19-20)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects	Allocated to Future Projects	Available Funds LTD
Water	\$4,545,014	\$2,486,506	(\$2,235,000)	(\$4,200,000)	\$596,520
Wastewater	\$1,368,844	\$295,187	(\$1,000,000)	\$0	\$664,031
Total	\$5,913,858	\$2,781,693	(\$3,235,000)	(\$4,200,000)	\$1,260,550

Note: Fiscal Year Totals as of September 30, 2020

Roadway Impact Fees Fund Activity (FY18-19)

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

Note: Fiscal Year Totals as of September 30, 2019

Utility Impact Fees Fund Activity (FY18-19)

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

Note: Fiscal Year Totals as of September 30, 2019

Roadway Impact Fees Fund Activity (FY17-18)

SEMIANNUAL REPORT

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 (FY16-17)

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	\$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

C. Capital Improvements Advisory Committee Meeting Minutes

21-0008M 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, Planning Manager 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 Kuykendall, seconded by Committee Member Woodruff, 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 4, 2022.

Impact Fee Semiannual Report

(Fiscal Year 2020-2021)

21-0008M

Semiannual Report: End-of-Year FY 2021

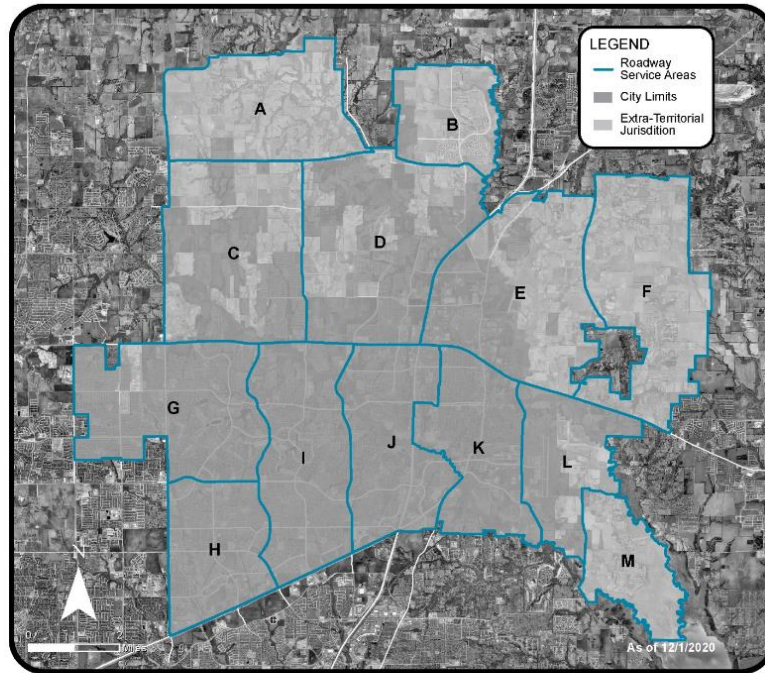
- **The Semiannual Report was last presented at the Capital Improvement Advisory Committee meeting on May 28, 2021.**
- **The Semiannual Report is required to:**
 - Report the progress of the Capital Improvements Plan
 - Report any perceived inequities in the Capital Improvements Plan implementation
- **The City of McKinney Semiannual Report includes:**
 - A summary of total Roadway and Utility Impact Fee funds collected, transferred, and available for capital improvement programs
 - A list of active capital improvement projects for which impact fees have been allocated



Semiannual Report 2020 – 2021

- **The Capital Improvements Plan used for the Semiannual Report was adopted on December 1, 2020 (as part of the 2019 Impact Fee Update)**
- **This is not the same as the City’s overall Capital Improvements Program**
- **The Capital Improvements Plan for Impact Fees is:**
 - *The adopted plan which identifies all capital improvements and their costs for each service area, which are necessitated by the new development in that service area for a period not to exceed 10 years, which are to be financed, in part, through the imposition of roadway and utility impact fees.*

