



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 19-0004M      **Name:** Semi-Annual Impact Fee Report Mid-Year 2019  
**Type:** Agenda Item      **Status:** Approved  
**In control:** Planning & Zoning Commission  
**On agenda:** 7/23/2019      **Final action:** 7/23/2019  
**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

**Indexes:**

**Attachments:** 1. Active Project List Mid-Year 2019, 2. Presentation

Date	Ver.	Action By	Action	Result
7/23/2019	1	Planning & Zoning Commission	Approved	Pass

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:** July 23, 2019

**DEPARTMENT:** Planning Department

**CONTACT:** Mitchell Corona, Planner I  
Aaron Bloxham, Planning Manager

**APPROVAL PROCESS:** The recommendation and minutes from the Capital Improvements Advisory Committee meeting will be forwarded to the City Council on August 6, 2019.

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

**ITEM SUMMARY:** Staff is presenting the 2018-2019 mid-year semiannual report on the progress of the Capital Improvements Plan for roadway and utility impact fees as required by Chapter 395 of the Texas Local Government Code. Staff has established a schedule of presenting the semiannual report at the mid-point of the fiscal year as well as at the end of the fiscal year (the fiscal year being October to September). The 2017-2018 end of fiscal year report was presented at the Planning and Zoning Commission meeting on January 8, 2019 and accepted by City Council on February 5, 2019.

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

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

### **Semiannual Report**

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

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

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

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

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

From March 2018 to March 2019, the Consumer Price Index (CPI) rose 1.9%. During the same period, the core CPI, which excludes volatile food and energy prices, rose 2.0% (Source: US Department of Labor, Bureau of Labor Statistics).

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

### **2018-2019 Impact Fee Update**

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

<b>Roadway Impact Fees Fund Activity (FY18-19)</b>						
<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>
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$1,393,412	\$167,200	\$0	\$1,560,613	\$0	\$1,560,613
D	\$1,031,171	\$59,912	(\$1,000,000)	\$91,083	\$0	\$91,083
E	\$238,160	\$46,807	\$0	\$284,967	\$0	\$284,967
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$959,670	\$109,858	(\$700,000)	\$369,528	\$0	\$369,528
H	\$582,457	\$16,408	(\$500,000)	\$98,865	\$0	\$98,865
I	\$5,722,023	\$412,301	(\$1,400,000)	\$4,734,323	\$0	\$4,734,323
J	\$1,270,480	\$308,324	\$0	\$1,578,804	\$0	\$1,578,804
K	\$251,465	\$470,433	\$0	\$721,898	\$0	\$721,898
L	\$1	\$5,531	\$0	\$5,532	\$0	\$5,532
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$11,448,838</b>	<b>\$1,596,776</b>	<b>(\$3,600,000)</b>	<b>\$9,445,614</b>	<b>\$0</b>	<b>\$9,445,614</b>

- Totals as of 3/31/2019
- YTD - Year to Date (includes funds for the fiscal year which is October 2018 to September 2019)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.
- As of October 1, 2016, Roadway Impact Fees collected and reimbursed as part of the Chapter 380 Agreement between the City of McKinney and McKinney Ranch, Ltd. (and as amended) are deposited directly into a payable account.

<b>Utility Impact Fees Fund Activity (FY18-19)</b>					
<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>
Water	\$7,760,359	\$1,192,235	(\$5,800,000)	\$0	\$3,152,594
Wastewater	\$2,525,868	\$137,584	(\$2,250,000)	\$0	\$413,452
<b>Total</b>	<b>\$10,286,227</b>	<b>\$1,329,819</b>	<b>(\$8,050,000)</b>	<b>\$0</b>	<b>\$3,566,046</b>

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

**CIP PROJECT STATUS (FY 2018-2019)**

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

**SUMMARY OF PREVIOUS FISCAL YEARS**

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

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$357,063	\$536,350	\$500,000	\$1,393,412	\$0	\$1,393,412
D	\$92,602	\$1,338,569	(\$400,000)	\$1,031,171	\$0	\$1,031,171
E	\$107,317	\$830,843	(\$700,000)	\$238,160	\$0	\$238,160
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$1,001,682	\$257,988	(\$300,000)	\$959,670	\$0	\$959,670
H	\$438,512	\$143,945	\$0	\$582,457	\$0	\$582,457
I	\$3,279,348	\$2,421,629	\$21,046	\$5,722,023	\$0	\$5,722,023
J	\$1,145,133	\$103,795	\$21,552	\$1,270,480	\$0	\$1,270,480
K	\$89,658	\$181,785	(\$19,979)	\$251,465	\$0	\$251,465
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$6,511,315</b>	<b>\$5,814,904</b>	<b>(\$877,381)</b>	<b>\$11,448,839</b>	<b>\$0</b>	<b>\$11,448,839</b>

