

Semiannual Report
Mid Fiscal Year 12-13
Progress of the Capital Improvements Plan for
Roadway and Utility Impact Fees

April 2013



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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. P&Z Commission Staff Report

PLANNING & ZONING COMMISSION MEETING 5/28/13 AGENDA ITEM #13-100M*

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Jennifer Arnold, Planning Manager

FROM: Arrie Mitchell, Planner II

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

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council on June 18, 2013.

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 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 end of year report for the 2012-2013 fiscal year was presented at the Planning and Zoning Commission meeting on November 13, 2012 and accepted by City Council on December 4, 2012.

The Planning and Zoning Commission has been appointed as the Capital Improvements Advisory Committee for the City of McKinney. Per state law, the advisory 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 October 21, 2008 as part of the 2007-2008 Impact Fee Update. The semiannual report is required to report the progress of the Capital Improvements Plan and report any perceived inequities in the implementation of the CIP. **The Planning & Zoning Commission meeting report from the public hearing, its attachments and meeting minutes will be filed by City Council as the semiannual report.**

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

Construction Costs and Inflation Rates

During the 2007-2008 Impact Fee update, it was recommended that a review of construction cost indices and/or inflationary rates become a standard part of McKinney's semiannual reporting process for impact fees. As such, Staff has included a review of regional construction costs and national inflation rates.

From March 2012 to March 2013, the Construction Cost Index in the Dallas area increased 0.4% as compared to the National Average, which increased 2.3% during the same period (Source: Construction Cost Index at www.enr.com).

From March 2012 to March 2013, the Consumer Price Index (CPI) shows that annual inflation increased 1.5%. During the same period, the core CPI, which excludes volatile food and energy prices, also rose 1.5% (Source: US Department of Labor, Bureau of Labor Statistics).

It is Staff's professional opinion that the impact fee levels are currently commensurate with trends in construction costs and inflation rates. However, Staff will be taking a closer look at impact fees levels as they relate to construction costs, inflation and neighboring municipalities as part of the 2012-2013 Impact Fee Update.

2012-2013 Impact Fee Update

- In late 2012, Staff began the process of updating the Roadway Impact Fee Ordinance and the Utility Fee Impact Ordinance (state law requires an update every 5 years). This process includes updates to the land use assumptions as well as updates to the Capital Improvements Plans.

- The Capital Improvements Advisory Committee reviewed and commented on the updated Land Use Assumptions on April 23, 2013 and will be presented to City Council on June 18, 2013
- As the process continues to move forward, Staff will coordinate with the Capital Improvements Advisory Committee and City Council to review updates to the Impact Fee Capital Improvement Plans (roadway and utility) at a Joint Session in July 2013. Following this, Staff will also coordinate with the Capital Improvements Advisory Committee and City Council on impact fee policy direction and ordinance adoption in late 2013.

Roadway Impact Fees Fund Activity (FY 12-13)

Service Area	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$511,016	\$10,710	(\$25,000)	\$497,002	\$0	\$497,002
D	\$784,214	\$102,613	(\$25,000)	\$862,306	\$191,587	\$1,053,893
E	\$85,229	\$64,049	(\$25,000)	\$124,347	\$0	\$124,347
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$168,403	\$103,291	\$0	\$271,846	(\$250,000)	\$21,846
H	\$155,834	\$71,394	(\$150,000)	\$77,267	(\$250,000)	(\$172,733)
I	\$1,812,501	\$1,645,467	(\$196,000)	\$3,263,780	(\$2,100,000)	\$1,163,780
J	\$710,292	\$82,629	(\$25,000)	\$768,349	(\$600,000)	\$168,349
K	\$354,289	\$99,741	(\$196,600)	\$257,573	(\$253,625)	\$3,948
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$150,000)	(\$150,000)
TOTAL	\$4,581,778	\$2,179,894	(\$642,600)	\$6,122,470	(\$3,362,038)	\$2,760,432

- YTD – Year to Date (includes funds for the fiscal year which is October 2012 to September 2013)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- “Unknown” is allocated to future projects whose specific locations and specific service areas have not yet been determined (such as signalization improvements)
- Totals as of 3/31/2013

Utility Impact Fees Fund Activity (FY 12-13)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Allocated to Future Projects	Available Funds LTD
Water	\$3,830,382	\$1,271,731	(\$33,453)	\$3,534	(\$1,375,000)	\$3,697,193
Wastewater	\$1,193,253	\$159,320	(\$3,679)	\$940	\$0	\$1,349,835
Total	\$5,023,634	\$1,431,052	(\$37,132)	\$4,474	(\$1,375,000)	\$5,047,028

- YTD – Year to Date (includes funds for the fiscal year which is October 2012 to September 2013)
- LTD – Live to Date (includes balance funds from previous years)
- As of February 2009, Water and Wastewater Impact Fees are received into separate accounts
- Totals as of 3/31/2013

CIP PROJECT STATUS (FY 2012-2013)

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 11-12)

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

Utility Impact Fees Fund Activity (FY 11-12)

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

SEMIANNUAL REPORT

Roadway Impact Fees Fund Activity (FY 10-11)

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

Utility Impact Fees Fund Activity (FY 10-11)

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

Roadway Impact Fees Fund Activity (FY 09-10)

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

Utility Impact Fees Fund Activity (FY 09-10)

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

Roadway Impact Fees Fund Activity (FY 08-09)

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

Utility Impact Fees Fund Activity (FY 08-09)

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

Roadway Impact Fees Fund Activity (FY 07-08)

