

**EXHIBIT "A"**

**SEMIANNUAL REPORT**

Semiannual Report  
Mid-Year 18-19  
Progress of the Capital Improvements Plan for  
Roadway and Utility Impact Fees

August 2019



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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 07-23-19 AGENDA ITEM #19-0004M

### 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 23, 2019

**DEPARTMENT:** Planning Department

**CONTACT:** Mitchell Corona, 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 20, 2019.

**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 2018-2019 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 2017-2018 end of fiscal year report was presented at the Planning and Zoning Commission meeting on January 8, 2019 and accepted by City Council on February 5, 2019.

The Planning and Zoning Commission and an 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 recently 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 2018 to March 2019, the Construction Cost Index in the Dallas area increased 0.8% as compared to the National Average, which increased 2.5% during the same period. (Source: Construction Cost Index at [www.enr.com](http://www.enr.com)).

From March 2018 to March 2019, the Consumer Price Index (CPI) rose 1.9%. During the same period, the core CPI, which excludes volatile food and energy prices, rose 2.0% (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.

**2018-2019 Impact Fee Update**

In July 2015, the City launched a major update the Comprehensive Plan, which is a policy document that establishes the City’s future land use plan and master thoroughfare plan, among other items. The updated Comprehensive Plan was approved on October 2, 2018. Because the future land use plan and master thoroughfare plan play a significant role in determining impact fees, staff has initiated a major update to the impact fee program.

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	\$167,200	\$0	\$1,560,613	\$0	\$1,560,613
D	\$1,031,171	\$59,912	(\$1,000,000)	\$91,083	\$0	\$91,083
E	\$238,160	\$46,807	\$0	\$284,967	\$0	\$284,967
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$959,670	\$109,858	(\$700,000)	\$369,528	\$0	\$369,528
H	\$582,457	\$16,408	(\$500,000)	\$98,865	\$0	\$98,865
I	\$5,722,023	\$412,301	(\$1,400,000)	\$4,734,323	\$0	\$4,734,323
J	\$1,270,480	\$308,324	\$0	\$1,578,804	\$0	\$1,578,804
K	\$251,465	\$470,433	\$0	\$721,898	\$0	\$721,898
L	\$1	\$5,531	\$0	\$5,532	\$0	\$5,532
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$11,448,838</b>	<b>\$1,596,776</b>	<b>(\$3,600,000)</b>	<b>\$9,445,614</b>	<b>\$0</b>	<b>\$9,445,614</b>

- Totals as of 3/31/2019
- YTD - Year to Date (includes funds for the fiscal year which is October 2018 to September 2019)
- 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.

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	\$1,192,235	(\$5,800,000)	\$0	\$3,152,594
Wastewater	\$2,525,868	\$137,584	(\$2,250,000)	\$0	\$413,452
<b>Total</b>	<b>\$10,286,227</b>	<b>\$1,329,819</b>	<b>(\$8,050,000)</b>	<b>\$0</b>	<b>\$3,566,046</b>

- Totals as of 3/31/2019
- "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 2018 to September 2019)
- 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 2018-2019)**

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 (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
<b>TOTAL</b>	<b>\$6,511,315</b>	<b>\$5,814,904</b>	<b>(\$877,381)</b>	<b>\$11,448,839</b>	<b>\$0</b>	<b>\$11,448,839</b>

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
<b>Total</b>	<b>\$9,415,280</b>	<b>\$3,491,126</b>	<b>(\$2,620,178)</b>	<b>\$0</b>	<b>\$10,286,227</b>

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

<b>TOTAL</b>	<b>\$4,914,349</b>	<b>\$4,790,854</b>	<b>(\$2,969,469)</b>	<b>\$6,735,734</b>	<b>\$0</b>	<b>\$6,735,734</b>
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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
<b>Total</b>	<b>\$8,334,403</b>	<b>\$3,550,450</b>	<b>(\$3,344,570)</b>	<b>(\$4,800,000)</b>	<b>\$3,740,283</b>

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
<b>TOTAL</b>	<b>\$4,892,701</b>	<b>\$4,398,193</b>	<b>(\$4,376,545)</b>	<b>\$4,914,350</b>	<b>(\$600,000)</b>	<b>\$4,314,350</b>

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
<b>Total</b>	<b>\$8,994,098</b>	<b>\$3,024,979</b>	<b>(\$3,684,674)</b>	<b>(\$10,100,000)</b>	<b>(\$1,765,597)</b>

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)
<b>TOTAL</b>	<b>\$5,708,591</b>	<b>\$3,231,970</b>	<b>(\$4,247,994)</b>	<b>\$4,692,566</b>	<b>(\$150,000)</b>	<b>\$4,542,566</b>

*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
<b>Total</b>	<b>\$7,564,939</b>	<b>\$3,217,048</b>	<b>(\$1,787,889)</b>	<b>(\$2,745,000)</b>	<b>\$6,249,098</b>

*Note: Fiscal Year Totals as of September 30, 2015*

**Roadway Impact Fees 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	\$157,300	(\$563,571)	\$178,537	\$0	\$178,537
D	\$976,344	\$104,949	\$0	\$1,081,293	\$0	\$1,081,293
E	\$158,332	\$392,944	(\$303,536)	\$247,740	\$0	\$247,740
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$375,491	\$349,763	(\$503,500)	\$221,754	\$0	\$221,754
H	\$90,613	\$104,051	(\$154,789)	\$39,875	\$0	\$39,875
I	\$2,915,301	\$1,393,224	(\$2,177,666)	\$2,130,858	(\$1,400,000)	\$730,858

J	\$874,600	\$349,767	(\$7,000)	\$1,217,367	(\$600,000)	\$617,367
K	\$715,565	\$295,820	(\$420,218)	\$591,166	\$0	\$591,166
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$150,000)	(\$150,000)
<b>TOTAL</b>	<b>\$6,698,422</b>	<b>\$3,147,817</b>	<b>(\$4,122,913)</b>	<b>\$5,708,591</b>	<b>(\$2,150,000)</b>	<b>\$3,558,591</b>

Note: Fiscal Year Totals as of September 30, 2014

**Utility Impact Fees 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	\$2,318,108	(\$3,823,773)	(\$4,450,000)	\$991,257
Wastewater	\$1,858,662	\$270,347	(\$5,328)	(\$1,200,000)	\$923,681
<b>Total</b>	<b>\$8,805,584</b>	<b>\$2,588,455</b>	<b>(\$3,829,101)</b>	<b>(\$5,650,000)</b>	<b>\$1,914,939</b>