Roadway Impact Fee Service Area Map



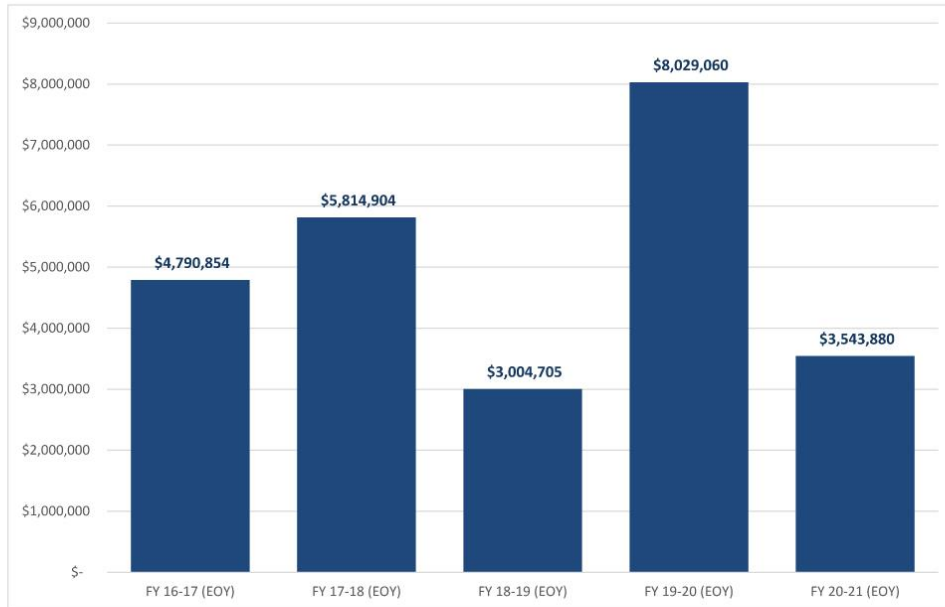
Roadway Impact Fees Fund Activity (FY 20-21)

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
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L	\$54,932	\$0	\$0	\$54,932	(\$50,000)	\$4,932
M	\$0	\$0	\$0	\$0	\$0	\$0
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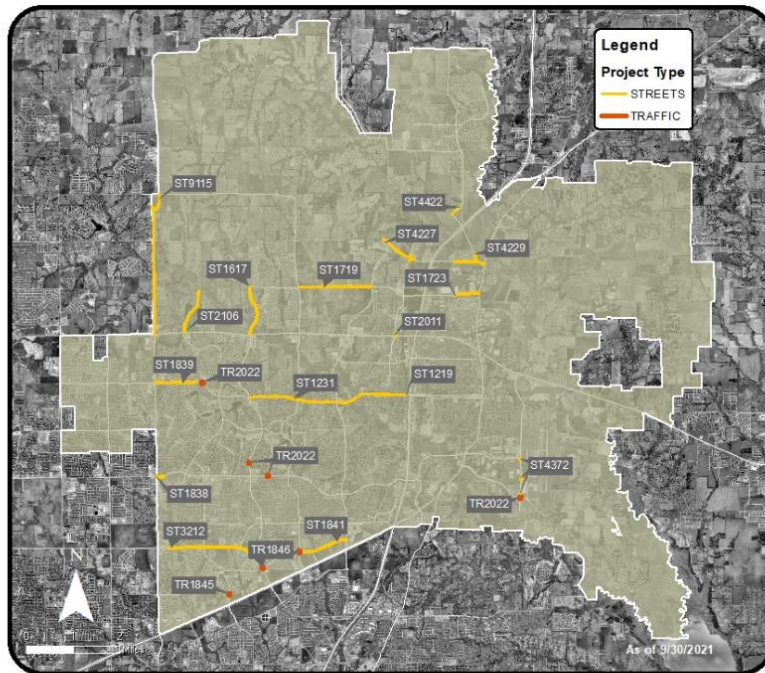
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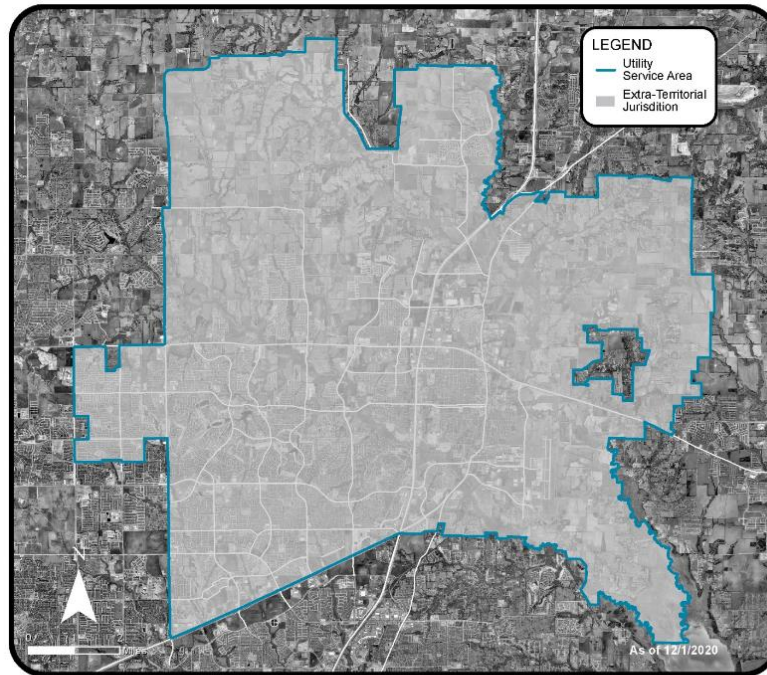
Roadway Impact Fees Collected