Service Area	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	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	\$33,333	\$64,400	\$0	\$100,246	\$0	\$100,246
D	\$772,107	\$49,813	(\$400,000)	\$436,223	\$0	\$436,223
E	\$621,917	\$74,106	(\$570,000)	\$134,487	(\$1,012,828)	(\$878,341)
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$875,025	\$99,636	(\$930,000)	\$58,201	\$0	\$58,201
H	\$1,072,460	\$1,490,664	(\$1,051,231)	\$1,554,656	(\$1,400,000)	\$154,656
I	\$817,067	\$509,030	(\$222,641)	\$1,128,531	\$0	\$1,128,531
J	\$1,071,226	\$337,962	(\$375,000)	\$1,061,565	(\$500,000)	\$561,565
K	\$645,440	\$66,174	(\$25,000)	\$707,591	\$0	\$707,591
L	\$43,901	\$3,886	\$0	\$49,273	\$0	\$49,273
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$900,000)	(\$900,000)
TOTAL	\$5,952,477	\$2,695,671	(\$3,573,872)	\$5,230,774	(\$3,812,828)	\$1,417,946

Utility Impact Fees Fund Activity (FY 07-08)

Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Available Funds LTD
\$1,860,234	\$1,458,638	(\$1,358,800)	\$14,033	\$1,974,105

Roadway Impact Fees Fund Activity (FY 06-07)

Service Area	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	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	\$409,144	\$26,420	(\$403,800)	\$33,333	\$0	\$33,333
D	\$632,677	\$685,665	(\$568,688)	\$772,107	(\$400,000)	\$372,107
E	\$482,817	\$110,071	\$0	\$621,917	(\$570,000)	\$51,917
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$454,800	\$734,713	(\$340,048)	\$875,026	(\$265,000)	\$610,026
H	\$554,729	\$687,023	(\$211,619)	\$1,072,460	(\$242,500)	\$829,960
I	\$1,891,967	\$229,834	(\$1,362,627)	\$817,067	(\$490,000)	\$327,067
J	\$1,137,460	\$535,253	(\$658,600)	\$1,071,226	(\$365,000)	\$706,226
K	\$478,657	\$139,140	(\$4,600)	\$645,440	(\$15,000)	\$630,440
L	\$14,514	\$28,049	\$0	\$43,901	\$0	\$43,901
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$600,000)	(\$600,000)
TOTAL	\$6,056,765	\$3,176,170	(\$3,549,982)	\$5,952,477	(\$2,947,500)	\$3,004,977

Utility Impact Fees Fund Activity (FY 06-07)

Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Available Funds LTD
\$3,853,405	\$2,473,975	(\$4,535,690)	\$68,544	\$1,860,234

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Roadway Impact Fees Fund Activity (FY 05-06)

Service Area	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	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	\$383,394	\$5,662	\$0	\$409,144	(\$390,000)	\$19,144
D	\$329,416	\$276,553	\$0	\$632,677	(\$256,230)	\$376,447
E	\$459,030	\$195,006	(\$193,360)	\$482,817	\$0	\$482,817
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$199,409	\$412,760	(\$175,000)	\$454,800	\$0	\$454,800
H	\$247,392	\$821,002	(\$534,000)	\$554,729	\$0	\$554,729
I	\$2,740,127	\$1,732,133	(\$2,679,000)	\$1,891,967	(\$44,694)	\$1,847,273
J	\$1,367,436	\$844,813	(\$1,168,000)	\$1,137,460	(\$328,600)	\$808,860
K	\$308,996	\$144,638	\$0	\$478,657	\$0	\$478,657
L	\$9,224	\$4,684	\$0	\$14,514	\$0	\$14,514
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$1,200,000)	(\$1,200,000)
Total	\$6,044,423	\$4,437,250	(\$4,749,360)	\$6,056,765	(\$2,219,524)	\$3,837,241

Utility Impact Fees Fund Activity (FY 05-06)

Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Available Funds LTD
\$2,550,363	\$3,997,630	(\$2,790,000)	\$95,412	\$3,853,405

SEMIANNUAL REPORT

Roadway Impact Fees Fund Activity (FY 04-05)

Service Area	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	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	\$384,774	\$4,303	\$0	\$383,394	(\$256,231)	\$127,163
D	\$330,328	\$204,864	\$0	\$329,416	(\$256,232)	\$73,184
E	\$460,341	\$156,921	\$0	\$459,030	(\$149,040)	\$309,990
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$201,988	\$215,378	(\$15,285)	\$199,409	\$0	\$199,409
H	\$248,136	\$299,990	(\$70,141)	\$247,392	\$0	\$247,392
I	\$2,751,342	\$1,552,400	\$0	\$2,740,127	(\$733,794)	\$2,006,333
J	\$1,412,967	\$643,601	\$0	\$1,367,436	(\$628,600)	\$738,836
K	\$313,695	\$231,280	(\$207,870)	\$308,996	\$0	\$308,996
L	\$9,257	\$0	\$0	\$9,224	\$0	\$9,224
M	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$6,112,828	\$3,308,736	(\$293,296)	\$6,044,423	(\$2,023,896)	\$4,020,527

Utility Impact Fees Fund Activity (FY 04-05)

Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Available Funds LTD
\$5,634,164	\$2,410,708	(\$5,557,689)	\$63,180	\$2,550,363

C. P & Z Commission Meeting Minutes

13-100M Mr. Arrie Mitchell, Planner II for the City of McKinney, explained the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees as required by Chapter 395 of the Texas Local Government Code. He stated that Staff recommends filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees. Commission Member Gilmore asked what Roadway Impact Fees are used to pay for. Mr. Mitchell stated that Roadway and Utility Impact Fees are used to make improvements to roadway and utility infrastructure to meet the new development needs of the City. Ms. Jennifer Arnold, Planning Manager for the City of McKinney, stated that the Roadway Impact Fees are only eligible for roadways on the Master Thoroughfare Plan which is part of the Comprehensive Plan.

Chairperson Clark opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Bush, seconded by Vice-Chairman Franklin 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 6-0-0.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting of June 18, 2013.