Note: Fiscal Year Totals as of September 30, 2014

SEMIAI IUAL REP

## C. Capital Improvements Advisory Committee Meeting Minutes

### **19-0004M Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees**

Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees. Mr. Aaron Bloxham, Planning Manager for the City of McKinney, explained the new format and introduced Dr. Randall Hickman as a new committee member to the Capital Improvements Advisory Committee (CIAC). He stated that Committee Member Hickman represents the extraterritorial jurisdiction (ETJ). Mr. Bloxham explained the 2018-2019 mid-year 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 this is required by law to be filed every six months. Mr. Bloxham stated that the 2017-2018 end of fiscal year report was presented at the Planning and Zoning Commission meeting on January 8, 2019 and was accepted by City Council on February 5, 2019. He stated that the Planning and Zoning Commission also serves as the Capital Improvements Advisory Committee, which is required to file the report. Mr. Bloxham stated that the report includes the collection, transfer, and allocation of roadway and utility impact fees for capital improvement projects. He stated that 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 was amended on February 13, 2017. Mr. Bloxham stated that an update for the impact fees was just kicked off. He stated that the City is required to update the plan every five years. Mr. Bloxham stated that Staff plans to give a presentation regarding the update at the next meeting. He stated that this was not the same as the City's overall capital

improvements program. Mr. Bloxham stated that the adopted plan 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. He stated that there are 13 roadway service areas within the McKinney city limits and the Extraterritorial Jurisdiction (ETJ) boundary. Mr. Bloxham discussed the Roadway Impact Fees Fund Activity and stated that there is approximately \$9.4 million available in the roadway impact fees fund as of March 2019. He discussed the Roadway Impact Fees revenue collected to date. Mr. Bloxham discussed the utility impact fees fund activity. He stated that there is approximately \$3.5 million available in the water and wastewater fees fund. Mr. Bloxham briefly discussed the active roadway impact fee projects and active utility impact fee projects throughout the city. He stated that Staff recommends the filing of the semiannual report with respect to the progress of the Capital Improvements Plan for roadway and utility impact fees. Mr. Bloxham stated that the Committee's recommendation would be forwarded to City Council at the August 20, 2019 meeting. He offered to answer questions. Chairman Cox asked for highlights on the activity in Service Area I, since that was where most of the money was collected and spent. Mr. Bloxham stated that there had been a lot of development activity in Service Area I, especially along State Highway 121 (Sam Rayburn Tollway). He stated that it is also a larger area. Mr. Bloxham mentioned some of the developments that have occurred. He briefly discussed some of the expenditures and gave examples of Collin McKinney Parkway and the widening of Virginia Parkway. Vice-Chairman Mantzey asked if the \$20 million budget to expand Ridge Road to Wilmeth Road impact how much is charged to the developers in this area. Mr. Bloxham said no. He explained that the impact fees are set, so anybody

who develops along that corridor pays the same impact fees for that district. Committee Member Taylor asked if the boundary areas could change for the Service Areas. Mr. Bloxham stated that the boundary areas were based upon the Master Thoroughfare Plan and sometimes those alignments change as they are constructed. He stated that we have made some minor modifications based upon actual roadways that were built during the Impact Fee update process. Mrs. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the service areas are regulated by State law and are required to meet a certain radius. She stated that in 2003, the City decided to max out the service area sizes to align with the ultimate limit, so Staff would not need to deal with changing the service area boundaries over time. Committee Member Woodruff asked if the impact fees were used for new development and/or maintenance. Mr. Bloxham stated that most of the money goes towards new construction. He stated that there could be an expansion of a road; however, that was construction of new lanes. Mr. Bloxham stated that it could not be used for regular maintenance of roadways. Ms. Arnold stated that it is required to add capacity for new developments. Committee Member Taylor asked about the refund process. Mr. Bloxham stated that the only way a refund is issued is when the project is not developed. He stated that the impact fees were charged at the building permit phase. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Committee Member McCall, 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 the recommendation of the Capital Improvements Advisory Committee would be forwarded to the August 20, 2019 City Council meeting.

## D. Capital Improvements Advisory Committee PowerPoint Presentation

# Impact Fee Semiannual Report

(Mid-Year 2018-2019)

**19-004M**

### Semiannual Report 2018 - 2019

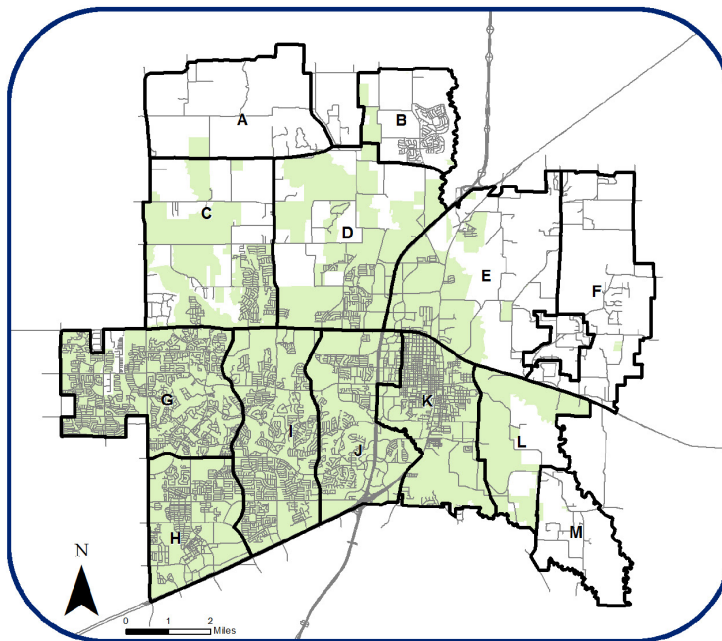
- **The Semiannual Report was last presented at the Planning and Zoning Commission meeting on January 8, 2019.**
- **The Semiannual Report is required to:**
  - Report the progress of the Capital Improvements Plan
  - Report any perceived inequities in the Capital Improvements Plan implementation
- **The 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 capital improvement projects for which impact fees have been allocated