Active Roadway Impact Fee Project Map (FY 2020-2021)



Utility Impact Fee Service Area Map



Utility Impact Fees Fund Activity (FY 20-21)

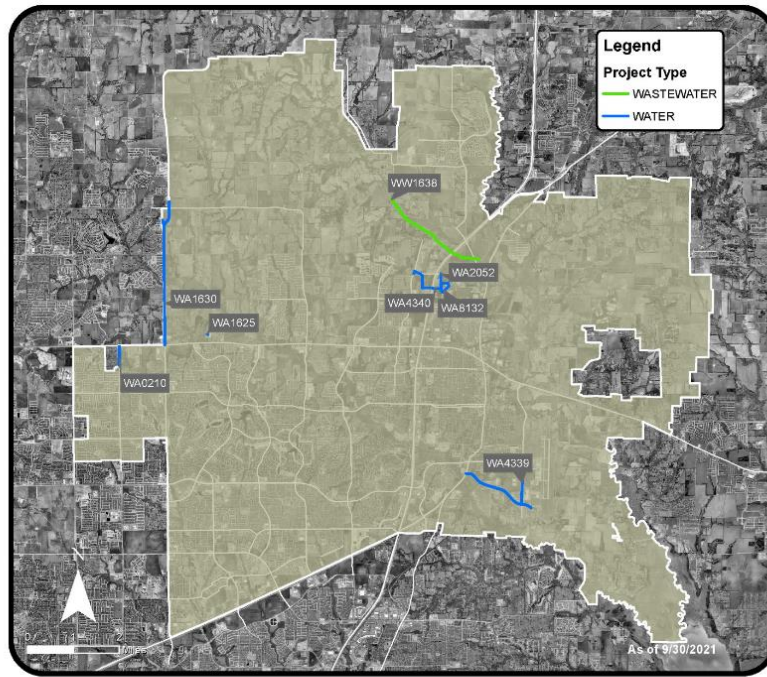
Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects	Allocated to Future Projects	Available Funds LTD
Water	\$4,803,243	\$2,171,612	(\$3,700,000)	\$0	\$3,274,854
Wastewater	\$664,031	\$308,639	\$0	\$0	\$972,670
Total	\$5,467,274	\$2,480,251	(\$3,700,000)	\$0	\$4,247,524

- Totals as of 9/30/2021
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2020 to September 2021)
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- 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 2020-2021)



E. Active Roadway and Utility Impact Fee CIP Projects

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

Includes:


