

EXHIBIT “A”

SEMIANNUAL REPORT

Semiannual Report
Mid-Year 23-24
Progress of the Capital Improvements Plan for
Roadway and Utility Impact Fees

June 2024



Table of Contents

A. Executive Summary 1
B. CIAC Staff Report 2
C. CIAC Meeting Minutes 9
D. CIAC PowerPoint Presentation 13
E. Active Roadway and Utility Impact Fee CIP Projects 25
F. Appendix (available in City Secretary’s Office)..... 46

Land Use Assumptions

Capital Improvements Plan for Roadway Impact Fees

Capital Improvements Plan for Water/Wastewater Impact Fees

Roadway Impact Fee Schedule 1 Table A

Roadway Impact Fee Schedule 1 Table B

Utility Impact Fee Schedules

A. Executive Summary

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

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

B. Capital Improvements Advisory Committee Commission Staff Report

..Title

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

..Summary

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

MEETING DATE: May 28, 2024

DEPARTMENT: Planning Department

CONTACT: Aaron Bloxham, AICP, Principal Planner

APPROVAL PROCESS: The recommendation and minutes from the Capital Improvements Advisory Committee meeting will be forwarded to the City Council on June 18, 2024.

STAFF RECOMMENDATION: Staff recommend 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 2024 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 2023 and-of-year report was presented at the Capital Improvements Advisory Committee meeting on December 12, 2023 and accepted by City Council on January 2, 2024.

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

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

(4) File semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and

(5) Advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

Semiannual Report

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

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

Construction Costs and Consumer Price Index

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

From March 2023 to March 2024, the Construction Cost Index in the Dallas area increased 2.5%. From the time of the report’s adoption (December 2020) the Construction Cost Index in the Dallas area increased 29.8% (Source: Construction Cost Index at www.enr.com).

From March 2023 to March 2024, the Dallas-Fort Worth-Arlington area Consumer Price Index (CPI) increased 3.5%. During the same period, the core CPI, which excludes volatile food and energy prices, increased 3.8% (Source: US Department of Labor, Bureau of Labor Statistics).

Roadway Impact Fees Fund Activity (MY 23-24)

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	\$49,563	\$108,674	\$0	\$158,237	\$0	\$158,237
C	\$1,000,438	\$122,822	(\$88,828)	\$1,034,432	\$0	\$1,034,432
D	\$4,065,826	\$2,235,799	\$0	\$6,301,625	\$0	\$6,301,625
E	\$1,264,697	\$336,807	\$0	\$1,601,504	\$0	\$1,601,504
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$128,361	\$0	\$0	\$128,361	\$0	\$128,361
H	\$486,023	\$84,025	\$0	\$570,048	\$0	\$570,048
I	\$363,941	\$193,417	(\$509,277)	\$48,080	\$0	\$48,080
J	\$1,326,149	\$1,716,344	\$0	\$3,042,493	\$0	\$3,042,493

K	\$3,386,360	\$29,281	\$0	\$3,415,641	\$0	\$3,415,641
L	\$581,370	\$54,846	\$0	\$636,216	\$0	\$636,216
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$12,652,728	\$4,882,015	(\$598,105)	\$16,936,638	\$0	\$16,936,638

- Totals as of 03/31/2024
- YTD - Year to Date (includes funds for the fiscal year which is October 2023 to September 2024)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.

Utility Impact Fees Fund Activity (MY 23-24)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects	Allocated to Future Projects	Available Funds LTD
Water	\$4,289,542	\$3,228,196	\$0	\$0	\$7,517,738
Wastewater	\$2,907,587	\$2,282,161	\$0	\$0	\$5,189,748
Total	\$7,197,129	\$5,510,357	\$0	\$0	\$12,707,486

- Totals as of 03/31/2024
- "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 2023 to September 2024)
- 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 2022-2023)

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 (EOY 22-23)

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	\$47,809	\$1,754	\$0	\$49,563	\$0	\$49,563
C	\$505,048	\$495,390	\$0	\$1,000,438	\$0	\$1,000,438
D	\$4,822,038	\$5,743,788	(\$6,500,000)	\$4,065,826	\$0	\$4,065,826
E	\$1,358,999	\$1,252,093	(\$1,350,000)	\$1,261,092	\$3,605	\$1,264,697
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$31,110	\$152,698	(\$100,000)	\$83,808	\$44,554	\$128,361
H	\$437,145	\$648,878	(\$600,000)	\$486,023	\$0	\$486,023
I	\$1,032,666	\$1,631,275	(\$2,300,000)	\$363,941	\$0	\$363,941
J	\$648,589	\$677,560	\$0	\$1,326,149	\$0	\$1,326,149