## Semiannual Report 2018 - 2019

- 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



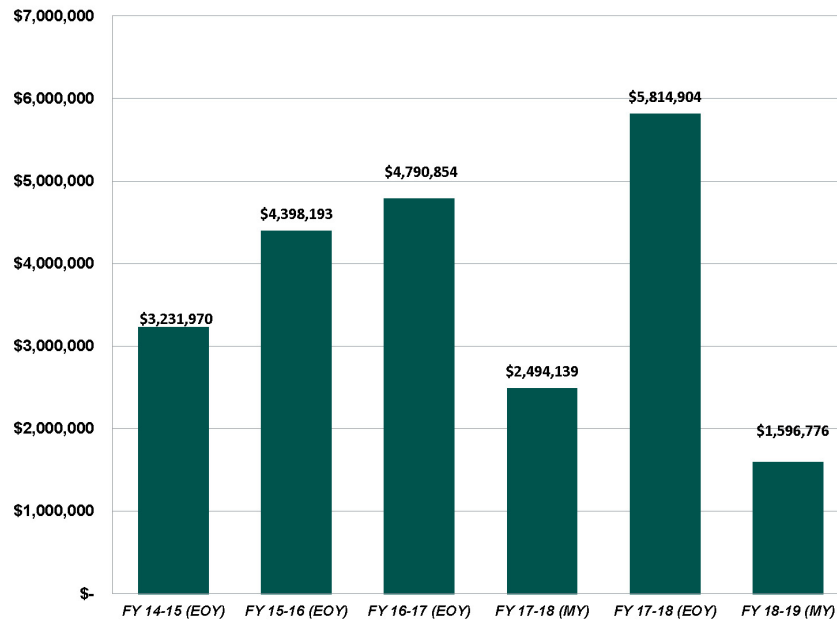
## Roadway Impact Fees Fund Activity (FY 17-18)

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	\$167,200	\$0	\$1,560,613	\$0	\$1,560,613
D	\$1,031,171	\$59,912	(\$1,000,000)	\$91,083	\$0	\$91,083
E	\$238,160	\$46,807	\$0	\$284,967	\$0	\$284,967
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$959,670	\$109,858	(\$700,000)	\$369,528	\$0	\$369,528
H	\$582,457	\$16,408	(\$500,000)	\$98,865	\$0	\$98,865
I	\$5,722,023	\$412,301	(\$1,400,000)	\$4,734,323	\$0	\$4,734,323
J	\$1,270,480	\$308,324	\$0	\$1,578,804	\$0	\$1,578,804
K	\$251,465	\$470,433	\$0	\$721,898	\$0	\$721,898
L	\$1	\$5,531	\$0	\$5,532	\$0	\$5,532
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$11,448,838</b>	<b>\$1,596,776</b>	<b>(\$3,600,000)</b>	<b>\$9,445,614</b>	<b>\$0</b>	<b>\$9,445,614</b>

- Totals as of 3/31/2019
- YTD – Year to Date (includes funds for the fiscal year which is October 2018 to September 2019)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is directly deposited into the Street Construction Fund

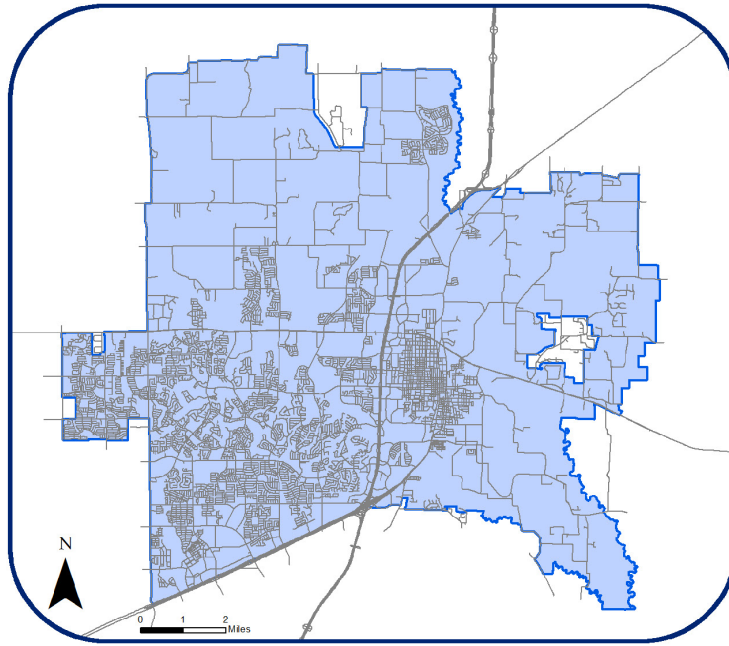


## Roadway Impact Fees Collected





UTILITY SERVICE AREA MAP



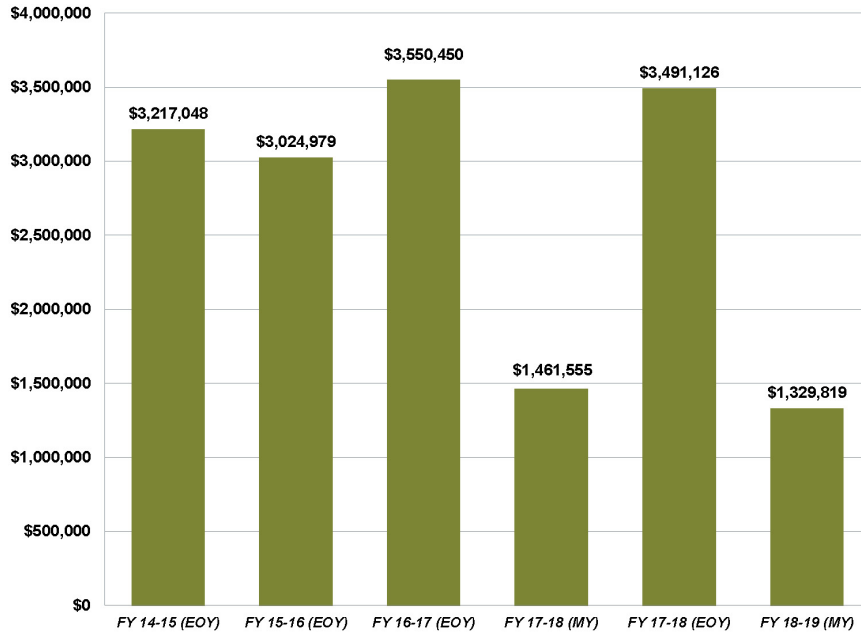
Utility Impact Fees Fund Activity (FY 17-18)

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	\$1,192,235	(\$5,800,000)	\$0	\$3,152,594
Wastewater	\$2,525,868	\$137,584	(\$2,250,000)	\$0	\$413,452
<b>Total</b>	<b>\$10,286,227</b>	<b>\$1,329,819</b>	<b>(\$8,050,000)</b>	<b>\$0</b>	<b>\$3,566,046</b>