SEMIANNUAL REPORT

PLANNING AND ZONING COMMISSION MEETING

May 28, 2013

Impact Fee Semiannual Report
(Mid-Fiscal Year 2012-13)

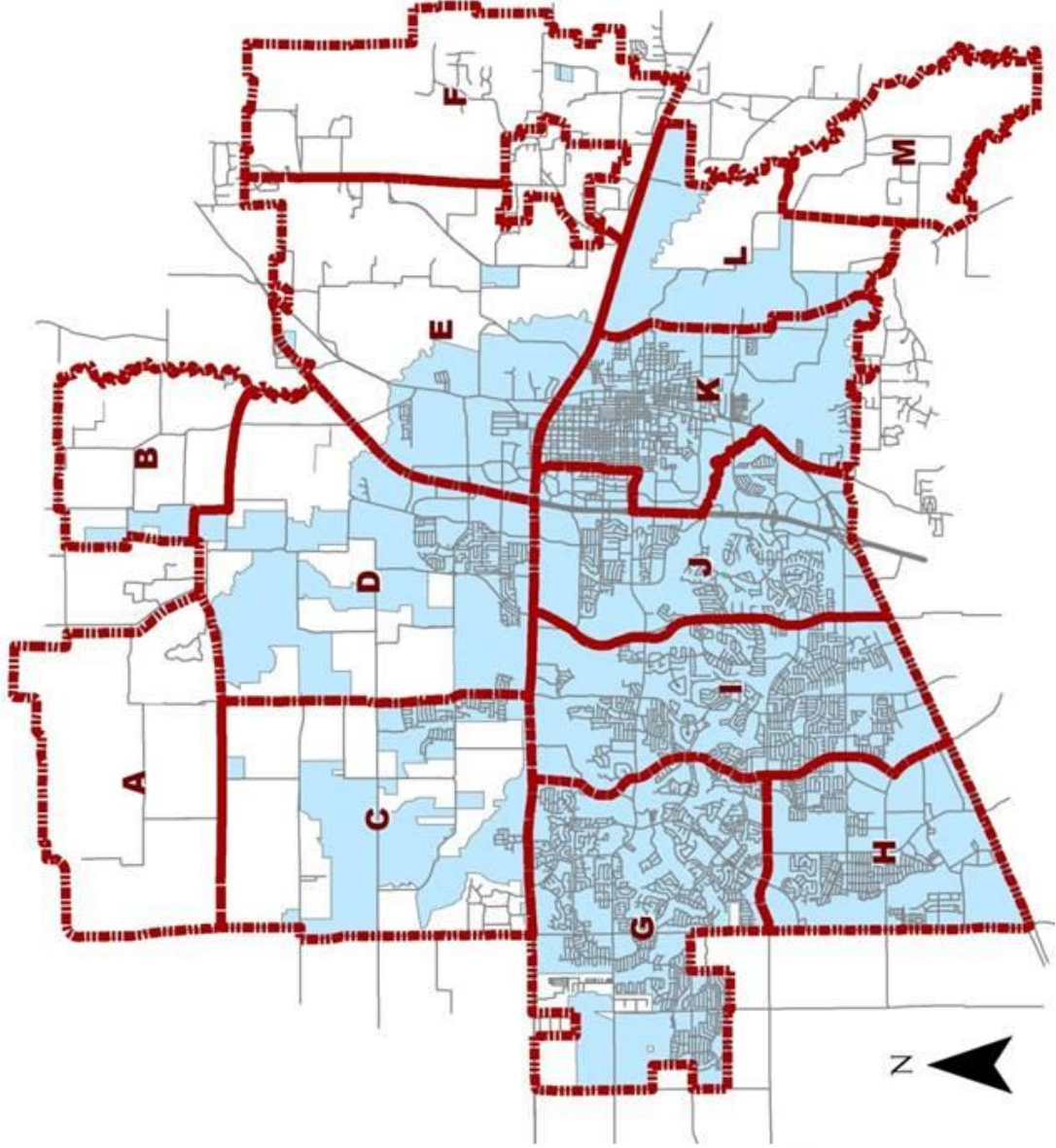
Semiannual Report 2013

- **The Semiannual Report was last presented at the Planning and Zoning Commission meeting on November 13, 2012**
- **The Semiannual Report is required to:**
 - Report the progress of the Capital Improvements Plan, and
 - 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 2013

- **The Capital Improvements Plan used for the Semiannual Report was adopted on October 21, 2008 (part of the 2007-2008 Impact Fee Update)**
- **This is not the same as the City's overall Capital Improvements Program**
- **The Capital Improvements Plan for Impact Fees is:**
 - *the adopted plan which identifies all capital improvements and their costs for each service area, which are necessitated by the new development in that service area for a period not to exceed 10 years, which are to be financed, in part, through the imposition of roadway and utility impact fees.*