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

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

SEMIANUAL REPORT

ENGINEERING CAPITAL IMPROVEMENTS PROJECT SUMMARY IMPACT FEE PROJECTS

Report Date: 9/30/2021


[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.
 ***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)		
ST1219	Virginia Parkway Lanes 5 & 6 (Bellevue - US 75)	Widen Virginia Parkway from 4-lanes to 6-lanes, including the bridge over Wilson Creek. Right-of-way acquisition, utility adjustments, water and wastewater line construction are also included within the scope of the project.	PROJECT COMPLETE	Sep 2021	\$11,861,420	\$11,861,420	\$2,000,000	\$0	\$1,774,852	\$7,957,894	\$0	\$0	\$0	\$0	16.86%
ST1231	Virginia Parkway Lanes 5 & 6 (Ridge - Bellevue)	Widen Virginia Parkway from 4-lanes to 6-lanes, including the bridge over Wilson Creek. Right-of-way acquisition, utility adjustments, water and wastewater line construction are also included within the scope of the project.	PROJECT COMPLETE	Sep 2021	\$4,991,254	\$4,991,254	\$1,550,000	\$0	\$2,562,378	\$878,876	\$0	\$0	\$0	\$0	31.05%
ST1617	Ridge Rd (US 380 - Wilmeth)	Construct Ridge Road from its current terminus at US 380 to Wilmeth Road.	CONSTRUCTION UNDERWAY	Jan 2023	\$24,031,900	\$24,031,900	\$2,100,000	\$0	\$21,900,000	\$0	\$0	\$0	\$0	\$0	8.74%
ST1719	Wilmeth (Hardin to Lake Forest)	Construction of Wilmeth Rd (24D) from Hardin to Lake Forest, including roundabouts at Hardin, CR 943, and Lake Forest.	ACTIVE PROJECT	Oct 2023	\$27,823,930	\$27,823,930	\$1,100,000	\$0	\$15,720,000	\$11,003,930	\$0	\$0	\$0	\$0	3.95%
ST1723	Wilmeth (East of Redbud to SH 5)	Construction of Lanes 3 & 4 West of SH 5 including signal lighting between US 75 and SH 5.	CONSTRUCTION UNDERWAY	Jun 2022	\$4,064,681	\$4,064,681	\$500,000	\$0	\$3,100,000	\$0	\$0	\$0	\$0	\$0	12.30%
ST1838	Eldorado and Custer Interchange Bridge Improvements	Widening of existing bridge over Rowlett Creek to include lanes 5 & 6 including various intersection capacity improvements.	ACTIVE PROJECT	Oct 2022	\$2,600,000	\$2,600,000	\$700,000	\$0	\$1,900,000	\$0	\$0	\$0	\$0	\$0	26.92%
ST1839	Virginia Parkway Lanes 5 & 6 (Casper - Virginia Parklands)	Addition of Lanes 5 & 6	CONSTRUCTION UNDERWAY	Apr 2022	\$3,900,000	\$3,900,000	\$600,000	\$0	\$3,000,000	\$0	\$0	\$0	\$0	\$0	15.38%
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 2023	\$13,018,589	\$13,018,589	\$6,200,000	\$0	\$6,700,000	\$0	\$0	\$0	\$0	\$0	47.62%
ST2011	Intersection Capacity Improvements (US 380 & Community Ave)	Construction of intersection capacity improvements at US 380 & Community.	ACTIVE PROJECT	Aug 2024	\$1,594,706	\$1,594,706	\$500,000	\$0	\$450,000	\$664,706	\$0	\$0	\$0	\$0	31.35%
ST2106	Stonebridge Drive (US 380 - Wilson Creek)	Construction of NB lanes 1 & 2 of Stonebridge Dr adjacent to Tucker Hill	ACTIVE PROJECT	TBD	\$400,000	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100.00%