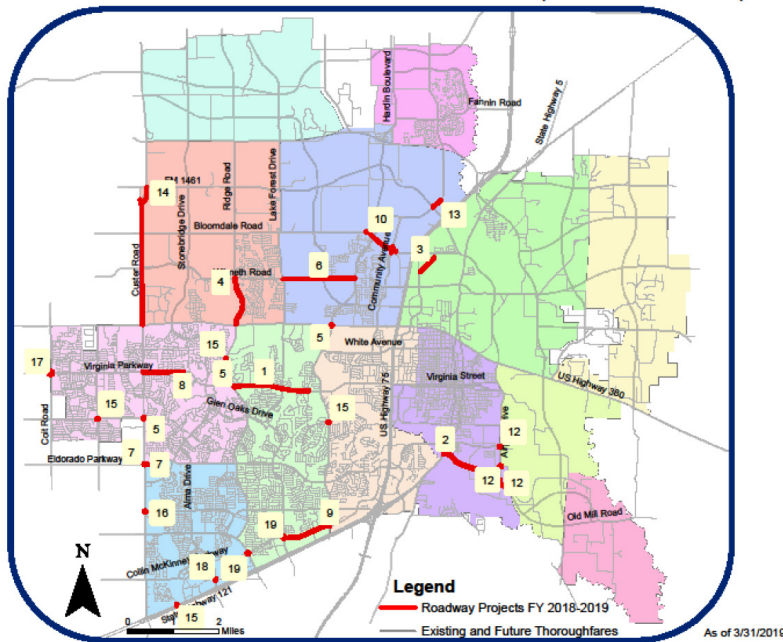
- Totals as of 3/31/2019
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2018 to September 2019)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.



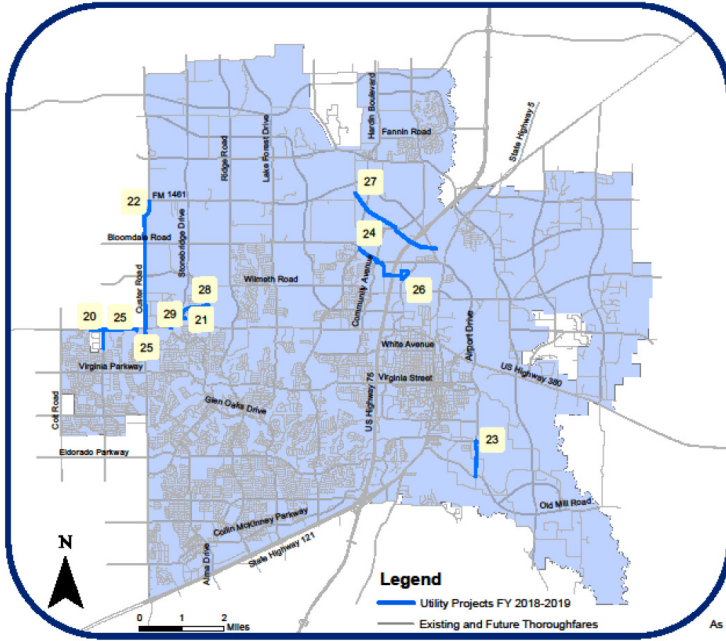
### Utility Impact Fees Collected



### ACTIVE ROADWAY IMPACT FEE PROJECTS (FY 2018 - 2019)



ACTIVE UTILITY IMPACT FEE PROJECTS (FY 2018-2019)



## E. Active Roadway and Utility Impact Fee CIP Projects

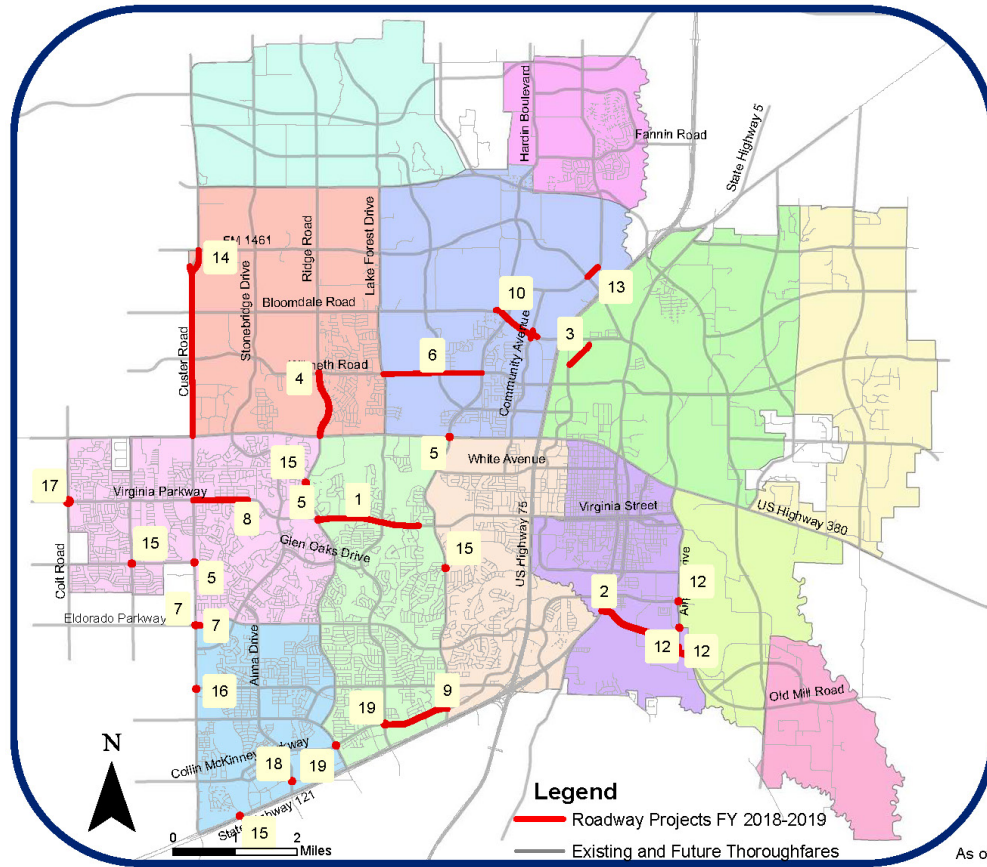
### **Active Roadway and Utility Impact Fee CIP Projects 2018-2019 MID-YEAR**