Roadway Service Area Map

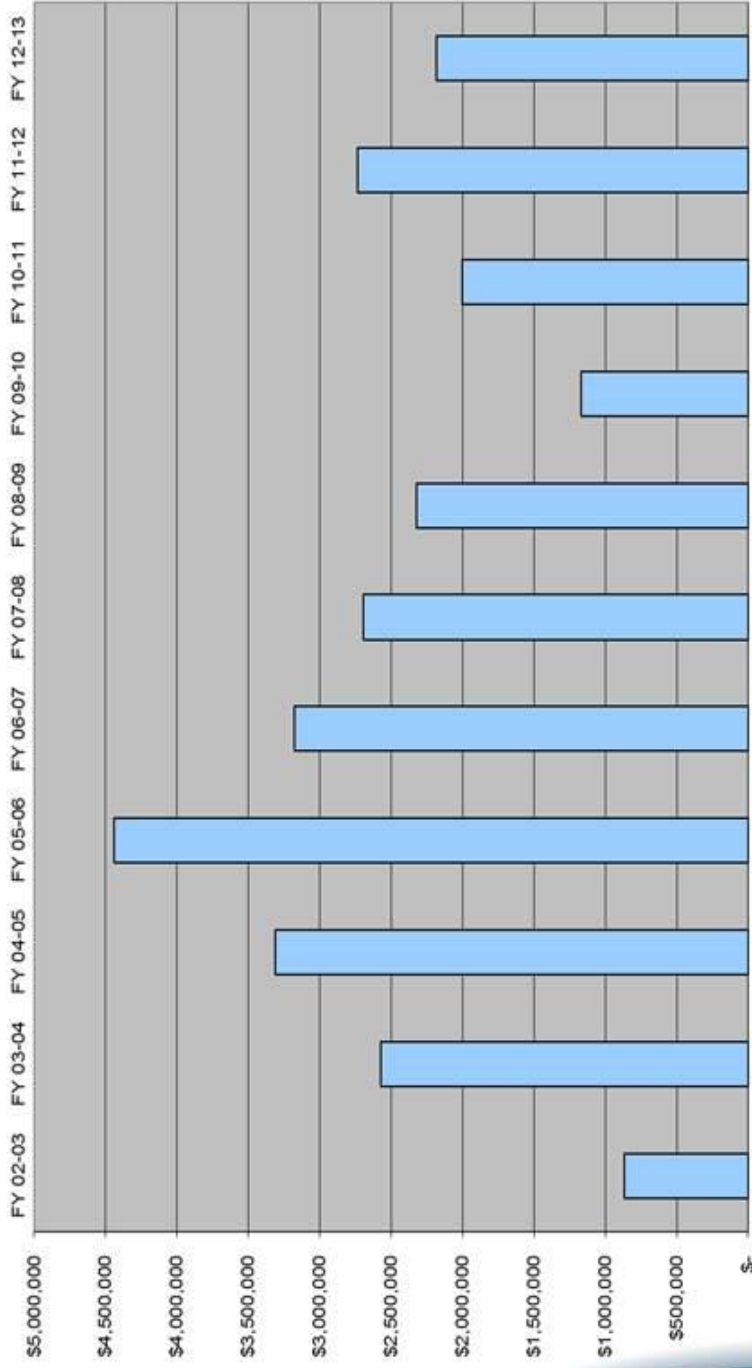


Roadway Impact Fees Fund Activity (FY 12-13)

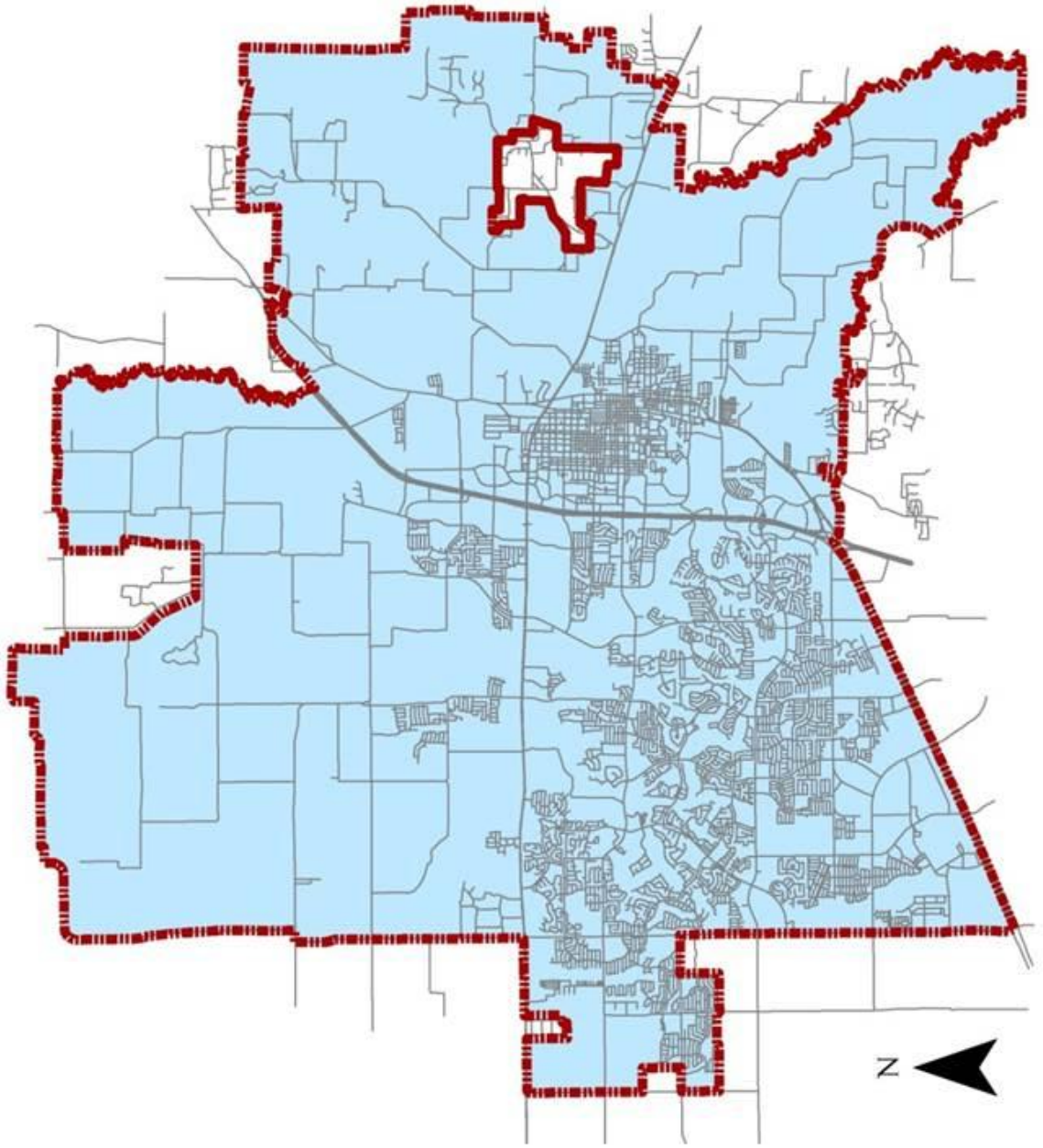
Service Area	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$511,016	\$10,710	(\$25,000)	\$497,002	\$0	\$497,002
D	\$784,214	\$102,613	(\$25,000)	\$862,306	\$191,587	\$1,053,893
E	\$85,229	\$64,049	(\$25,000)	\$124,347	\$0	\$124,347
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$168,403	\$103,291	\$0	\$271,846	(\$250,000)	\$21,846
H	\$155,834	\$71,394	(\$150,000)	\$77,267	(\$250,000)	(\$122,733)
I	\$1,812,501	\$1,645,467	(\$196,000)	\$3,263,780	(\$2,100,000)	\$1,163,780
J	\$710,292	\$82,629	(\$25,000)	\$768,349	(\$600,000)	\$168,349
K	\$354,289	\$99,741	(\$196,600)	\$257,573	(\$253,625)	\$3,948
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$150,000)	(\$150,000)
TOTAL	\$4,581,778	\$2,179,894	(\$642,600)	\$6,122,470	(\$3,362,038)	\$2,760,432