Note: Fiscal Year Totals as of September 30, 2018

**Utility Impact Fees Fund Activity (FY 17-18)**

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

Note: Fiscal Year Totals as of September 30, 2018

**Roadway Impact Fees Fund Activity (FY 16-17)**

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$710,481	\$733,482	(\$1,086,900)	\$357,063	\$0	\$357,063
D	\$174,852	\$105,250	(\$187,500)	\$92,602	\$0	\$92,602
E	\$338,299	\$147,168	(\$378,150)	\$107,317	\$0	\$107,317
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$544,679	\$453,338	\$3,665	\$1,001,682	\$0	\$1,001,682

H	\$484,907	\$485,890	(\$353,467)	\$617,330	\$0	\$617,330
I	\$1,587,774	\$1,735,254	\$1,920	\$3,324,948	\$0	\$3,324,948
J	\$1,943	\$924,935	\$218,255	\$1,145,133	\$0	\$1,145,133
K	\$1,071,414	\$205,537	(\$1,187,292)	\$89,658	\$0	\$89,658
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$4,914,349</b>	<b>\$4,790,854</b>	<b>(\$2,969,469)</b>	<b>\$6,735,734</b>	<b>\$0</b>	<b>\$6,735,734</b>

Note: Fiscal Year Totals as of September 30, 2017

**Utility Impact Fees Fund Activity (FY 16-17)**

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

Note: Fiscal Year Totals as of September 30, 2017

**Roadway Impact Fees Fund Activity (FY 15-16)**

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

Note: Fiscal Year Totals as of September 30, 2016

**Utility Impact Fees Fund Activity (FY 15-16)**

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

Note: Fiscal Year Totals as of September 30, 2016

**Roadway Impact Fees Fund Activity (FY 14-15)**

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$178,537	\$0	(\$5,000)	\$173,537	\$0	\$173,537
D	\$1,081,293	\$56,319	(\$1,000,000)	\$137,613	\$0	\$137,613
E	\$247,740	\$84,608	(\$225,000)	\$107,348	\$0	\$107,348
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$221,754	\$504,938	(\$437,600)	\$289,092	\$0	\$289,092
H	\$39,875	\$358,709	(\$7,384)	\$391,200	\$0	\$391,200
I	\$2,130,858	\$701,060	(\$1,963,500)	\$868,418	\$0	\$868,418
J	\$1,217,367	\$1,301,823	(\$607,300)	\$1,911,890	\$0	\$1,911,890
K	\$591,166	\$224,512	(\$2,210)	\$813,468	\$0	\$813,468
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>Professional Services</b>				<b>\$0</b>	<b>(\$150,000)</b>	<b>(\$150,000)</b>
<b>TOTAL</b>	<b>\$5,708,591</b>	<b>\$3,231,970</b>	<b>(\$4,247,994)</b>	<b>\$4,692,566</b>	<b>(\$150,000)</b>	<b>\$4,542,566</b>

Note: Fiscal Year Totals as of September 30, 2015

**Utility Impact Fees Fund Activity (FY 14-15)**

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

Note: Fiscal Year Totals as of September 30, 2015

**Roadway Impact Fees Fund Activity (FY 13-14)**

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$7,367	\$0	(\$7,367)	\$0	\$0	\$0
C	\$584,808	\$157,300	(\$563,571)	\$178,537	\$0	\$178,537
D	\$976,344	\$104,949	\$0	\$1,081,293	\$0	\$1,081,293
E	\$158,332	\$392,944	(\$303,536)	\$247,740	\$0	\$247,740
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$375,491	\$349,763	(\$503,500)	\$221,754	\$0	\$221,754
H	\$90,613	\$104,051	(\$154,789)	\$39,875	\$0	\$39,875
I	\$2,915,301	\$1,393,224	(\$2,177,666)	\$2,130,858	(\$1,400,000)	\$730,858
J	\$874,600	\$349,767	(\$7,000)	\$1,217,367	(\$600,000)	\$617,367
K	\$715,565	\$295,820	(\$420,218)	\$591,166	\$0	\$591,166
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$150,000)	(\$150,000)
<b>TOTAL</b>	<b>\$6,698,422</b>	<b>\$3,147,817</b>	<b>(\$4,122,913)</b>	<b>\$5,708,591</b>	<b>(\$2,150,000)</b>	<b>\$3,558,591</b>

Note: Fiscal Year Totals as of September 30, 2014

**Utility Impact Fees Fund Activity (FY 13-14)**

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$6,946,921	\$2,318,108	(\$3,823,773)	(\$4,450,000)	\$991,257
Wastewater	\$1,858,662	\$270,347	(\$5,328)	(\$1,200,000)	\$923,681
<b>Total</b>	<b>\$8,805,584</b>	<b>\$2,588,455</b>	<b>(\$3,829,101)</b>	<b>(\$5,650,000)</b>	<b>\$1,914,939</b>

Note: Fiscal Year Totals as of September 30, 2014