#### **Includes:**

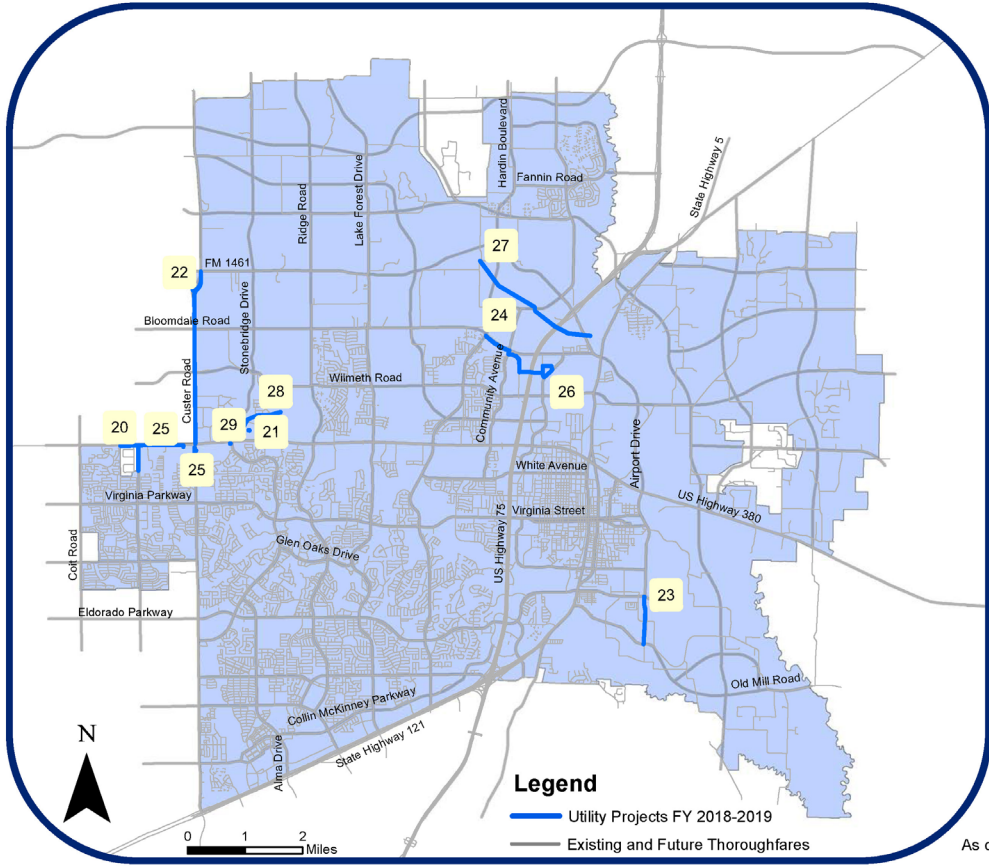
Roadway Impact Fee CIP Projects Map  
Utility Impact Fee CIP Projects Map  
Project Summary Sheets\*

*\*Project Summary Sheets are included for completed and active CIP projects for which impact fees have been utilized and/or allocated during this fiscal year. Completed projects may be shown for those that were closed out during the current fiscal year.*

# ACTIVE ROADWAY IMPACT FEE PROJECTS (FY 2018 - 2019)



ACTIVE UTILITY IMPACT FEE PROJECTS (FY 2018-2019)



Active Roadway Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
VIRGINIA PKWY LANES 5 & 6		ST1231	1		
<b>Project Description</b>				<b>Estimated Completion</b>	
Construct lanes 5 & 6 in the median of Virginia Pkwy from Ridge Rd to Bellegrave Dr.				Sep-2019	
<b>Funding Sources (Thru FY18-19)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,550,000	\$ 2,567,378	\$ 878,876			\$ 4,996,254
<b>Funding Sources (Future Years)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					\$ 4,996,254
<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>					<b>% of Project Funded by Impact Fees</b>
					<b>31.02%</b>

Active Roadway Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
FM 546 REPLACEMENT CONSTRUCTION		ST1232	2		
<b>Project Description</b>				<b>Estimated Completion</b>	
Construction of a new alignment for FM 546 from SH 5 to the Airport.				COMPLETE	
<b>Funding Sources (Thru FY18-19)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 700,000	\$ 622,274	\$ -	\$ -	\$ -	\$ 1,322,274
<b>Funding Sources (Future Years)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 1,322,274</b>
<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>					<b>% of Project Funded by Impact Fees</b>
					<b>52.94%</b>



Active Roadway Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
REDBUD LANES 3 & 4.		ST1612	3		
<b>Project Description</b>				<b>Estimated Completion</b>	
Construct Lanes 3 & 4 from Bloomdale Rd. to McLarry Dr.				Aug-2019	
<b>Funding Sources (Thru FY18-19)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,050,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,050,000
<b>Funding Sources (Future Years)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					\$ 2,050,000
<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>					<b>% of Project Funded by Impact Fees</b>
					51.22%

Active Roadway Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
RIDGE RD FM US380 TO WILMETH		ST1617	4		
<b>Project Description</b>				<b>Estimated Completion</b>	
New alignment of Ridge Road from its current terminus at 380 to the future intersection with Wilmeth Road.				Sep-2020	
<b>Funding Sources (Thru FY18-19)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 500,000	\$ 20,500,000	\$ -	\$ 331,900	\$ -	\$ 21,331,900
<b>Funding Sources (Future Years)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 21,331,900</b>
<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>					<b>% of Project Funded by Impact Fees</b> <b>2.34%</b>

Active Roadway Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
VARIOUS ARTERIAL CAPACITY IMPROVEMENTS		ST1618	5		
<b>Project Description</b>				<b>Estimated Completion</b>	
Capacity improvements to intersections located at US 380 & Hardin Blvd, Westridge Blvd & Custer Rd, and Virginia Pkwy & Ridge Rd.				Dec-2019	
<b>Funding Sources (Thru FY18-19)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 500,000	\$ 2,336,500	\$ -	\$ -	\$ -	\$ 2,836,500
<b>Funding Sources (Future Years)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -
					<b>GRAND TOTAL</b>
					\$ 2,836,500
*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.					<b>% of Project Funded by Impact Fees</b> 17.63%

