



# CITY OF McKINNEY, TEXAS

## Agenda Capital Improvements Advisory Committee

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Tuesday, November 10, 2020

5:30 PM

City Hall Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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### **WATCH THE BROADCAST LIVE**

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16;  
AT&T U Verse Channel 99;  
online at <http://mckinney.legistar.com>; and  
online at <https://mckinneytx.new.swagit.com/views/130>.

Please note that a quorum of the Capital Improvements Advisory Committee may not all be present at the same location. Some members may instead participate in this meeting from one or more remote locations in an effort to contain the spread of COVID 19. In addition, there may be occasions when the audio and/or video transmission may not be clear or may be interrupted. In those instances, the meeting will continue so long as a quorum is still present.

**PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.**

### **CALL TO ORDER**

**PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)**

*Pursuant to Section 551.007 of the Texas Government Code, speakers wishing to address the Planning and Zoning Commission regarding any non public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*Public Comments regarding agenda items, including Public Hearings, may be submitted online to the Capital Improvements Advisory Committee (Planning & Zoning Commission) at <http://www.mckinneytexas.org/CitizenComments>.*

*To be included in the meeting record, online submittals regarding agenda items must clearly state that they should be included in the meeting record and must be received between the time of this posting and 4:00 p.m. on Tuesday, November 10, 2020.*

## **CONSENT ITEMS**

*This portion of the agenda consists of non-controversial or housekeeping items required by law. Items may be considered individually by the Board or Commission member making such request prior to a motion and vote on the Consent Items.*

**20-1000**      [Minutes of the Capital Improvements Advisory Committee Regular Meeting of October 27, 2020](#)

**Attachments:**    [Minutes](#)

## **REGULAR AGENDA**

**20-0010M**      [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](#)

**Attachments:**    [Semi-Annual Impact Fee Report End-of-Year 2020 Presentation](#)

## **BOARD OR COMMISSIONER COMMENTS**

*Board or Commission Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, upcoming meetings, informational update on projects, awards, acknowledgement of meeting attendees, birthdays, requests for items to be placed on upcoming agendas, and condolences.*

## **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on the 5th day of November, 2020 at or before 5:00 p.m.*

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*Empress Drane  
City Secretary*

*In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.*

**20-1000**



**TITLE:** Minutes of the Capital Improvements Advisory Committee Regular Meeting  
of October 27, 2020

**SUPPORTING MATERIALS:**

[Minutes](#)

## PLANNING AND ZONING COMMISSION

OCTOBER 27, 2020

The Planning and Zoning Commission, along with Dr. Randall Hickman, met under its authority as the City of McKinney Capital Improvements Advisory Committee per resolution No. 95-02-11 (R) as amended by Resolution No. 2019-06-074 (R) in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, October 27, 2020 at 5:30 p.m.

Committee Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Dr. Randall Hickman, Deanna Kuykendall, and Charles Wattley - Alternate

Committee Members Absent: Christopher Haeckler, Cam McCall, Bry Taylor, and Scott Woodruff – Alternate

Staff Present: Director of Planning Jennifer Arnold; Assistant Director of Planning Mark Doty; Planning Manager Aaron Bloxham; Planner IIs Kaitlin Gibbon, Danielle Mathews, and Alek Miller; Planner I Joseph Moss, and Administrative Assistant Terri Ramey

There were five guests present.

Chairman Cox called the meeting to order at 5:30 p.m. after determining a quorum was present.

Chairman Cox called for public comments on non-public hearing agenda items. There were none.

The Committee unanimously approved the motion by Vice-Chairman Mantzey, seconded by Committee Member Hickman, to approve the following Consent item, with a vote of 5-0-0.

**20-0951** Minutes of the Capital Improvements Advisory Committee Regular Meeting of September 8, 2020.

END OF THE CONSENT AGENDA.

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

Committee Member Kuykendall arrived.

**19-0010M16** Conduct a Public Hearing to Consider/Discuss/Comment on the Updated Capital Improvements Plans and Potential Amendments to Impact Fees for the 2019 Roadway Impact Fee Update. Mr. Aaron Bloxham, Planning Manager for the City of McKinney, explained the process and recommendations for the updated Capital Improvements Plans and potential amendments to the impact fees for the 2019 Roadway Impact Fee Update. Vice-Chairman Mantzey asked if any of the Roadway Impact Fee money was spent in the “ETJ” – Extraterritorial Jurisdiction. Mr. Bloxham stated that as far as he knew the roadway impact fees collected could only be spent within the city limits. Vice-Chairman Mantzey asked if these funds could be spent towards road maintenance. Mr. Bloxham stated that the roadway impact fees collected could not be used for the maintenance of any roadways. He stated that the funds could only be used for expansion and new compacity. Vice-Chairman Mantzey inquired about how the recommended fees were determined compared to what other sister cities were charging. Mr. Bloxham stated that the setting the fee determination is made during the fees setting and adoption process as part of the impact fee update. Vice-Chairman Mantzey asked if the McKinney community Development Corporation (MCDC) or McKinney Economic Development Corporation (MEDC) were involved in the process. Mr. Bloxham stated that they have been included on some of the information presentations and would be allowed to make comments on the proposed updates. He stated that they have not made any comments yet. Committee Member Doak asked for clarification on roads could be expanded; however, not for the maintenance of the roads. Mr. Bloxham stated that was correct. He stated that the roadway impact fees could only be used for the expansion portion of the roadway and not the rest of the roadway if the road was redone. Mr. Bloxham stated that Staff recommends that minutes be filed and the updated Capital

Improvements Plans and potential amendments to the impact fees for the 2019 Roadway Impact Fee Update be forwarded to the City Council for review. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Committee Member Doak, seconded by Alternate Committee Member Wattley, the Committee unanimously voted to close the public hearing and recommend to file the minutes and forward the updated Capital Improvements Plans and potential amendments to the impact fees for the 2019 Roadway Impact Fee Update per Staff's recommendation, with a vote of 6-0-0. Chairman Cox stated that this item will be forwarded to the City Council meeting on December 1, 2020.

**19-0010M17** Conduct a Public Hearing to Consider/Discuss/Comment on the Updated Capital Improvements Plans and Potential Amendments to Impact Fees for the 2019 Utility Impact Fee Update. Mr. Aaron Bloxham, Planning Manager for the City of McKinney, explained the process and recommendations for the updated Capital Improvements Plans and potential amendments to the impact fees for the 2019 Utility Impact Fee Impact Fee Update. He stated that this consists of impact fees collected for water and wastewater. Mr. Bloxham stated that the Utility Impact Fee service area covers the whole City and the "ETJ" - Extraterritorial Jurisdiction due to being one system. He stated that the Utility Impact Fees were based on meter size. Vice-Chairman Mantzey asked when the changes to the fees would take place. Mr. Bloxham stated that it would be nine months from with City Council adopts the ordinance. Chairman Cox asked if the development community was involved in this process. Mr. Bloxham stated that the options were presented to the development community. He stated that they received varied responses on the proposed fees. Mr. Bloxham stated that Staff tried to stay competitive in the fees being charged compared to the sister cities. He stated that Staff recommends that minutes be filed and the updated

Capital Improvements Plans and potential amendments to the impact fees for the 2019 Utility Impact Fee Update be forwarded to the City Council for review. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Committee Member Hickman, the Committee unanimously voted to close the public hearing and recommend to file the minutes and forward the updated Capital Improvements Plans and potential amendments to the impact fees for the 2019 Utility Impact Fee Update per Staff's recommendation, with a vote of 6-0-0. Chairman Cox stated that this item will be forwarded to the City Council meeting on December 1, 2020.

#### END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

On a motion by Committee Member Kuykendall, seconded by Committee Member Doak, the Committee unanimously voted to adjourn the meeting, with a vote of 6-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 5:58 p.m.