- YTD – Year to Date (includes funds for the fiscal year which is October 2012 to September 2013)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds exceed balance funds in cases where future fee revenue will towards a specific project
- Unknown is allocated to future projects (such as signalization improvements) whose specific locations have not yet been determined.

Roadway Impact Fees Collected



Utility Service Area Map

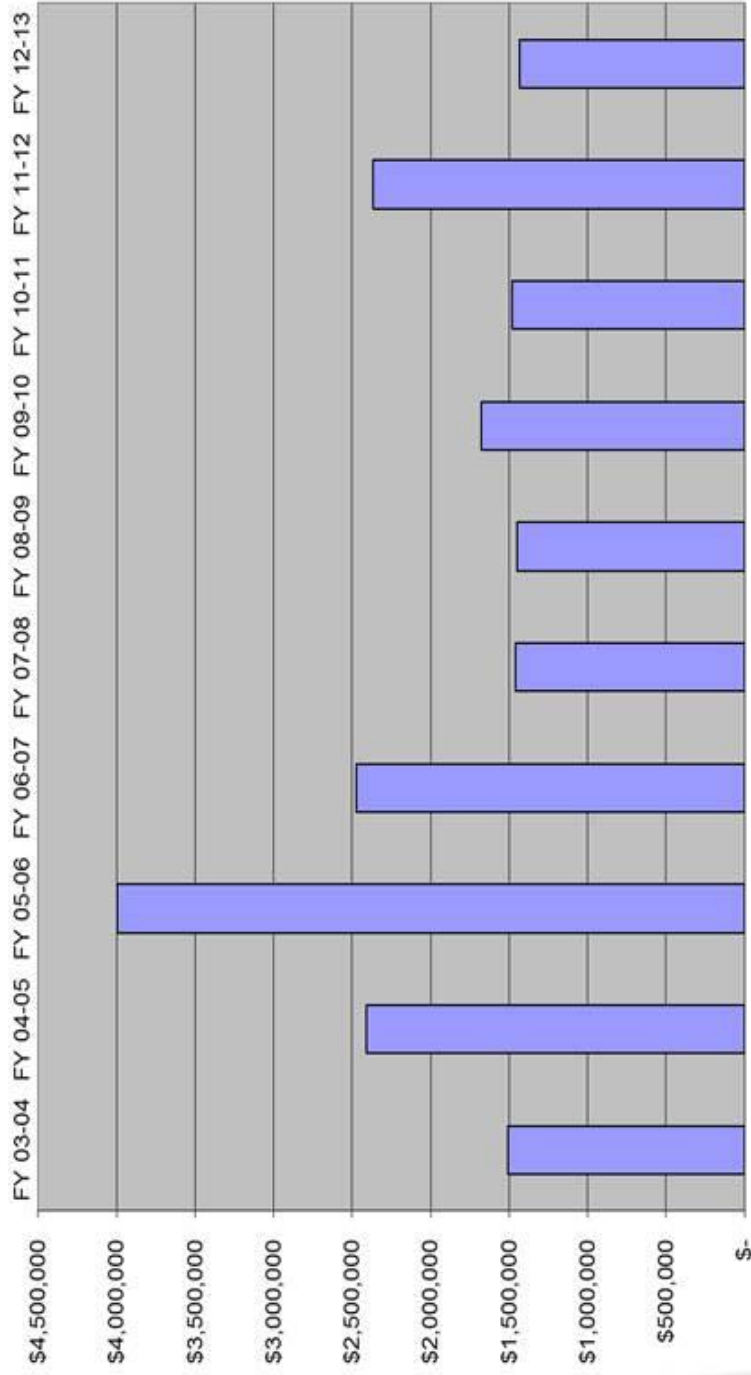


Utility Impact Fee Fund Activity (FY 12-13)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers Out to/In from Projects/ Refunds YTD	Interest YTD	Allocated to Future Projects	Available Funds LTD
Water	\$3,830,382	\$1,271,731	(\$33,453)	\$3,534	(\$1,375,000)	\$3,697,193
Wastewater	\$1,193,253	\$159,320	(\$3,679)	\$940	\$0	\$1,349,835
Total	\$5,023,634	\$1,431,052	(\$37,132)	\$4,474	(\$1,375,000)	\$5,047,028