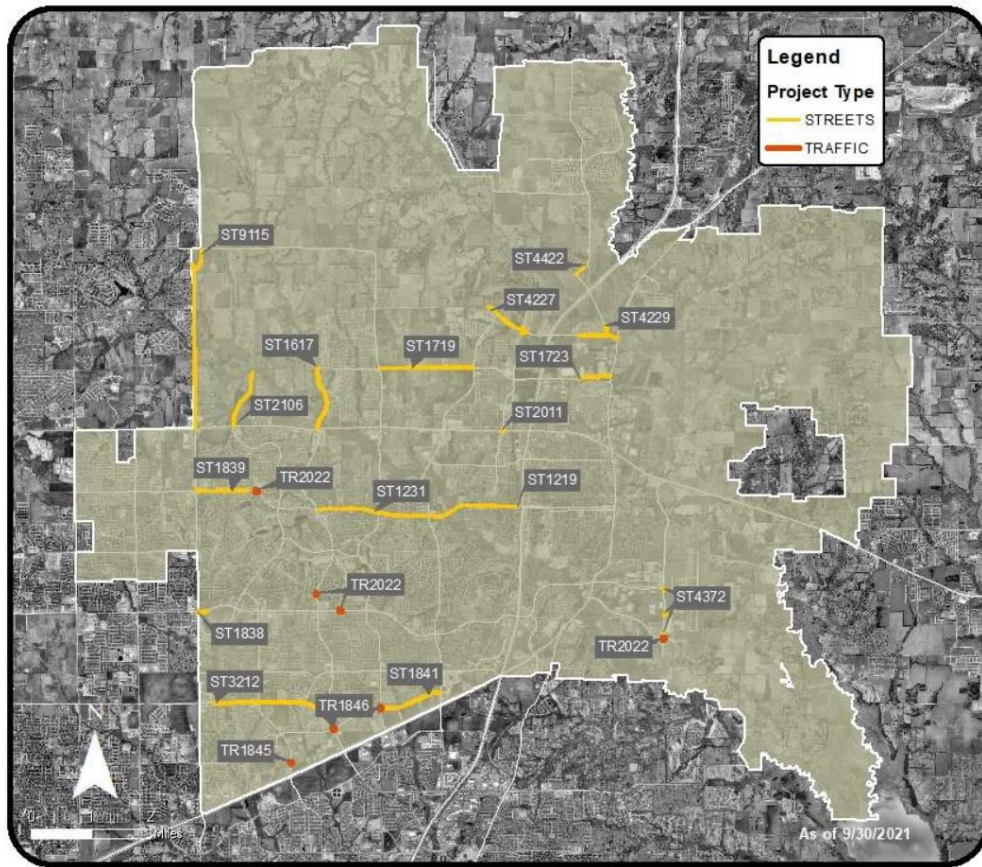
SEMIAJUAL REPORT

ST3212	Stacy Rd Lanes 5 & 6 (Custer - Ridge)	Construction of Lanes 5 & 6 including signalization of Stacy Rd at McKinney Ranch Pkwy	CONSTRUCTION UNDERWAY	Dec 2021	\$8,203,803	\$8,203,803	\$100,000	\$0	\$7,500,000	\$0	\$603,803	\$0	1.22%
ST4227	Bloomdale Road Extension - Community to Hardin	Extension of Bloomdale from Hardin Blvd to Community Ave with a 4 lane divided roadway.	CONSTRUCTION UNDERWAY	Oct 2021	\$13,798,344	\$13,798,344	\$450,000	\$0	\$6,850,000	\$6,119,972	\$378,372	\$0	3.26%
ST4229	Bloomdale Road and FM 343 Realignment	Construct remaining planned lanes along Bloomdale (West of SH 5) and establish north/south section of Bloomdale/FM343	PLANNED IMPROVEMENT	TBD	\$2,161,523	\$6,261,523	\$1,000,000	\$0	\$1,000,000	\$0	\$161,623	\$4,100,000	15.97%
ST4231	Roadway Impact Fee Update	Update to roadway impact fee report and establishment of revised impact fees.	PROJECT COMPLETE	Sep 2021	\$187,500	\$187,500	\$187,500	\$0	\$0	\$0	\$0	\$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 new intersection with Airport Dr. Includes reconstruction at Airport/Industrial	PROJECT COMPLETE	Aug 2021	\$2,166,571	\$2,166,571	\$766,571	\$0	\$1,400,000	\$0	\$0	\$0	35.38%
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	PROJECT COMPLETE	Oct 2020	\$1,635,000	\$1,635,000	\$100,000	\$0	\$1,535,000	\$0	\$0	\$0	6.12%
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.	PROJECT COMPLETE	Oct 2020	\$4,800,824	\$4,800,824	\$600,000	\$0	\$2,700,000	\$1,405,000	\$95,624	\$0	12.50%
TR1845	Traffic Signalization (FY19) - RIF Zone H	Construction of permanent traffic signals at Alma Drive at Hennehan and Stacy at Collin McKinney.	ACTIVE PROJECT	Apr 2022	\$500,000	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$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	PROJECT COMPLETE	Mar 2021	\$400,000	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	100.00%
TR2022	Traffic Signalization (FY20)	Installation of new traffic signals at Airport & Harry McKillop, Riggs & Benshire, and McKinney Ranch & Silverado.	CONSTRUCTION UNDERWAY	Sep 2022	\$1,290,000	\$1,290,000	\$700,000	\$0	\$550,000	\$0	\$0	\$0	54.26%
WA0210	Independence Parkway 24 Inch Waterline	Installation of master-planned 24" water main.	ACTIVE PROJECT	Jan 2023	\$2,500,000	\$2,500,000	\$0	\$2,500,000	\$0	\$0	\$0	\$0	100.00%
WA1625	University Pump Station - 920 PP Pump	Various pump and electrical improvements at the University Pump Station facility.	PROJECT COMPLETE	Jul 2021	\$2,815,000	\$2,815,000	\$0	\$1,800,000	\$1,015,000	\$0	\$0	\$0	63.94%