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BILL COX  
Chairman



20-0010M

**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

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

**MEETING DATE:** November 10, 2020

**DEPARTMENT:** Planning Department

**CONTACT:** Mitchell Corona, CNU-A, 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 December 1, 2020.

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

**ITEM SUMMARY:** Staff is presenting the 2020 end-of-year semiannual report on the progress of the Capital Improvements Plan for roadway and utility impact fees as required by Chapter 395 of the Texas Local Government Code. Staff has established a schedule of presenting the semiannual report at the mid-point of the fiscal year as well as at the end of the fiscal year (the fiscal year being October to September). The 2020 mid-year report was presented at the Planning and Zoning Commission meeting on July 14, 2020 and accepted by City Council on August 4, 2020.

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

- (1) Advise and assist the political subdivision in adopting land use assumptions;

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

### **Semiannual Report**

The Capital Improvements Plan used for this semiannual report was adopted on November 19, 2013 as part of the 2012-2013 Impact Fee Update and was amended in February 2017 (Utility CIP only). The semiannual report is required to report the progress of the Capital Improvements Plan and report any perceived inequities in the implementation of the CIP. **The Capital Improvements Advisory Committee meeting report from the public hearing, its attachments and meeting minutes will be filed by City Council as the semiannual report.**

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

### **Construction Costs and Consumer Price Index**

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

From September 2019 to September 2020, the Construction Cost Index in the Dallas area increased 1.3% as compared to the National Average, which increased 1.7% during the same period. (Source: Construction Cost Index at [www.enr.com](http://www.enr.com)).

From September 2019 to September 2020, the Dallas-Fort Worth-Arlington area Consumer Price Index (CPI) increased 0.4%. During the same period, the core CPI, which excludes volatile food and energy prices, increased 1.0% (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.

### **Roadway Impact Fees Fund Activity (FY 19-20)**

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD

A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$1,784,813	\$481,245	\$0	\$2,266,059	(\$2,000,000)	\$266,059
D	\$131,981	\$287,587	\$0	\$419,568	(\$100,000)	\$319,568
E	\$129,689	\$1,590,386	\$0	\$1,720,075	(\$1,500,000)	\$220,075
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$448,086	\$142,048	(\$300,000)	\$290,134	(\$200,000)	\$90,134
H	\$293,933	\$192,120	\$3,083	\$489,135	(\$450,000)	\$39,135
I	\$5,189,968	\$595,972	(\$4,700,000)	\$1,085,940	(\$500,000)	\$585,940
J	\$2,179,356	\$2,483,606	(\$2,000,000)	\$2,662,962	(\$500,000)	\$2,162,962
K	\$779,111	\$2,206,695	(\$350,000)	\$2,635,806	\$0	\$2,635,806
L	\$5,532	\$49,400	\$0	\$54,932	\$0	\$54,932
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$10,942,468</b>	<b>\$8,029,060</b>	<b>(\$7,346,917)</b>	<b>\$11,624,611</b>	<b>(\$5,250,000)</b>	<b>\$6,374,611</b>

- Totals as of 9/30/2020
- YTD - Year to Date (includes funds for the fiscal year which is October 2019 to September 2020)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.
- As of October 1, 2016, Roadway Impact Fees collected and reimbursed as part of the Chapter 380 Agreement between the City of McKinney and McKinney Ranch, Ltd. (and as amended) are deposited directly into a payable account.

#### Utility Impact Fees Fund Activity (FY 19-20)

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

- Totals as of 9/30/2020
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD - Year to Date (includes funds for the fiscal year which is October 2019 to September 2020)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

#### CIP PROJECT STATUS (FY 2019-2020)

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

## **SUMMARY OF PREVIOUS FISCAL YEARS**

### **Roadway Impact Fees Fund Activity (FY18-19)**

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

*Note: Fiscal Year Totals as of September 30, 2019*

### **Utility Impact Fees Fund Activity (FY18-19)**

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

*Note: Fiscal Year Totals as of September 30, 2019*

### **Roadway Impact Fees Fund Activity (FY17-18)**

<b>Zone</b>	<b>Beginning LTD Balance</b>	<b>YTD Revenues</b>	<b>YTD Project Transfers / Refunds</b>	<b>Balance (including interest) LTD</b>	<b>Allocated to Future Projects</b>	<b>Available Funds LTD</b>
<b>A</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>B</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>C</b>	\$357,063	\$536,350	\$500,000	\$1,393,412	\$0	\$1,393,412
<b>D</b>	\$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

<b>M</b>	\$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>

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
<b>A</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>B</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>C</b>	\$173,537	\$535,744	\$1,200	\$710,481	(\$37,500)	\$672,981
<b>D</b>	\$137,613	\$537,239	(\$500,000)	\$174,852	(\$37,500)	\$137,352
<b>E</b>	\$107,348	\$230,951	\$0	\$338,299	(\$37,500)	\$300,799
<b>F</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>G</b>	\$289,092	\$246,859	\$8,728	\$544,679	\$0	\$544,679
<b>H</b>	\$391,200	\$404,417	(\$310,710)	\$484,907	\$0	\$484,907
<b>I</b>	\$1,068,553	\$376,821	\$142,400	\$1,587,774	(\$37,500)	\$1,550,274
<b>J</b>	\$1,911,890	\$1,354,570	(\$3,264,517)	\$1,943	\$0	\$1,943
<b>K</b>	\$813,468	\$711,591	(\$453,645)	\$1,071,414	(\$450,000)	\$621,414
<b>L</b>	\$1	\$0	\$0	\$1	\$0	\$1
<b>M</b>	\$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

Total	\$8,994,098	\$3,024,979	(\$3,684,674)	(\$10,100,000)	(\$1,765,597)
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*Note: Fiscal Year Totals as of September 30, 2016*

## **SUPPORTING MATERIALS:**

[Semi-Annual Impact Fee Report End-of-Year 2020  
Presentation](#)

## **Roadway and Utility Impact Fee CIP Projects 2019-2020 END-OF-YEAR**

### **Includes:**

Capital Improvements Project Summary\*

Roadway Impact Fee CIP Projects Map

Utility Impact Fee CIP Projects Map

*\*The Capital Improvements Project Summary includes CIP projects for which impact fees have been utilized and/or allocated during this fiscal year. Completed projects may be shown on the corresponding maps for projects that were closed out during the current fiscal year.*