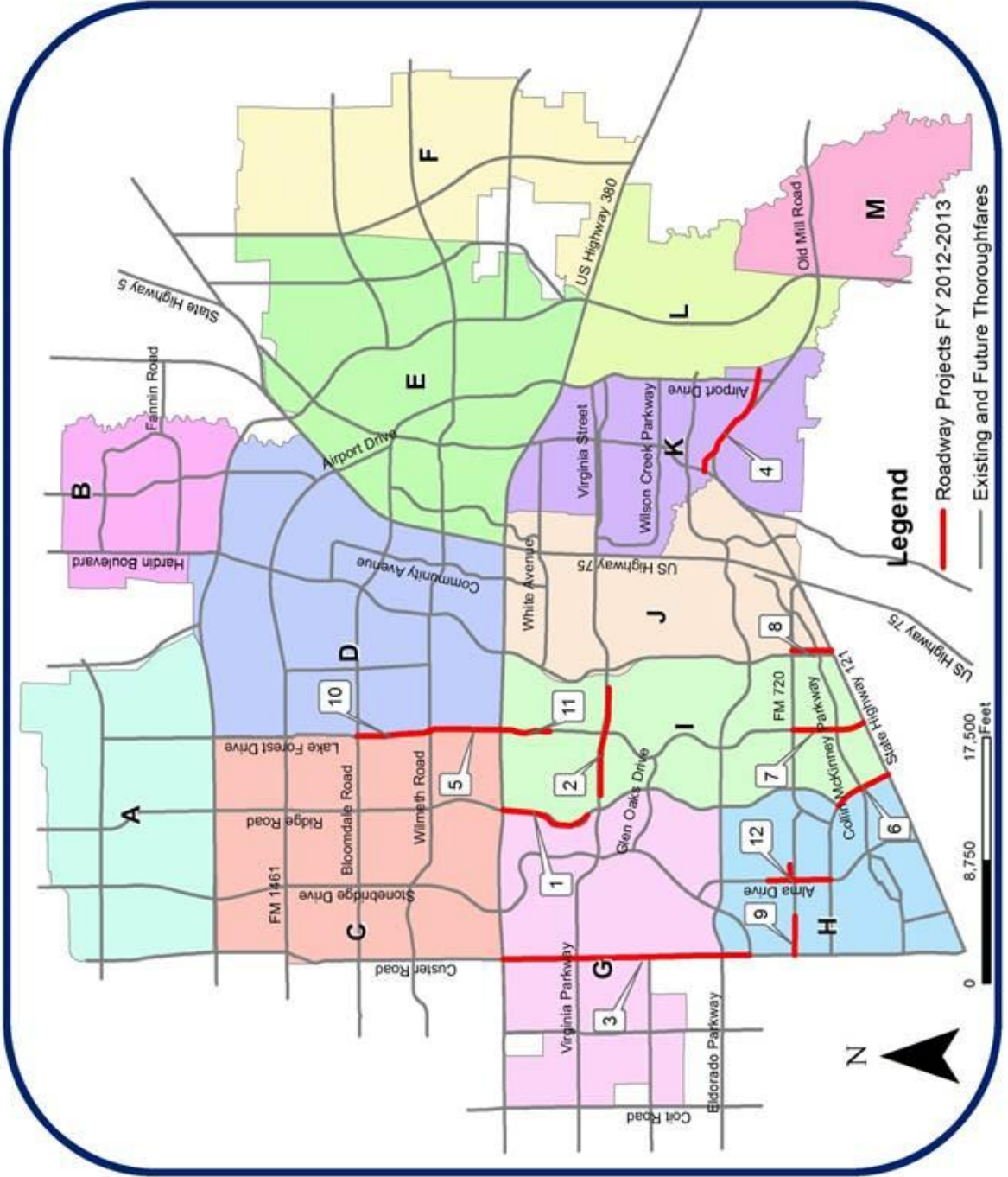
- YTD – Year to Date (includes funds for the fiscal year which is October 2012 to September 2013)
- LTD – Live to Date (includes balance funds from previous years)
- As of February 2009, water and wastewater impact fees are received into separate accounts

Utility Impact Fees Collected



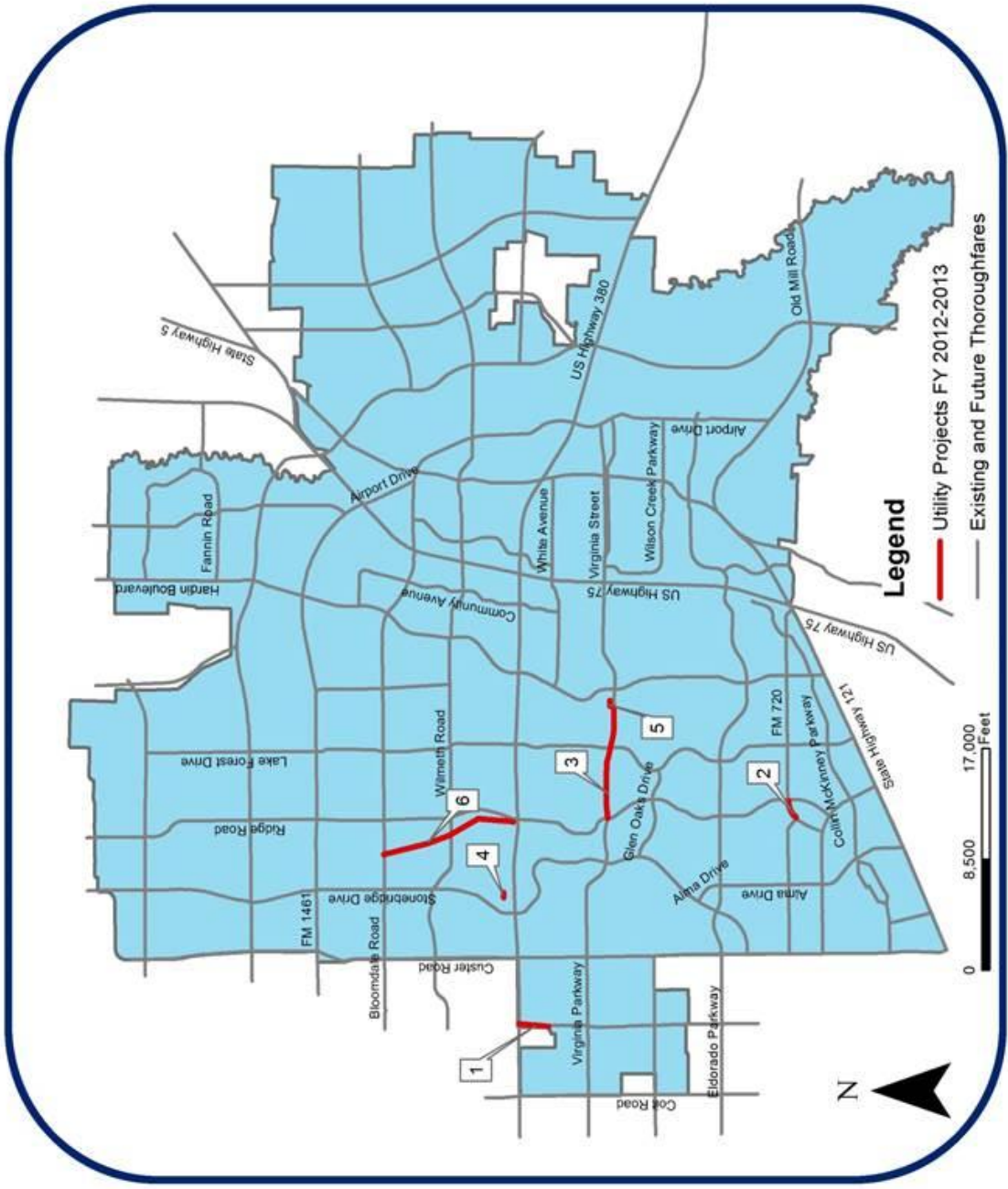
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ACTIVE ROADWAY IMPACT FEE PROJECTS (FY 2012 - 2013)