Active Roadway Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
WILMETH (HARDIN - LAKE FOREST)		ST1719	6		
<b>Project Description</b>				<b>Estimated Completion</b>	
Construction of Wilmeth Rd (G4D) from Hardin to Lake Forest, including roundabouts at Hardin, CR 943, and Lake Forest.				TBD	
<b>Funding Sources (Thru FY18-19)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,000,000		\$ -	\$ -	\$ -	\$ 1,000,000
<b>Funding Sources (Future Years)</b>					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 6,500,000	\$ -	\$ -		\$ 6,500,000
					<b>GRAND TOTAL</b>
					<b>\$ 7,500,000</b>
<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>					<b>% of Project Funded by Impact Fees</b> <b>13.33%</b>

**Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*
ELDORADO AT CUSTER BRIDGE IMPROVEMENT	ST1838	7

Project Description	Estimated Completion
Widening of existing bridge over Rowlett Creek to include lanes 5 & 6 including various intersection capacity improvements.	TBD

Funding Sources (Thru FY18-19)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 500,000		\$ -	\$ -	\$ -	\$ 500,000

Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 2,500,000	\$ -	\$ -		\$ 2,500,000

<b>GRAND TOTAL</b>
<b>\$ 3,000,000</b>

*\*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.*

<b>% of Project Funded by Impact Fees</b>
<b>16.67%</b>

**Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*
VIRGINIA PARKWAY LANES 5&6	ST1839	8

Project Description	Estimated Completion
Construction of lanes 5 & 6 of Virginia Parkway from Custer Road to Virginia Parklands.	Jul-2020

Funding Sources (Thru FY18-19)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 300,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 1,800,000

Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -

<b>GRAND TOTAL</b>
<b>\$ 1,800,000</b>

*\*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.*

<b>% of Project Funded by Impact Fees</b>
<b>16.67%</b>

**Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*
Collin McKinney Pkwy (Lake Forest - Hardin)	ST1841	9

Project Description	Estimated Completion
Construction of remaining Lanes 1 & 2	TBD

Funding Sources (Thru FY18-19)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000

Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -

<b>GRAND TOTAL</b>
<b>\$ 1,000,000</b>

*\*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.*

<b>% of Project Funded by Impact Fees</b>
<b>100.00%</b>

**Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*
BLOOMDALE ROAD - HARDIN/COMMUNITY	ST4227	10

Project Description	Estimated Completion
New alignment of Bloomdale Road from its current terminus at Community Avenue to a future intersection with Hardin Boulevard.	Dec-2020

Funding Sources (Thru FY18-19)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 450,000	\$ 6,850,000	\$ 4,000,000	\$ -	\$ -	\$ 11,300,000

Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -

<b>GRAND TOTAL</b>
<b>\$ 11,300,000</b>

*\*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.*

<b>% of Project Funded by Impact Fees</b>
<b>4%</b>



**Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*
2018 ROADWAY IMPACT FEE UPDATE	ST4231	

Project Description	Estimated Completion
Staff will be conducting a major update to the impact fee program in 2019.	TBD

Funding Sources (Thru FY18-19)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000

Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -

<b>GRAND TOTAL</b>
<b>\$ 150,000</b>

*\*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.*

<b>% of Project Funded by Impact Fees</b>
<b>100%</b>

**Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*
COUNTRY LANE EXTENSION	ST4372	12

Project Description	Estimated Completion
Extend existing Country Lane to the new FM 546 roadway.	Aug-2020

Funding Sources (Thru FY18-19)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,000,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 1,500,000

Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -

<b>GRAND TOTAL</b>
<b>\$ 1,500,000</b>

*\*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.*

<b>% of Project Funded by Impact Fees</b>
<b>66.67%</b>

**Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*
TRINITY FALLS PARKWAY LANES 3&4	ST4422	13

Project Description	Estimated Completion
Construction of Trinity Falls Parkway as a 4-lane divided roadway from Laud Howell parkway to FM 543.	Jan-2020

Funding Sources (Thru FY18-19)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 100,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 1,600,000

Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -

<b>GRAND TOTAL</b>
<b>\$ 1,600,000</b>

*\*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.*

<b>% of Project Funded by Impact Fees</b>
<b>6%</b>

**Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*
CUSTER ROAD (DESIGN)	ST9115	14

Project Description	Estimated Completion
Design study for the future widening of the road to four lanes (ultimately six lanes generally between US 380 and FM 1461) and realignment at the north end near FM 1461.	Jul-2023

Funding Sources (Thru FY18-19)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 600,000	\$ 2,700,000	\$ 1,250,000	\$ 59,824	\$ -	\$ 4,609,824

Funding Sources (Thru Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,000,000

<b>GRAND TOTAL</b>
<b>\$ 7,609,824</b>

*\*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.*

<b>% of Project Funded by Impact Fees</b>
<b>7.88%</b>

**Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*
TRAFFIC SIGNALIZATION CONSTRUCTION	TR1620	15

Project Description	Estimated Completion
New signals at the intersections of Independence Pkwy & Westridge Blvd, Hardin Blvd & Winding Brook Dr, Custer Rd & Silverado Trl, and Ridge Rd & Habersham.	Oct-2019

**Funding Sources  
(Thru FY18-19)**

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 300,000	\$ 650,000	\$ -	\$ 142,837	\$ -	\$ 1,092,837

**Funding Sources  
(Future Years)**

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>GRAND TOTAL</b>
<b>\$ 1,092,837</b>

*\*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.*

<b>% of Project Funded by Impact Fees</b>
<b>27.45%</b>

**Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*
CUSTER / SILVERADO TRAIL LIGHT	TR1702	16

Project Description	Estimated Completion
Addition of a Traffic Signal System at Custer and Silverado.	Oct-2019

Funding Sources (Thru FY18-19)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 300,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 350,000

Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -

<b>GRAND TOTAL</b>
<b>\$ 350,000</b>

*\*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.*

<b>% of Project Funded by Impact Fees</b>
<b>86%</b>

**Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*
TR SIGNALIZATION RIF ZN G	TR1844	17

Project Description	Estimated Completion
Construction of a permanent traffic signal at Virginia Parkway at Independence Parkway.	TBD

Funding Sources (Thru FY18-19)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000

Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -

<b>GRAND TOTAL</b>
<b>\$ 200,000</b>

*\*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.*

<b>% of Project Funded by Impact Fees</b>
<b>100%</b>

**Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*
TR SIGNALIZATION RIF ZN H	TR1845	18

Project Description	Estimated Completion
Construction of permanent traffic signals at Alma Drive at Henneman and Stacy at Collin McKinney.	TBD

Funding Sources (Thru FY18-19)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000

Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -

<b>GRAND TOTAL</b>
<b>\$ 500,000</b>

*\*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.*

<b>% of Project Funded by Impact Fees</b>
<b>100%</b>



**Active Roadway Improvement Plan  
Project Summary Sheet**

Project Name	CIP Project Number	Map ID Number*
TR SIGNALIZATION RIF ZN I	TR1846	19

Project Description	Estimated Completion
Construction of permanent traffic signals at Lake Forest at Collin McKinney and Stacy at Collin McKinney.	TBD

Funding Sources (Thru FY18-19)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000

Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -

<b>GRAND TOTAL</b>
<b>\$ 400,000</b>

*\*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.*

<b>% of Project Funded by Impact Fees</b>
<b>100%</b>

Active Water/Wastewater Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
INDEPENDENCE PARKWAY 24 INCH WATER LINE		WA0210	20		
<b>Project Description</b>					<b>Estimated Completion</b>
Installation of a 24 inch water line along Independednce Parkway.					TBD
<b>Funding Sources (Thru FY18-19)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ 800,000	\$ -	\$ -	\$ -		\$ 800,000
<b>Funding Sources (Future Years)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ -	\$ 1,490,000	\$ -	\$ -	\$ -	\$ 1,490,000
					<b>GRAND TOTAL</b>
					\$ 2,290,000
<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>					<b>% of Project Funded by Impact Fees</b>
					<b>34.93%</b>

Active Water/Wastewater Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
UNIVERSITY PUMP STATION - 920PP PUMP		WA1625	21		
<b>Project Description</b>				<b>Estimated Completion</b>	
Add 1 - 15 MGD pump for the 920 pressure plane. The work will include the addition of a medium voltage Variable Frequency Drive (VFD) for proposed Pump No. 7 and the replacement of an existing medium voltage VFD for existing Pump No. 2 along				Oct-2020	
<b>Funding Sources (Thru FY18-19)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ 1,800,000	\$ 1,015,000	\$ -	\$ -	\$ -	\$ 2,815,000
<b>Funding Sources (Future Years)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					\$ 2,815,000
<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>					<b>% of Project Funded by Impact Fees</b>
					<b>63.94%</b>

Active Water/Wastewater Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
CUSTER RD UTILITY RELOCATE		WA1630	22		
<b>Project Description</b>				<b>Estimated Completion</b>	
Custer Road Utility Relocations from US380 to FM1461				Sep-2020	
<b>Funding Sources (Thru FY18-19)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ 1,500,000	\$ 3,200,000	\$ -	\$ -	\$ -	\$ 4,700,000
<b>Funding Sources (Future Years)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ -	\$ 5,835,000	\$ -	\$ -	\$ -	\$ 5,835,000
					<b>GRAND TOTAL</b>
					\$ 10,535,000
<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>					<b>% of Project Funded by Impact Fees</b>
					14.24%

Active Water/Wastewater Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
AIRPORT SOUTH & HARRY MCKILLOP WATER MAINS		WA4339	23		
<b>Project Description</b>				<b>Estimated Completion</b>	
Master planned 24" water mains.				TBD	
<b>Funding Sources (Thru FY18-19)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ 3,300,000	\$ -	\$ -	\$ -	\$ -	\$ 3,300,000
<b>Funding Sources (Future Years)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
	\$ 5,335,000	\$ -	\$ -	\$ -	\$ 5,335,000
					<b>GRAND TOTAL</b>
					\$ 8,635,000
<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>					<b>% of Project Funded by Impact Fees</b>
					<b>38.22%</b>

Active Water/Wastewater Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
REDBUD PUMP STATION 850PP DISCHARGE WATER LINE		WA4340	24		
<b>Project Description</b>				<b>Estimated Completion</b>	
Construction of a new pump station facility and transmission line to provide an additional initial capacity of 20 MGD for the 850 Service area.				Apr-20	
<b>Funding Sources (Thru FY18-19)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ 2,300,000	\$ 5,935,000	\$ -	\$ -	\$ -	\$ 8,235,000
<b>Funding Sources (Future Years)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					\$ 8,235,000
<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>					<b>% of Project Funded by Impact Fees</b>
					<b>27.93%</b>

Active Water/Wastewater Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
US380 WATERLINE IMPROVEMENT		WA4415	25		
<b>Project Description</b>				<b>Estimated Completion</b>	
Constructing a master planned 24" waterline and replacing the existing water lines.				Aug-2019	
<b>Funding Sources (Thru FY18-19)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ 1,900,000	\$ 1,535,000	\$ -	\$ -	\$ -	\$ 3,435,000
<b>Funding Sources (Future Years)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					\$ 3,435,000
<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>					<b>% of Project Funded by Impact Fees</b>
					<b>55.31%</b>

Active Water/Wastewater Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
REDBUD PUMP STATION SITE		WA8132	26		
<b>Project Description</b>				<b>Estimated Completion</b>	
Construct a new water pump station & ground storage facility.				Oct-2019	
<b>Funding Sources (Thru FY18-19)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ 3,800,000	\$ 21,900,000	\$ -	\$ -	\$ -	\$ 25,700,000
<b>Funding Sources (Future Years)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					\$ 25,700,000
<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>					<b>% of Project Funded by Impact Fees</b>
					14.79%