CAPITAL IMPROVEMENTS PROJECT SUMMARY  
IMPACT FEE PROJECTS

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

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

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

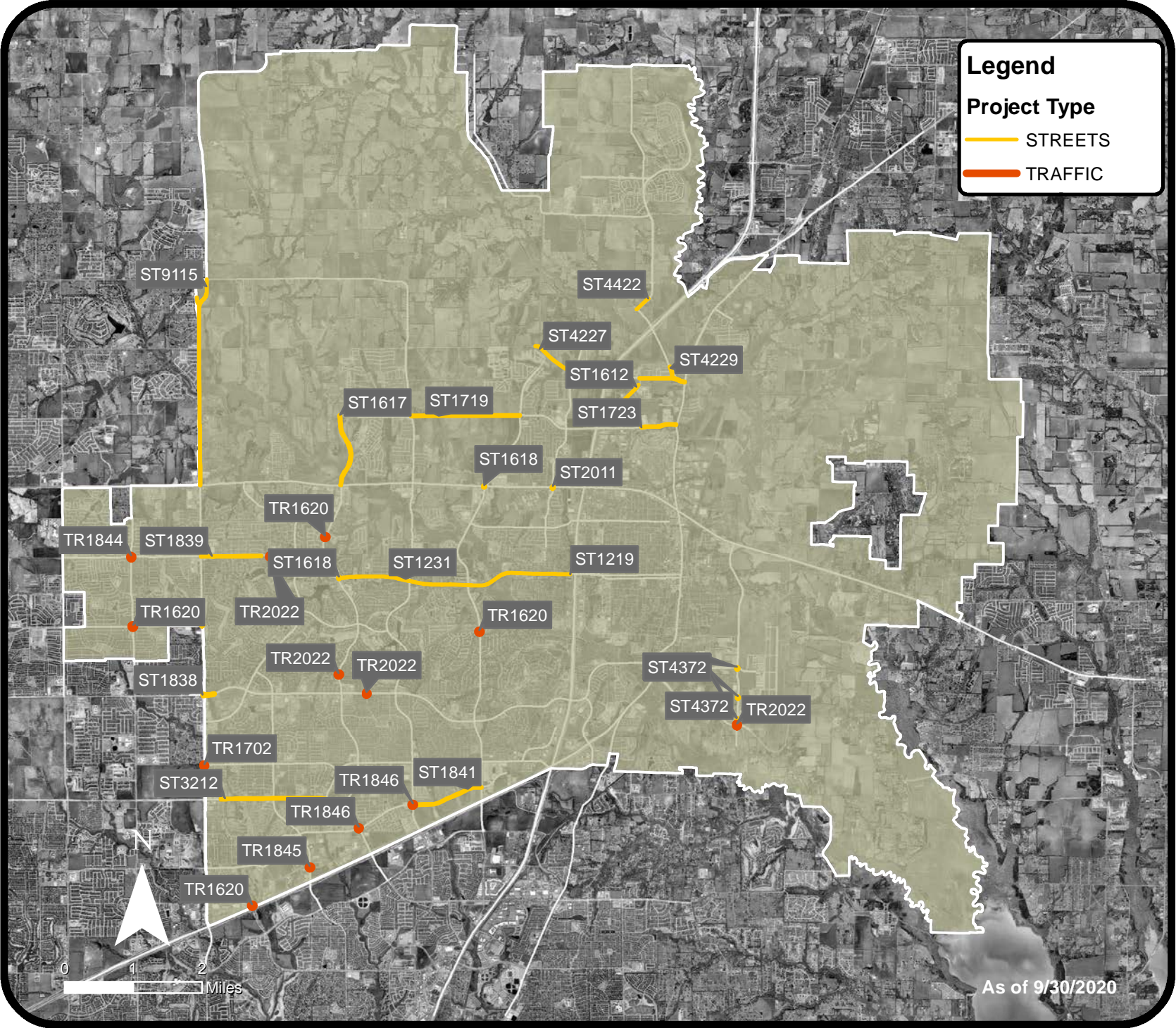
\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE	CURRENT BUDGET	OVERALL BUDGET (PLANNED)	PROJECT FUNDING (ALL SOURCES)							% PROJECT FUNDED BY IMPACT FEES
							ROADWAY IMPACT FEES	UTILITY IMPACT FEES	BONDS **	GRANTS ***	DEVELOPER CONTRIBUTIONS	OTHER ****	FUTURE FUNDING SOURCES (NON-IMPACT FEES)	
ST1219	Virginia Parkway Lanes 5 & 6 (Bellegrove - US 75)	Widen Virginia Parkway from 4-lanes to 6-lanes, including the bridge over Wilson Creek. Right-of-way acquisition, utility adjustments, water and wastewater line construction are also included within the scope of the project.	CONSTRUCTION UNDERWAY	Dec 2020	\$11,861,420	\$11,861,420	\$2,000,000		\$1,774,852	\$7,997,894	\$88,674			16.86%
ST1231	Virginia Parkway Lanes 5 & 6 (Ridge – Bellegrove)	Widen Virginia Parkway from 4-lanes to 6-lanes from just east of Ridge Road to Bellegrove. Traffic signals will be added at the Virginia Parkway intersections with Crutcher Crossing and Mallard Lakes.	CONSTRUCTION UNDERWAY	Jun 2020	\$4,996,254	\$4,996,254	\$1,550,000		\$2,567,378	\$878,876				31.02%
ST1612	Redbud Blvd Lanes 3&4	Construction of Redbud Boulevard Lanes 3 and 4 (west side of roadway) between Bloomdale Road and McLarry Drive.	PROJECT COMPLETE	Jan 2020	\$1,700,000	\$1,700,000	\$1,050,000		\$650,000					61.76%
ST1617	Ridge Rd (US 380 - Wilmeth)	Construct Ridge Road from its current terminus at US 380 to Wilmeth Road.	ACTIVE PROJECT	Mar 2022	\$22,131,900	\$22,131,900	\$500,000		\$21,300,000		\$331,900			2.26%
ST1618	Arterial Capacity Improvements FY18	Construction of additional left turn lanes and right turn lanes along with improvements to the existing traffic signals at the intersections of US 380 and Hardin Blvd, Westridge Dr and Custer Rd, and Virginia Pkwy and Ridge Rd	PROJECT COMPLETE	Dec 2019	\$2,336,500	\$2,336,500	\$500,000		\$1,836,500					21.40%
ST1719	Wilmeth (Hardin to Lake Forest)	Construction of Wilmeth Rd (G4D) from Hardin to Lake Forest, including roundabouts at Hardin, CR 943, and Lake Forest.	ACTIVE PROJECT	Aug 2022	\$20,011,491	\$24,011,491	\$1,000,000		\$16,820,000	\$2,191,491			\$4,000,000	4.16%
ST1723	Wilmeth (East of Redbud to SH 5)	Construction of Lanes 3 & 4 West of SH 5 and construction of median lighting between US 75 and SH 5.	ACTIVE PROJECT	Dec 2021	\$3,964,681	\$3,964,681	\$500,000		\$3,000,000		\$464,681			12.61%
ST1838	Eldorado and Custer Intersection / Bridge Improvements	Widening of existing bridge over Rowlett Creek to include lanes 5 & 6 including various intersection capacity improvements.	ACTIVE PROJECT	Oct 2022	\$3,000,000	\$3,000,000	\$500,000		\$2,500,000					16.67%
ST1839	Virginia Parkway Lanes 5 & 6 (Custer - Virginia Parklands)	Addition of Lanes 5 & 6	ACTIVE PROJECT	Apr 2021	\$2,300,000	\$2,300,000	\$600,000		\$1,700,000					26.09%