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ACTIVE UTILITY IMPACT FEE PROJECTS (FY 2012-2013)



E. CIP Roadway & Utility Improvements Project List FY 12-13

Impact Fee Semiannual Report Active Roadway Improvement Plan Project Summary Sheet

Project Name		CIP Project Number	Map ID Number*		
Ridge Road (Creekside - US 380)		ST0227	1		
Project Description				Estimated Completion	
Construct 5,600 feet of four-lane roadway.				Feb-2012	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 2,055,147	\$ 550,812	\$ 2,535,908	\$ 94,492	\$ 1	\$ 5,236,360
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ (179,016)	\$ -	\$ -	\$ -	\$ -	\$ (179,016)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 5,057,344
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					37.10%

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

Project Name		CIP Project Number	Map ID Number*		
Virginia Parkway Lanes 5 & 6 (Ridge - Bellegrave)		ST1231	2		
Project Description					Estimated Completion
Construct lanes 5 & 6 on Virginia Pkwy between Ridge and Bellegrave.					N.A.
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 400,000	\$ 1,121,124	\$ 878,876	\$ -	\$ -	\$ 2,400,000
					GRAND TOTAL
					\$ 2,400,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					16.67%

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

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Project Name		CIP Project Number	Map ID Number*		
Custer Road Local Funding (Stonebridge - US 380)		ST2056	3		
Project Description				Estimated Completion	
Construct 6 lane divided arterial, 3.41 miles.				N.A.	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 4,108,176	\$ 9,050,000	\$ 343,331	\$ -	\$ 13,501,507
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 250,000	\$ -	\$ -	\$ -	\$ (853,583)	\$ (603,583)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -
					GRAND TOTAL
					\$ 12,897,924
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					1.94%

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

Project Name		CIP Project Number	Map ID Number*		
FM 546 Replacement Design & ROW		ST2243	4		
Project Description				Estimated Completion	
Final engineering and ROW acquisition for a new alignment from SH 5 to east of Airport Drive.				Jan-2013	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 500,000	\$ -	\$ -	\$ 1,100,000	\$ 1,600,000
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 190,000	\$ 830,095	\$ 1,920,000	\$ -	\$ (2,295,095)	\$ 645,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 410,000	\$ -	\$ 4,095,000	\$ -	\$ -	\$ 4,505,000
					GRAND TOTAL
					\$ 6,750,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					8.89%

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

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Project Name		CIP Project Number	Map ID Number*		
Lake Forest Drive - US 380 to Wilmeth		ST3019	5		
Project Description				Estimated Completion	
Construct 4 lanes (approximately 5,300 linear feet).				Jul-2012	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,699,190	\$ -	\$ 2,900,000	\$ 1,228,339	\$ -	\$ 5,827,529
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ (99,047)	\$ -	\$ (71,519)	\$ -	\$ -	\$ (170,566)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 5,656,963
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					28.29%

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

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Project Name		CIP Project Number	Map ID Number*		
Stacy Road Lanes 5 & 6 (Ridge - SH 121)		ST3204	6		
Project Description					Estimated Completion
Construct 4 lanes (approximately 5,300 linear feet).					N.A.
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ 1,040,000	\$ -	\$ 360,000	\$ 1,400,000
					GRAND TOTAL
					\$ 1,460,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					4.11%

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

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
Lake Forest Drive Lanes 5 & 6 (SH 121 - McKinney Ranch)		ST3209	7		
Project Description				Estimated Completion	
Construct lanes 5 & 6 on Lake Forest Drive from SH 121 to McKinney Ranch Parkway.				N.A.	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,100,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 2,100,000
					GRAND TOTAL
					\$ 2,100,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					52.38%

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

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Project Name		CIP Project Number	Map ID Number*		
Hardin Blvd Lanes 5 & 6 (SH 121 - McKinney Ranch)		ST3211	8		
Project Description					Estimated Completion
Construct lanes 5 & 6 on Hardin Blvd from SH 121 to McKinney Ranch Parkway. This widening will occur in the median of the existing roadway.					N.A.
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
					GRAND TOTAL
					\$ 1,200,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					100.00%

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

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Project Name		CIP Project Number	Map ID Number*		
Roadway Impact Fee Update 2013		ST3233	N.A.		
Project Description				Estimated Completion	
Update Land Use Assumptions and Roadway Improvement Plan in accordance with state law, and evaluate fee structure.				N.A.	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 125,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					100.00%

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

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Project Name		CIP Project Number	Map ID Number*		
Silverado Trail at Rowlett Creek Bridge Participation		ST4217	9		
Project Description				Estimated Completion	
Participate with private developer in cost of constructing bridge on Silverado Trail across Rowlett Creek. Developer will design and construct bridge.				N.A.	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000	\$ 400,000
					GRAND TOTAL
					\$ 400,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					50.00%