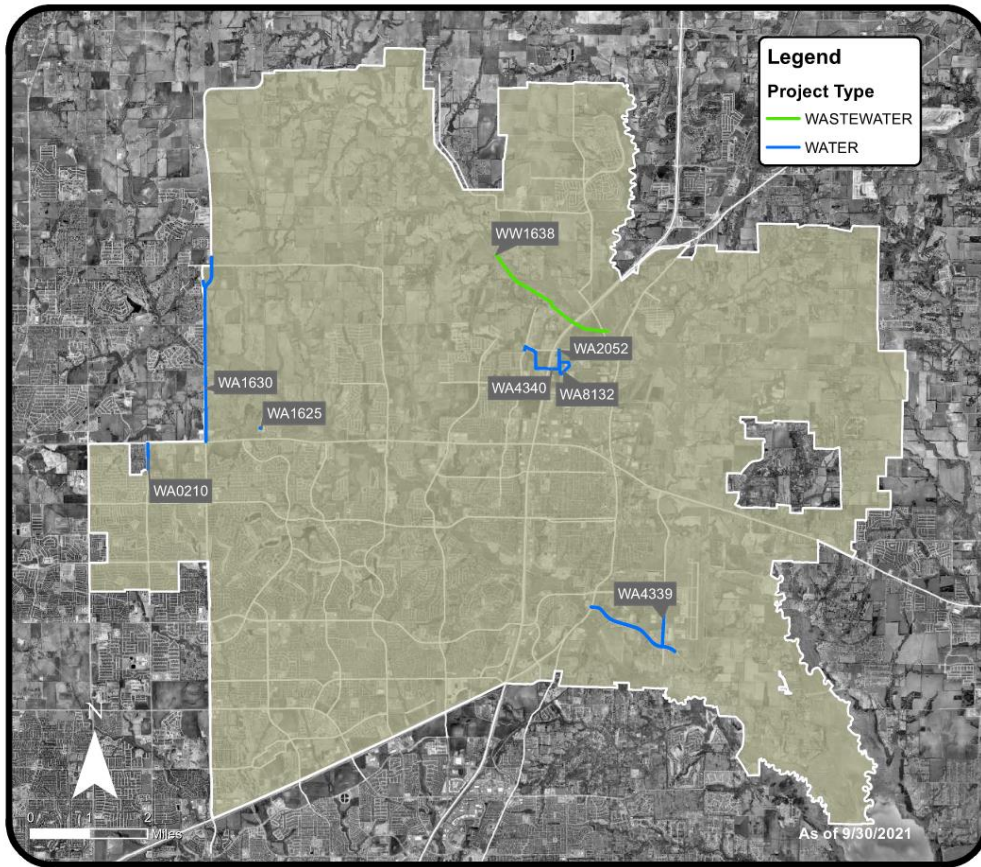
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WA1630	Cluster Road Utility Relocations (US 380 to FM 1461)	Cluster Road Utility Relocations from US380 to FM 1461: Relocate existing water lines including 8-inch and smaller and Replace with a Master Planned 24-inch water line	PROJECT COMPLETE	Aug 2021	\$10,673,240	\$10,673,240	\$0	\$535,000	\$800,000	\$9,338,240	\$0	\$0	5.01%
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 UNDERWAY	May 2022	\$3,200,000	\$3,200,000	\$0	\$3,200,000	\$0	\$0	\$0	\$0	100.00%
WA4339	Alport South & Harry McIndoo Water Mains	Master planned 24" water mains along Airport Boulevard (Industrial to Harry McIndoo Road) & Harry McIndoo (PH 546 (SH 5 to Airport))	ACTIVE PROJECT	Mar 2023	\$8,635,000	\$8,635,000	\$0	\$5,800,000	\$2,835,000	\$0	\$0	\$0	67.17%
WA4340	Redbud Pump Station Transmission Line (850 PP)	Design and construct the master planned 850 PP discharge line for Redbud Pump Station project.	PROJECT COMPLETE	Sep 2021	\$7,735,000	\$7,735,000	\$0	\$2,300,000	\$5,435,000	\$0	\$0	\$0	29.73%
WA8132	Redbud Pump Station Site Development	Design and construction of the pump station facility (pumps and ground storage tank) to serve the 850 and 754 pressure planes of the water distribution system.	CONSTRUCTION UNDERWAY	Nov 2021	\$25,200,000	\$25,200,000	\$0	\$3,800,000	\$21,400,000	\$0	\$0	\$0	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	Feb 2023	\$10,550,000	\$10,550,000	\$0	\$2,450,000	\$8,100,000	\$0	\$0	\$0	23.22%