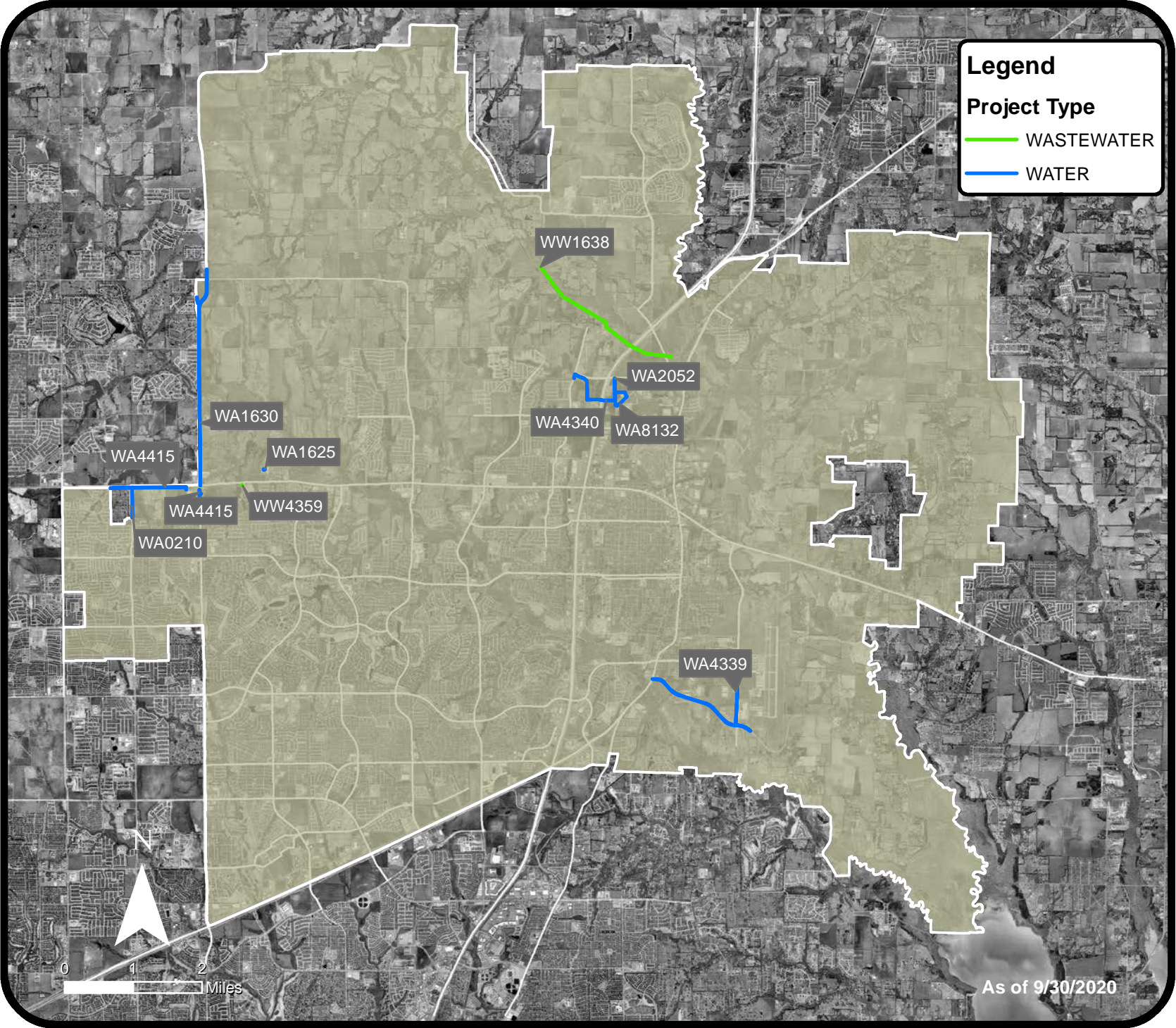
ST1841	Collin McKinney Pkwy (Lake Forest - Hardin)	Construction of remaining lanes 1 & 2 (westbound), lanes 3 & 4 (eastbound) including signal improvements at Lake Forest and Hardin.	ACTIVE PROJECT	Jan 2022	\$11,018,589	\$11,018,589	\$5,700,000		\$5,200,000		\$118,589			51.73%
ST2011	Intersection Capacity Improvements (US 380 & Community Ave)	Construction of intersection capacity improvements at US 380 & Community.	PLANNED IMPROVEMENT	Mar 2024	\$1,594,706	\$1,594,706	\$500,000		\$430,000	\$664,706				31.35%
ST2106	Stonebridge Drive (US 380 - Wilson Creek)	Construction of NB lanes 1 & 2 of Stonebridge Dr adjacent to Tucker Hill	PLANNED IMPROVEMENT	TBD	\$2,000,000	\$2,000,000	\$2,000,000		\$0					100.00%
ST3212	Stacy Rd Lanes 5 & 6 (Custer - Ridge)	Construction of Lanes 5 & 6 including signalization of Stacy Rd at McKinney Ranch Pkwy	ACTIVE PROJECT	Nov 2021	\$8,203,803	\$8,203,803	\$100,000		\$7,500,000		\$603,803			1.22%
ST4227	Bloomdale Road Extension - Community to Hardin	Extension of Bloomdale from Hardin Blvd to Community Ave with a 4 lane divided roadway.	CONSTRUCTION UNDERWAY	Jun 2021	\$13,419,972	\$13,419,972	\$450,000		\$6,850,000	\$6,119,972				3.35%
ST4229	Bloomdale Road and FM 543 Realignment	Construct remaining planned lanes along Bloomdale (West of SH 5) and establish new planned intersection of Bloomdale/FM543	PLANNED IMPROVEMENT	TBD	\$2,161,523	\$6,261,523	\$1,000,000		\$1,000,000		\$161,523		\$4,100,000	15.97%
ST4231	Roadway Impact Fee Update	Update to roadway impact fee report and establishment of revised impact fees.	ACTIVE PROJECT	Aug 2020	\$187,500	\$187,500	\$187,500		\$0					100.00%
ST4372	Country Ln Extension & Airport Dr Improvements	Extend Country Lane from its current southern terminus to FM 546. Includes reconstruction of Airport/Country and existing FM 546 intersection, and design of SB right turn lane and intersection reconstruction at Airport/Industrial intersection.	CONSTRUCTION UNDERWAY	Apr 2021	\$2,400,000	\$2,400,000	\$1,000,000		\$1,400,000					41.67%
ST4422	Trinity Falls Parkway Link	Design lanes 3&4 for Trinity Falls Parkway from Laud Howell Parkway to the north/south section of Trinity Falls Parkway	CONSTRUCTION UNDERWAY	Jun 2020	\$1,700,000	\$1,700,000	\$100,000		\$1,600,000					5.88%
ST9115	Custer Road Design & ROW (US 380 – FM 1461)	Preliminary and Final engineering for the widening of Custer Road (FM 2478) from 380 to 1461. Ultimate road will be six-lanes, but current PS&E will include only four lanes.	ACTIVE PROJECT	Jul 2023	\$4,800,824	\$4,800,824	\$600,000		\$2,700,000	\$1,405,000	\$95,824			12.50%
TR1620	FY17 Traffic Signals	Construction of permanent traffic signals at Independence & Westridge, Hardin & Winding Brook / Piersall, Ridge & Habersham.	PROJECT COMPLETE	Jan 2020	\$1,092,837	\$1,092,837	\$300,000		\$650,000		\$142,837			27.45%
TR1702	Custer & Silverado Traffic Signal Installation	Construction of permanent traffic signal at Custer & Silverado.	PROJECT COMPLETE	Jan 2020	\$350,000	\$350,000	\$300,000		\$50,000					85.71%

TR1844	Traffic Signalization (FY19) - RIF Zone G	Construction of a permanent traffic signal at Virginia Parkway at Independence Parkway.	PROJECT COMPLETE	Feb 2020	\$200,000	\$200,000	\$200,000		\$0						100.00%
TR1845	Traffic Signalization (FY19) - RIF Zone H	Construction of permanent traffic signals at Alma Drive at Henneman and Stacy at Collin McKinney.	CONSTRUCTION UNDERWAY	Jul 2020	\$500,000	\$500,000	\$500,000		\$0						100.00%
TR1846	Traffic Signalization (FY19) - RIF Zone I	Construction of permanent traffic signals at Lake Forest at Collin McKinney and Stacy at Collin McKinney	CONSTRUCTION UNDERWAY	Jul 2020	\$400,000	\$400,000	\$400,000		\$0						100.00%
TR2022	Traffic Signalization (FY20)	Installation of new traffic signals at Airport & Harry McKillop, and Ridge & Berkshire	PLANNED IMPROVEMENT	TBD	\$1,100,000	\$1,100,000	\$350,000		\$750,000						31.82%
WA0210	Independence Parkway 24 Inch Waterline	Installation of master-planned 24" water main.	PLANNED IMPROVEMENT	TBD	\$800,000	\$1,500,000		\$800,000	\$0					\$700,000	53.33%
WA1625	University Pump Station - 920 PP Pump	Various pump and electrical improvements at the University Pump Station facility.	CONSTRUCTION UNDERWAY	Jan 2021	\$2,815,000	\$2,815,000		\$1,800,000	\$1,015,000						63.94%
WA1630	Custer Road Utility Relocations (US 380 to FM 1461)	Custer Road Utility Relocations from US380 to FM1461: Relocate existing water lines including 8-inch and smaller and Replace with a Master Planned 24-inch water line	CONSTRUCTION UNDERWAY	Dec 2020	\$11,535,000	\$11,535,000		\$1,500,000	\$7,035,000	\$3,000,000					13.00%
WA2052	McLary 42 Inch Water Line (Trinity Falls East Feed)	City obligation of master planned water infrastructure to connect to Trinity Falls East Feed distribution line.	ACTIVE PROJECT	Oct 2021	\$3,600,000	\$3,600,000		\$3,200,000	\$400,000						88.89%
WA4339	Airport South & Harry McKillop Water Mains	Master planned 24" water mains along Airport Boulevard (Industrial to Harry McKillop/FM546) & Harry McKillop/FM 546 (SH 5 to Airport)	ACTIVE PROJECT	Oct 2021	\$8,635,000	\$8,635,000		\$3,300,000	\$5,335,000						38.22%
WA4340	Redbud Pump Station Transmission Line (850 PP)	Design and construct the master planned 850 PP discharge line for Redbud Pump Station project.	CONSTRUCTION UNDERWAY	Jan 2021	\$8,235,000	\$8,235,000		\$2,300,000	\$5,935,000						27.93%
WA4415	US 380 Water Line Improvements	8 inch to 24 inch water line to replace existing 8 inch water line from west of Custer to the west side of Redbud Estates along US 380 in addition to a waterline crossing under Custer Rd	PROJECT COMPLETE	May 2020	\$3,300,000	\$3,300,000		\$1,900,000	\$1,400,000						57.58%
WA8132	Redbud Pump Station Site Development	Design and construction of the pump station facility (pumps and ground storage tank) to serve the 850 and 794 pressure planes of the water distribution system.	CONSTRUCTION UNDERWAY	Jul 2020	\$25,200,000	\$25,200,000		\$3,800,000	\$21,400,000						15.08%
WW1638	Honey Creek SS Trunk Main to MH-HC124	Construction of master planned 36" to 48" wastewater trunk main along Honey Creek.	ACTIVE PROJECT	Mar 2022	\$3,050,000	\$10,550,000		\$2,450,000	\$600,000					\$7,500,000	23.22%