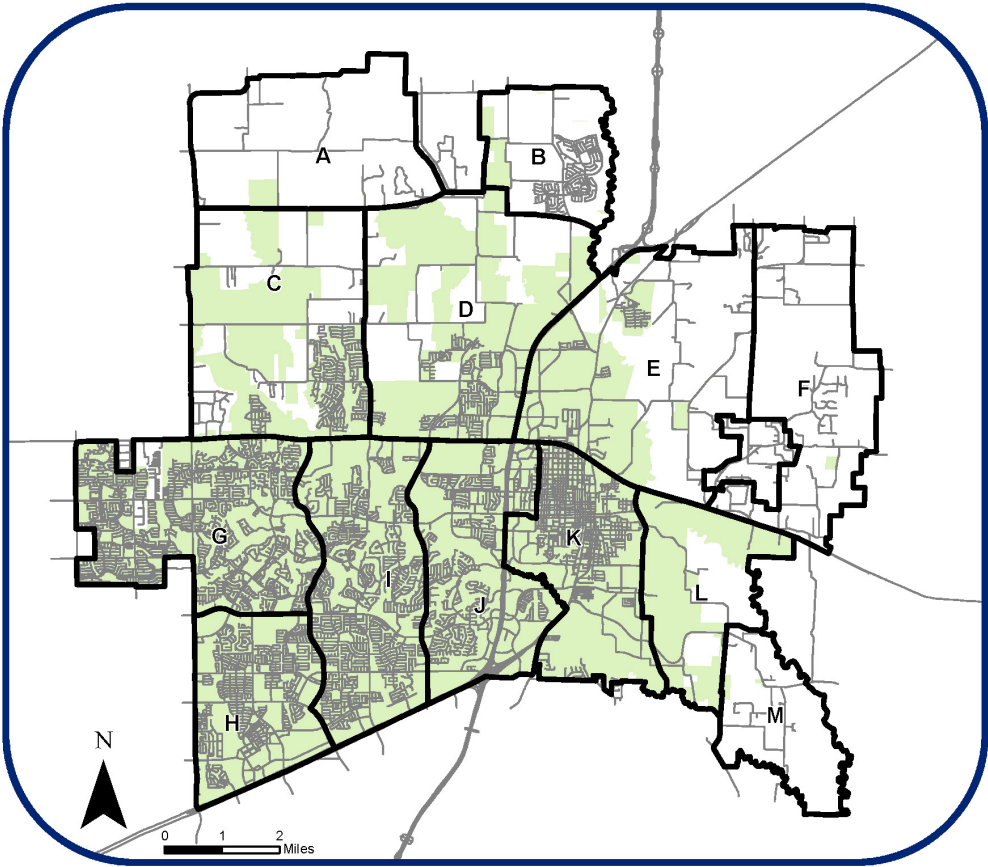


Active Water/Wastewater Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
HONEY CREEK SS TRUNK MAIN		WW1638	27		
<b>Project Description</b>				<b>Estimated Completion</b>	
Construction of master planned 36" to 48" wastewater trunk main along Honey Creek.				TBD	
<b>Funding Sources (Thru FY18-19)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ 1,450,000	\$ 1,600,000	\$ -	\$ -	\$ -	\$ 3,050,000
<b>Funding Sources (Future Years)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ -	\$ 7,135,000	\$ -	\$ -	\$ -	\$ 7,135,000
					<b>GRAND TOTAL</b>
					\$ 10,185,000
<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>					<b>% of Project Funded by Impact Fees</b>
					14.24%

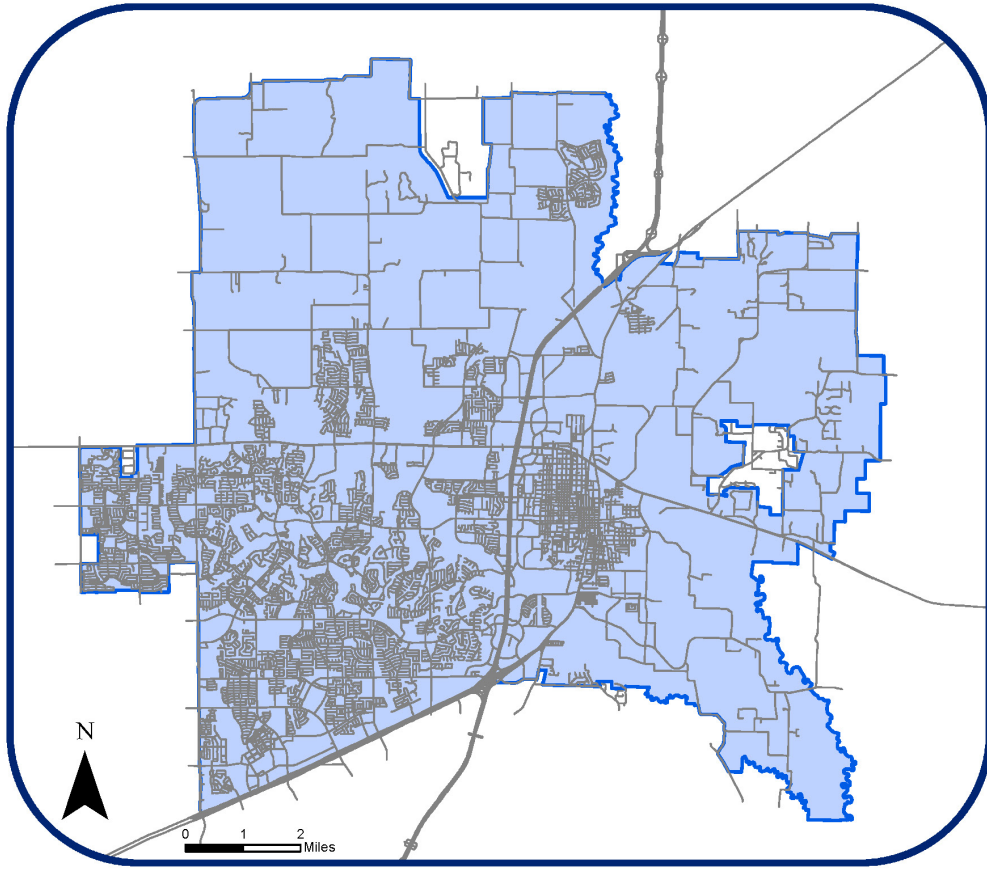
Active Water/Wastewater Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
OVERSIZE PARTICIPATION GRAVITY SEWER MAIN FROM LIFT STATION H		WW4239	28		
<b>Project Description</b>				<b>Estimated Completion</b>	
5,000 LF of 24" master planned wastewater trunk main from Stonebridge Lift Station to existing 24" wastewater trunk main				TBD	
<b>Funding Sources (Thru FY18-19)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ 800,000	\$ 1,170,000	\$ -	\$ -	\$ -	\$ 1,970,000
<b>Funding Sources (Future Years)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					\$ 1,970,000
<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>					<b>% of Project Funded by Impact Fees</b>
					40.61%

Active Water/Wastewater Improvement Plan Project Summary Sheet					
<b>Project Name</b>		<b>CIP Project Number</b>	<b>Map ID Number*</b>		
OVERSIZE PARTICIPATION GRAVITY SEWER MAIN FROM LIFT STATION H		WW4359	29		
<b>Project Description</b>				<b>Estimated Completion</b>	
5,000 LF of 24" master planned wastewater trunk main from Stonebridge Lift Station to existing 24" wastewater trunk main				TBD	
<b>Funding Sources (Thru FY18-19)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
<b>Funding Sources (Future Years)</b>					
<b>Impact Fees</b>	<b>Bonds**</b>	<b>Grants***</b>	<b>Developer Contributions</b>	<b>Other****</b>	<b>TOTAL</b>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					\$ 800,000
<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>					<b>% of Project Funded by Impact Fees</b>
					100.00%

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