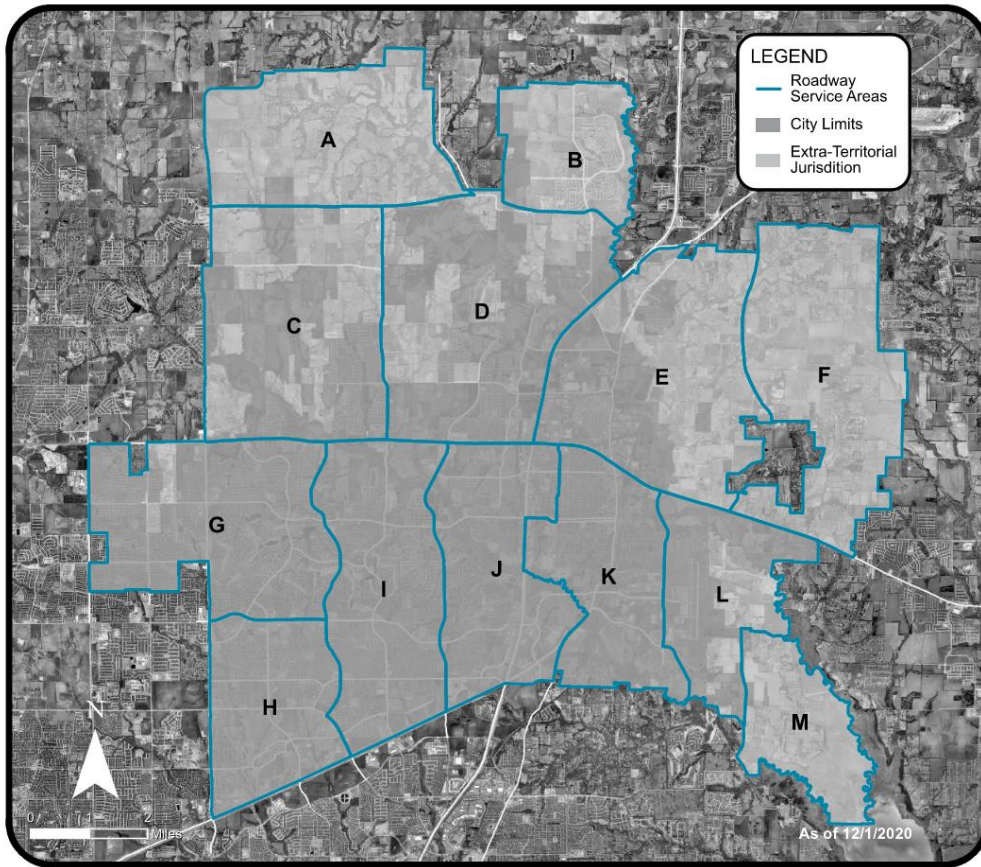
Active Roadway Impact Fee Project Map (FY 2020-2021)