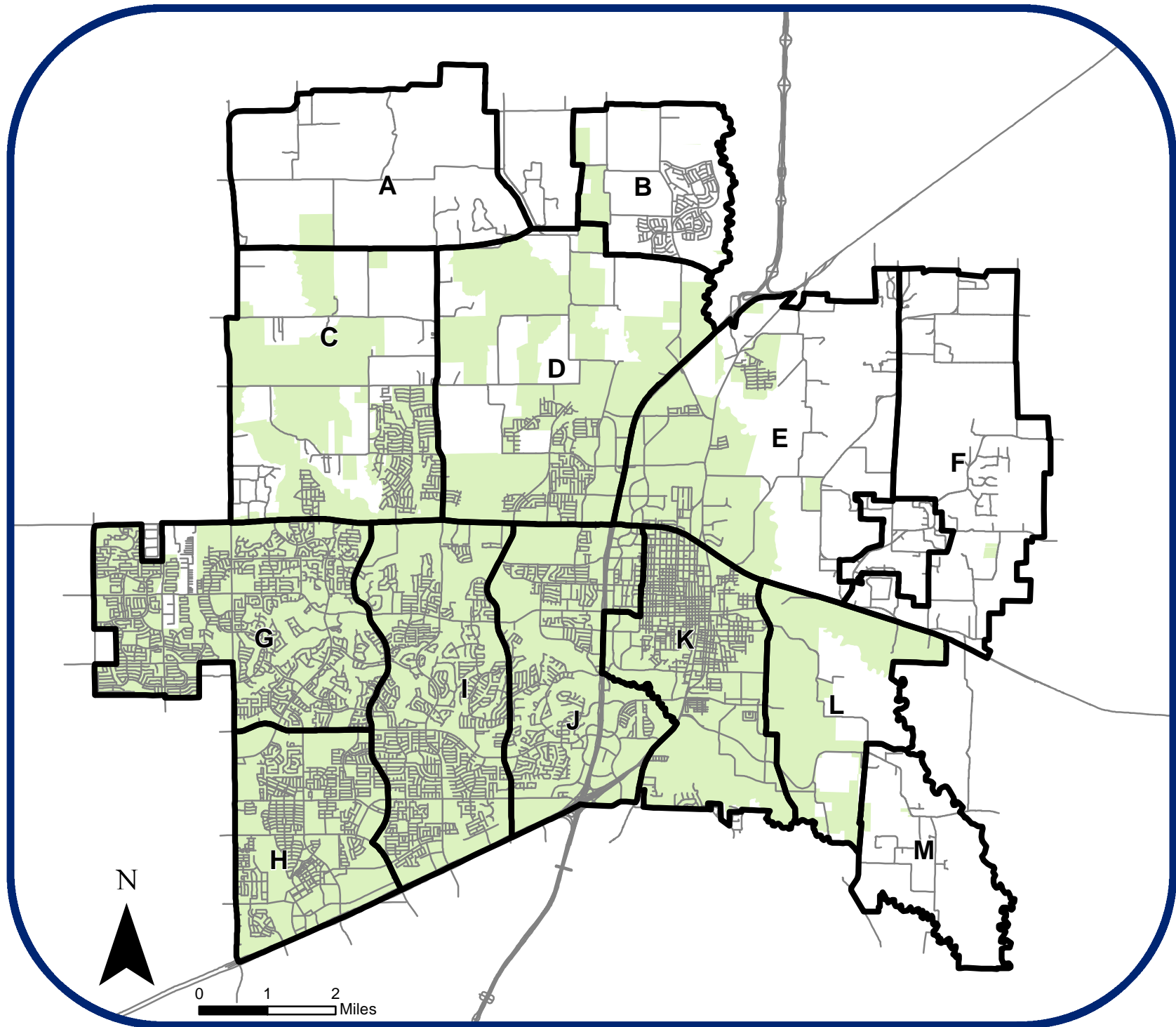
Roadway Impact Fee Projects Map (FY 2020)



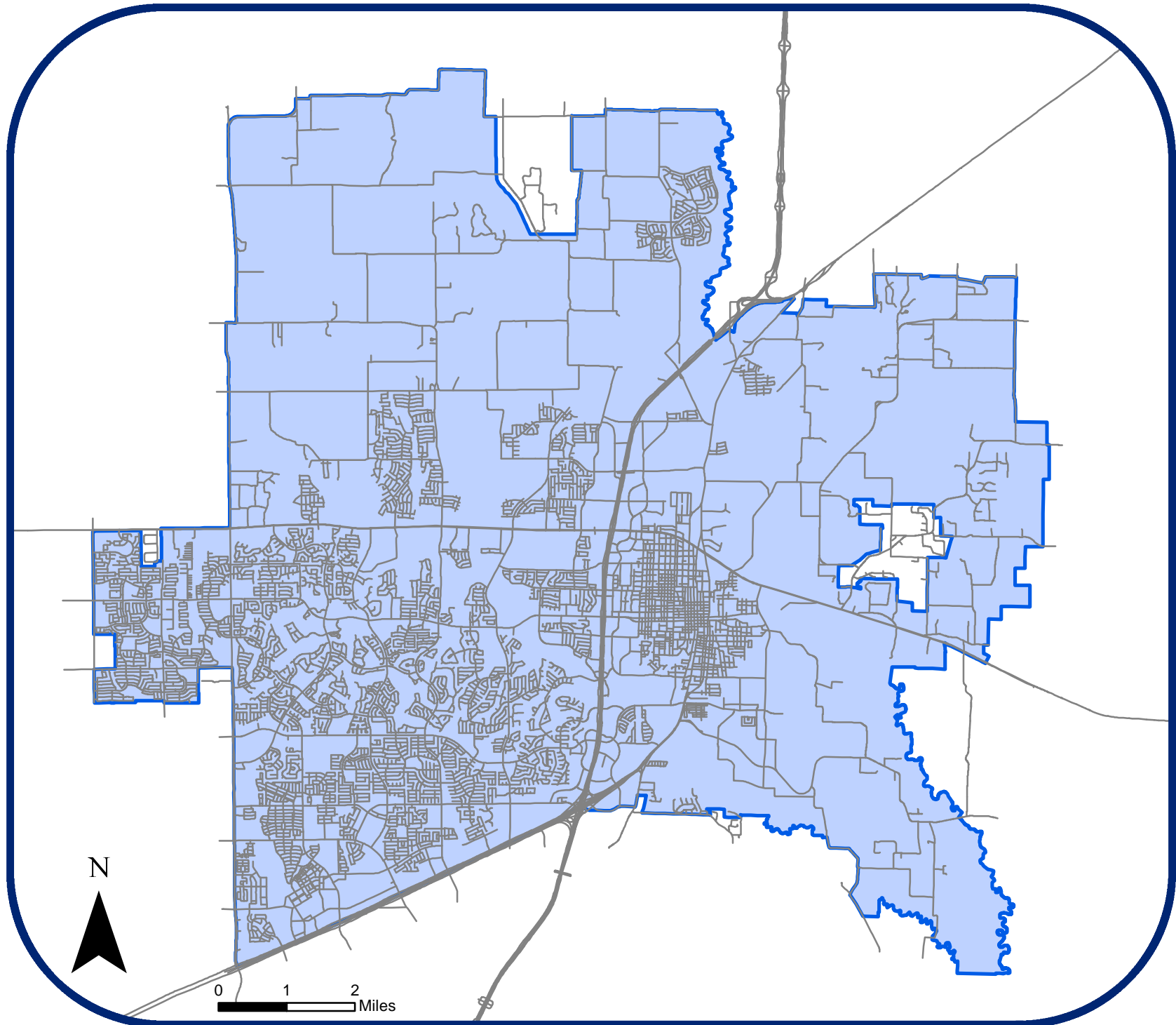
Utility Impact Fee Projects Map (FY 2020)