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

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Project Name		CIP Project Number	Map ID Number*		
Roadway Impact Fee Update 2018		ST4231	N.A.		
Project Description					Estimated Completion
Update the roadway impact fee study.					N.A.
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
					GRAND TOTAL
					\$ 150,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					100.00%

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

Project Name		CIP Project Number	Map ID Number*		
Lake Forest Extension (Wilmeth - Bloomdale)		ST6093	10		
Project Description					Estimated Completion
Construct 2 lanes (approximately 5,500 linear feet).					Sep-2013
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 92,540	\$ 686,171	\$ -	\$ -	\$ 165,289	\$ 944,000
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ (92,540)	\$ -	\$ -	\$ -	\$ (177,460)	\$ (270,000)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ 1,900,000	\$ -	\$ 1,275,000	\$ 3,175,000
					GRAND TOTAL
					\$ 3,849,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					0.00%

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

Project Name		CIP Project Number	Map ID Number*		
Lake Forest Drive - Boyd HS to US 380		ST6094	11		
Project Description					Estimated Completion
Construct 2 lanes, including Wilson Creek Bridge.					N.A.
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 400,000	\$ 1,270,635	\$ 1,735,885	\$ 65,253	\$ -	\$ 3,471,773
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,270,635	\$ -	\$ -	\$ -	\$ (1,270,635)	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ 1,900,000	\$ -	\$ 1,275,000	\$ 3,175,000
					GRAND TOTAL
					\$ 6,646,773
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					25.13%

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

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
FM 546 Replacement - Preliminary Development		ST9107	4		
Project Description				Estimated Completion	
2 lanes - engineering and ROW from SH 5 to Airport Drive; 1.5 miles; TxDOT roadways take a long time (at least 7 years) to begin construction. This section of roadway needs to be designed as soon as possible to preserve the right-of-way needed for construction.				Dec-2012	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 740,000	\$ -	\$ 500,000	\$ -	\$ 10,000	\$ 1,250,000
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ (156,375)	\$ -	\$ -	\$ -	\$ (10,000)	\$ (166,375)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 1,083,625
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					53.86%

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

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
Alma Road and Silverado Trail Completion		ST9114	12		
Project Description				Estimated Completion	
Alma (Stacy - Fire Station #8); Silverado (Alma - Alfalfa) Construct leave-out sections after/during private development of major sections.				Aug-2012	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 929,493	\$ 636,831	\$ 1,523,676	\$ -	\$ 410,000	\$ 3,500,000
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ (376,181)	\$ (376,181)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 3,123,819
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					29.76%

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

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
Independence Parkway 24 Inch Water Line		WA0210	1		
Project Description				Estimated Completion	
2,800 LF of 24" Water Main.				Jun-2015	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 45,000	\$ 1,755,000	\$ -	\$ -	\$ -	\$ 1,800,000
					GRAND TOTAL
					\$ 1,800,000
<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>					% of Project Funded by Impact Fees
					2.50%

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

Project Name		CIP Project Number	Map ID Number*		
McKinney Ranch LTD Water Main Participation		WA2253	2		
Project Description				Estimated Completion	
Reimbursement for oversized water line built by McKinney Ranch LTD (Per Chapter 380 Agreement).				NA	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ 650,000
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ (235,975)	\$ -	\$ -	\$ -	\$ -	\$ (235,975)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 414,025
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					100.00%

SEMIANNUAL REPORT

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

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
Virginia Water Main From Ridge to Lake Forest		WA6017	2		
Project Description				Estimated Completion	
5,400 LF of 12" water main along Virginia from Ridge to Lake Forest.				N.A.	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
					GRAND TOTAL
					\$ 1,500,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					100.00%

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

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
University Pump Station 10 MG Ground Storage Tank		WA6116	4		
Project Description				Estimated Completion	
Construct 10 mg ground storage tank at University Pump Station.				Oct-2014	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 570,000	\$ -	\$ -	\$ 570,000	\$ 1,140,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 3,785,000	\$ -	\$ -	\$ -	\$ 1,445,000	\$ 5,230,000
					GRAND TOTAL
					\$ 6,370,000
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					59.42%

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

Project Name		CIP Project Number	Map ID Number*		
Hardin Boulevard Elevated Storage Tank		WA9117	5		
Project Description				Estimated Completion	
2 million gallon elevated storage tank located near the intersection of Hardin Blvd. and Virginia Pky. 1,300 LF of 24" water line and 340 LF of 16" water line.				Jul-2013	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 249,995	\$ 1,577,000	\$ -	\$ -	\$ 4,179,955	\$ 6,006,950
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ 6,006,950
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					4.16%

SEMIANNUAL REPORT

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

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
Undesignated Oversize Participation - Sewer 2013		WW2220	NA		
Project Description				Estimated Completion	
Oversize participation with developers (city-wide).				NA	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 248,509	\$ -	\$ -	\$ -	\$ 51,491	\$ 300,000
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ (248,509)	\$ -	\$ -	\$ -	\$ (51,491)	\$ (300,000)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ -
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					0.00%

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

SEMIANNUAL REPORT

Project Name		CIP Project Number	Map ID Number*		
Oversize Participation Bloomdale (Tucker Hill)		WW8116	6		
Project Description				Estimated Completion	
Installation of 24' sewer line @ 10500'.				NA	
Funding Sources (Previous Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 51,491	\$ -	\$ -	\$ -	\$ -	\$ 51,491
Funding Sources (FY12-13)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ (51,491)	\$ 774,509	\$ -	\$ -	\$ (774,509)	\$ (51,491)
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					GRAND TOTAL
					\$ -
<i>*Map ID numbers are indicated on map **Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds ***Grants may include cost-sharing participation from county, regional, state, or federal sources **** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					% of Project Funded by Impact Fees
					0.00%

F. Appendix

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

Utility Impact Fee Schedule