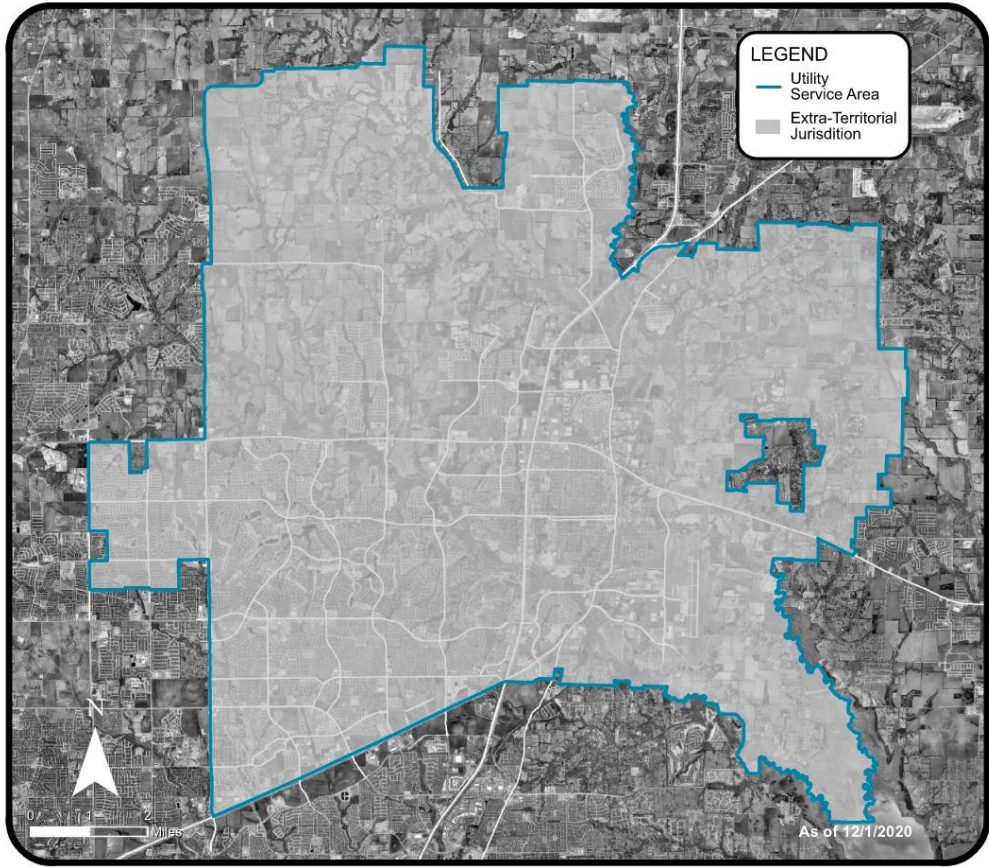
Active Utility Impact Fee Project Map (FY 2020-2021)



Roadway Impact Fee Service Area Map



Utility Impact Fee Service Area Map



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

- 2019 Land Use Assumptions
- 2019 Capital Improvements Plan for Roadway Impact Fees
- 2019 Capital Improvements Plan for Water/Wastewater Impact Fees
- 2019 Roadway Impact Combined Fee Tables
- 2019 Utility Impact Fee Schedule