# ROADWAY SERVICE AREA MAP



# UTILITY SERVICE AREA MAP



# Impact Fee Semiannual Report

(End-of-Year 2019-2020)

**20-0010M**

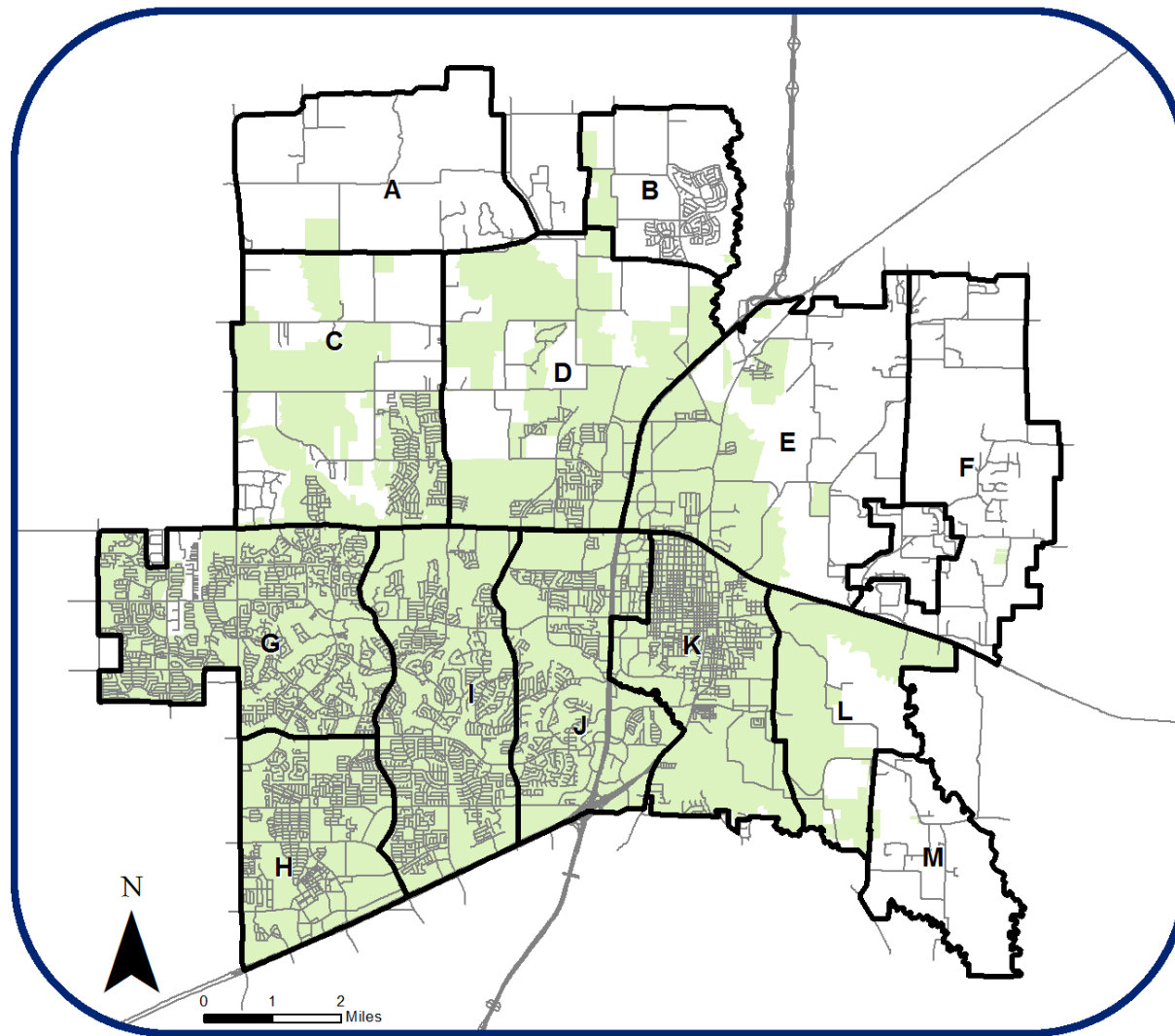
## Semiannual Report: End-of-Year FY 2020

- **The Semiannual Report was last presented at the Capital Improvement Advisory Committee meeting on July 14, 2020.**
- **The Semiannual Report is required to:**
  - Report the progress of the Capital Improvements Plan
  - Report any perceived inequities in the Capital Improvements Plan implementation
- **The City of McKinney Semiannual Report includes:**
  - A summary of total Roadway and Utility Impact Fee funds collected, transferred, and available for capital improvement programs
  - A list of active capital improvement projects for which impact fees have been allocated

## Semiannual Report 2019 – 2020

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

## ROADWAY SERVICE AREA MAP

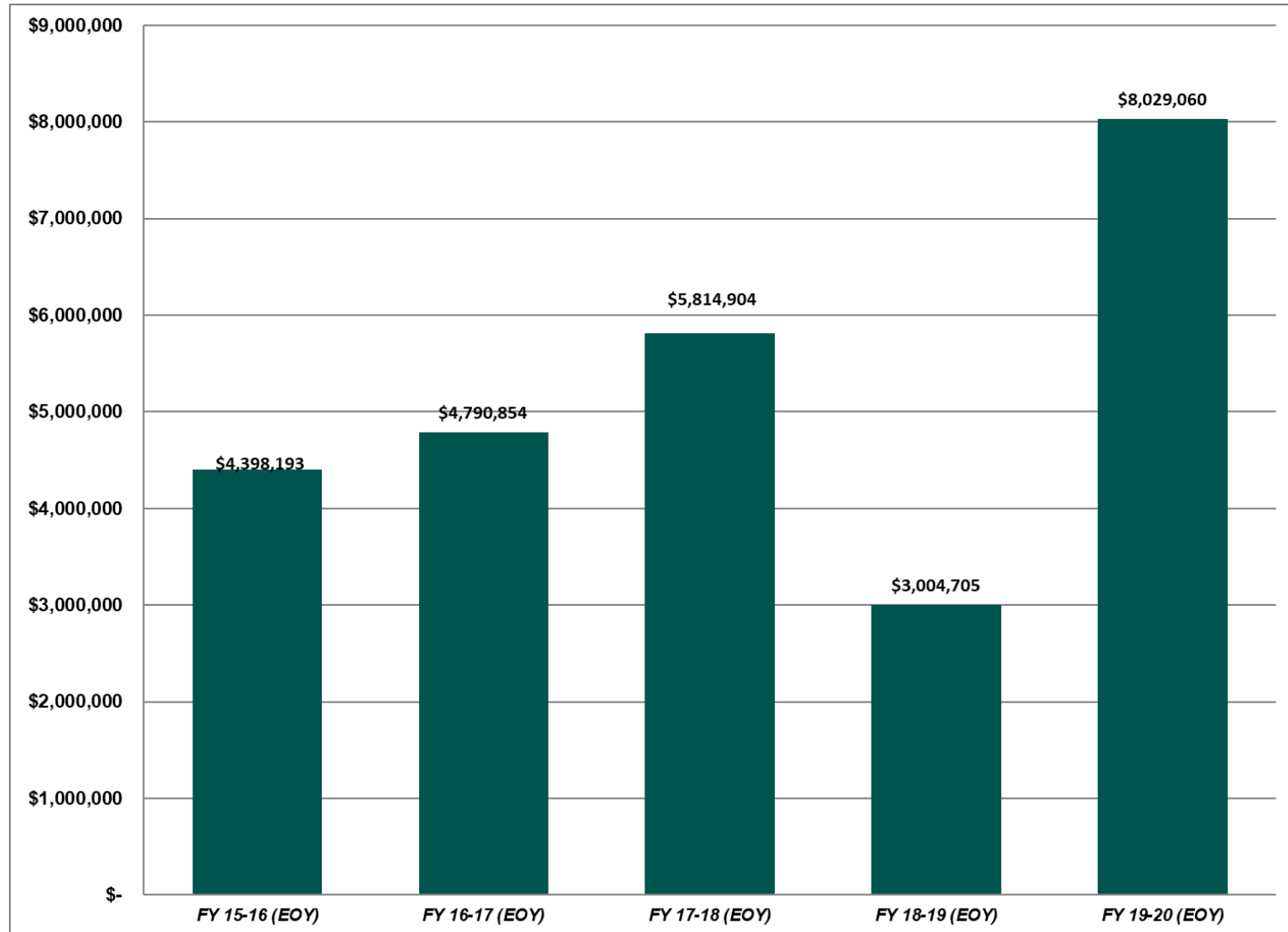


## Roadway Impact Fees Fund Activity (FY 19-20)

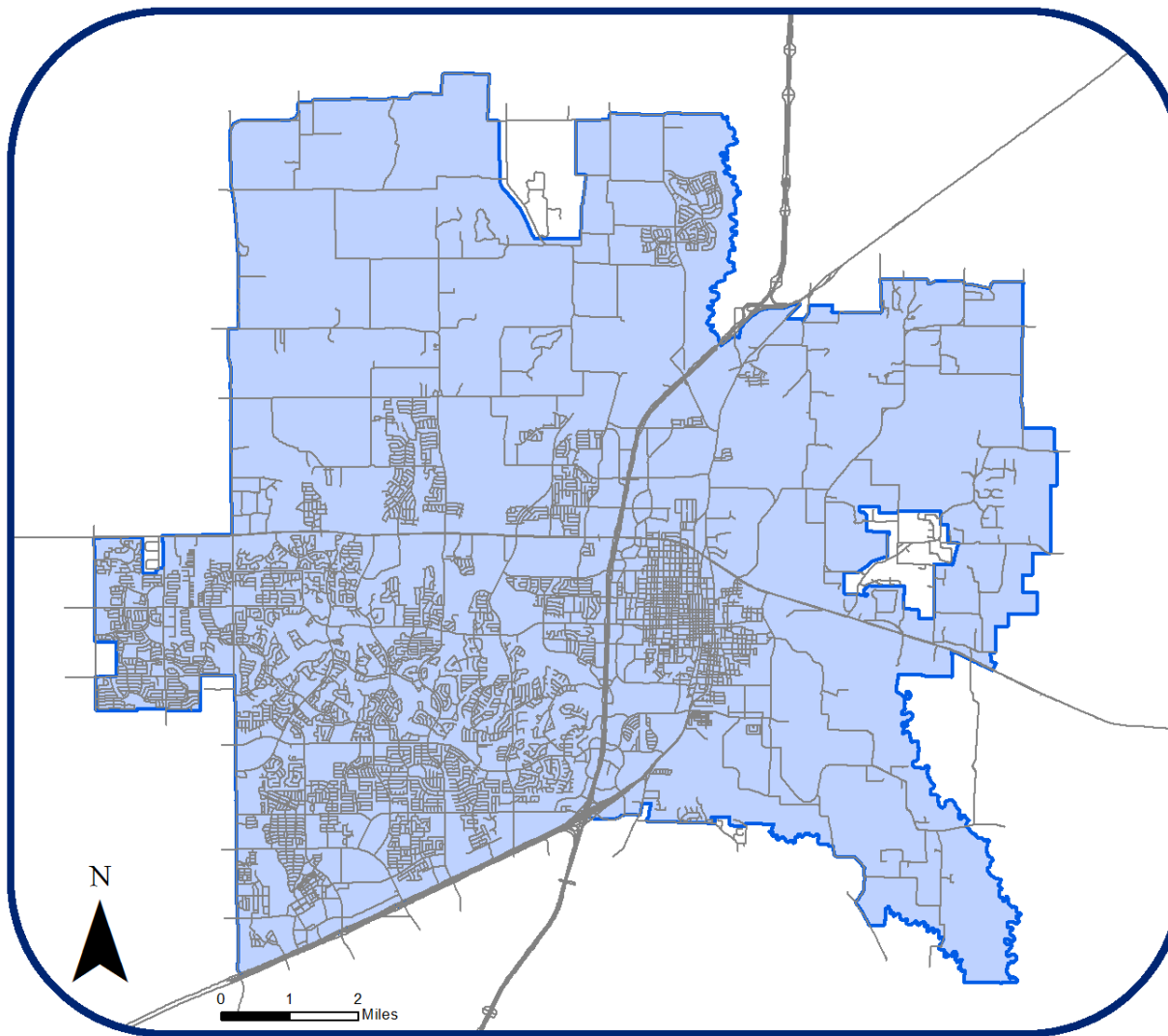
Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$1,784,813	\$481,245	\$0	\$2,266,059	(\$2,000,000)	\$266,059
D	\$131,981	\$287,587	\$0	\$419,568	(\$100,000)	\$319,568
E	\$129,689	\$1,590,386	\$0	\$1,720,075	(\$1,500,000)	\$220,075
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$448,086	\$142,048	(\$300,000)	\$290,134	(\$200,000)	\$90,134
H	\$293,933	\$192,120	\$3,083	\$489,135	(\$450,000)	\$39,135
I	\$5,189,968	\$595,972	(\$4,700,000)	\$1,085,940	(\$500,000)	\$585,940
J	\$2,179,356	\$2,483,606	(\$2,000,000)	\$2,662,962	(\$500,000)	\$2,162,962
K	\$779,111	\$2,206,695	(\$350,000)	\$2,635,806	\$0	\$2,635,806
L	\$5,532	\$49,400	\$0	\$54,932	\$0	\$54,932
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$10,942,468</b>	<b>\$8,029,060</b>	<b>(\$7,346,917)</b>	<b>\$11,624,611</b>	<b>(\$5,250,000)</b>	<b>\$6,374,611</b>

- Totals as of 9/30/2020
- YTD – Year to Date (includes funds for the fiscal year which is October 2019 to September 2020)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is directly deposited into the Street Construction Fund.
- As of October 1, 2016, Roadway Impact Fees collected and reimbursed as part of the Chapter 380 Agreement between the City of McKinney and McKinney Ranch, Ltd. (and as amended) are deposited directly into a payable account.

## Roadway Impact Fees Collected



# UTILITY SERVICE AREA MAP

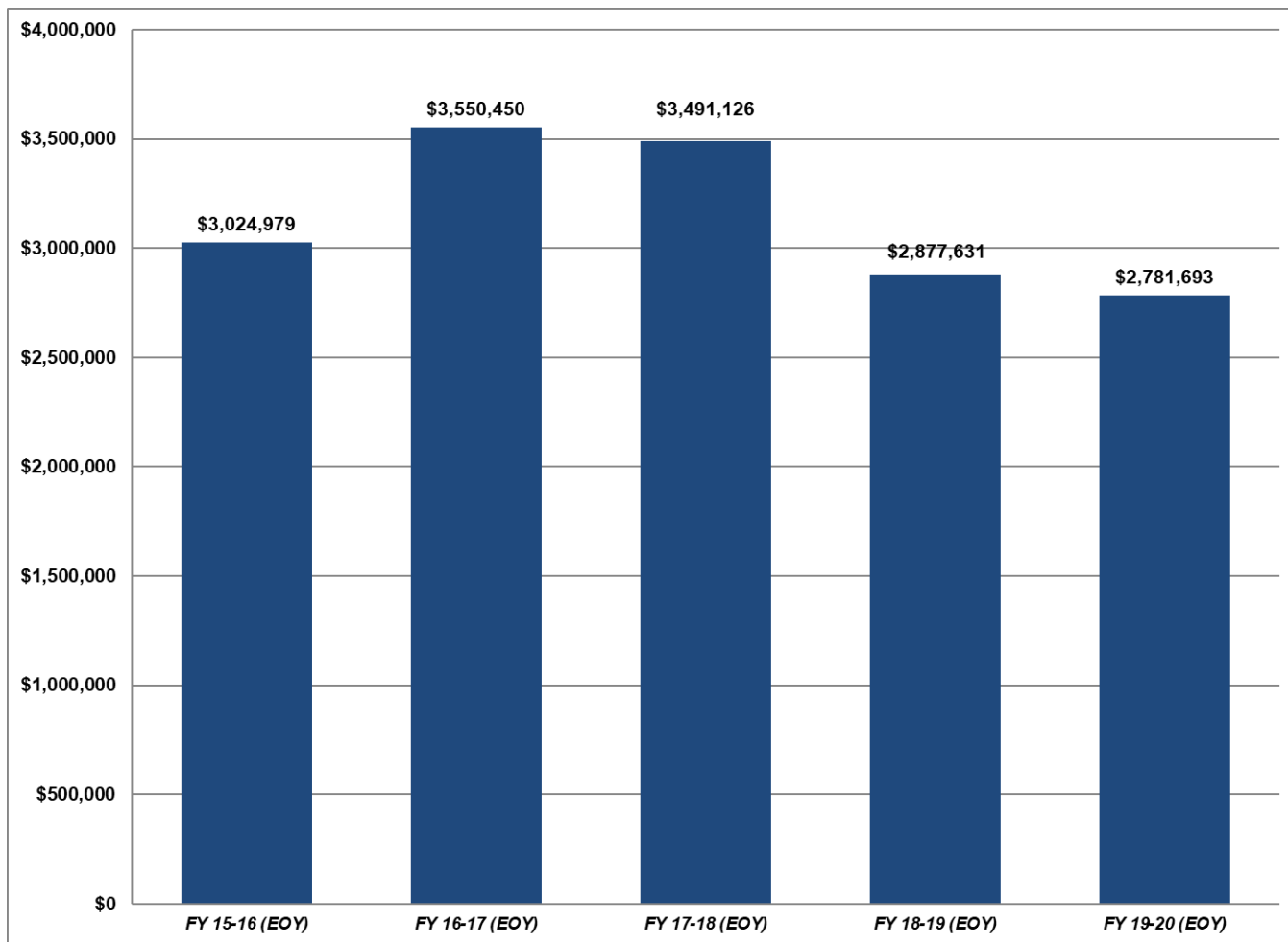


## Utility Impact Fees Fund Activity (FY 19-20)

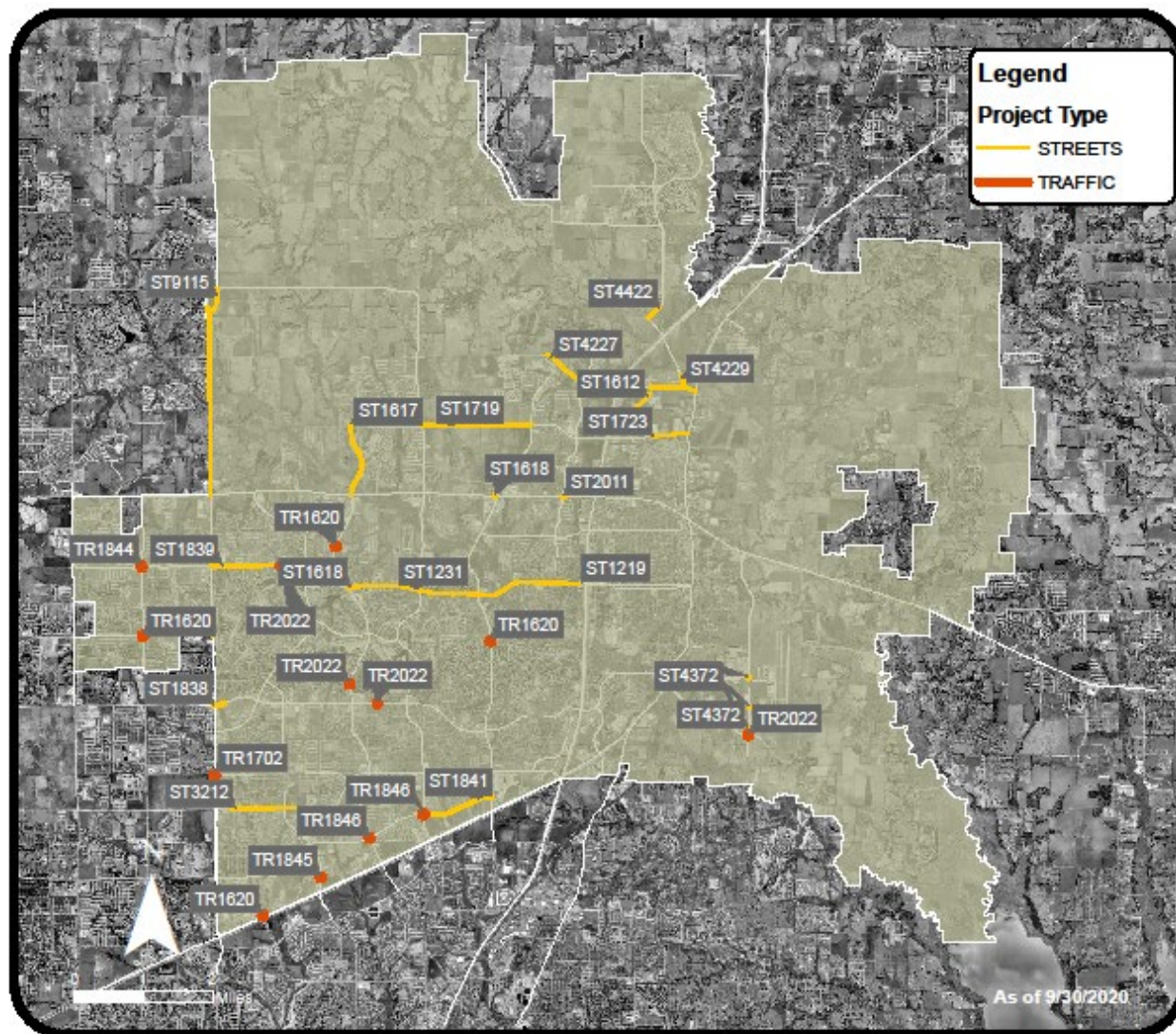
Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects	Allocated to Future Projects	Available Funds LTD
Water	\$4,545,014	\$2,486,506	(\$2,235,000)	(\$4,200,000)	\$596,520
Wastewater	\$1,368,844	\$295,187	(\$1,000,000)	\$0	\$664,031
Total	\$5,913,858	\$2,781,693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

- Totals as of 9/30/2020
- “Water and Wastewater Fees Collected YTD” include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2019 to September 2020)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

## Utility Impact Fees Collected



## Roadway Impact Fee Projects Map (FY 2020)



## Utility Impact Fee Projects Map (FY 2020)