K	\$1,609,962	\$2,276,398	(\$500,000)	\$3,386,360	\$0	\$3,386,360
L	\$515,972	\$65,398	\$0	\$581,370	\$0	\$581,370
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$11,009,336	\$12,945,232	(\$11,350,000)	\$12,604,569	\$48,159	\$12,652,728

- Totals as of 9/30/2023
- YTD - Year to Date (includes funds for the fiscal year which is October 2022 to September 2023)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.

Utility Impact Fees Fund Activity (EOY 22-23)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects	Allocated to Future Projects	Available Funds LTD
Water	\$5,162,299	\$7,392,243	(\$8,800,000)	\$535,000	\$4,289,542
Wastewater	\$3,360,338	\$5,347,249	(\$5,800,000)	\$0	\$2,907,587
Total	\$8,522,637	\$12,739,493	(\$14,600,000)	\$535,000	\$7,197,129

- Totals as of 9/30/2023
- "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 2022 to September 2023)
- 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.

Roadway Impact Fees Fund Activity (EOY 21-22)

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	\$47,809	\$0	\$47,809	\$0	\$47,809
C	\$751,990	\$403,058	(\$650,000)	\$505,048	\$0	\$505,048
D	\$291,446	\$4,830,592	(\$300,000)	\$4,822,038	\$0	\$4,822,038
E	\$248,719	\$1,310,280	(\$200,000)	\$1,358,999	\$0	\$1,358,999
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$60,061	\$21,049	(\$50,000)	\$31,110	\$0	\$31,110
H	\$462,163	\$421,055	(\$446,072)	\$437,145	\$0	\$431,445
I	\$753,920	\$978,746	(\$700,000)	\$1,032,666	\$0	\$1,027,681
J	\$1,429,389	\$457,979	(\$1,238,779)	\$648,589	\$0	\$648,589
K	\$2,586,903	\$1,099,687	(\$2,076,628)	\$1,609,962	(\$500,000)	\$1,109,962
L	\$54,932	\$511,040	(\$50,000)	\$515,972	\$0	\$515,972
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$6,639,521	\$10,081,295	(\$5,711,479)	\$11,009,336	(\$500,000)	\$10,509,336

- Totals as of 9/30/2022
- YTD - Year to Date (includes funds for the fiscal year which is October 2021 to September 2022)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project

- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.

Utility Impact Fees Fund Activity (EOY 21-22)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects	Allocated to Future Projects	Available Funds LTD
Water	\$3,274,854	\$5,006,039	(\$3,118,594)	\$0	\$5,162,299
Wastewater	\$972,670	\$3,368,480	(\$980,813)	\$0	\$3,360,338
Total	\$4,247,524	\$8,374,519	(\$4,099,407)	\$0	\$8,522,637

- Totals as of 9/30/2022
- "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 2021 to September 2022)
- 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.

Roadway Impact Fees Fund Activity (EOY 20-21)

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$2,266,059	\$789,899	(\$2,200,000)	\$855,958	(\$650,000)	\$205,958
D	\$419,568	\$771,877	(\$900,000)	\$291,446	\$0	\$291,446
E	\$1,720,075	\$28,644	(\$1,500,000)	\$248,719	(\$200,000)	\$48,719
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$290,963	\$69,098	(\$300,000)	\$60,061	\$0	\$60,061
H	\$508,991	\$503,172	(\$550,000)	\$462,163	\$0	\$462,163
I	\$1,085,940	\$491,416	(\$823,437)	\$633,943	\$0	\$633,943
J	\$2,662,962	\$538,677	(\$1,772,250)	\$1,401,639	(\$1,000,000)	\$401,639
K	\$2,635,806	\$351,096	(\$400,000)	\$2,586,903	(\$700,000)	\$1,886,903
L	\$54,932	\$0	\$0	\$54,932	(\$50,000)	\$4,932
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$11,645,295	\$3,543,880	(\$8,445,687)	\$6,595,762	(\$2,600,000)	\$3,995,762

Note: Fiscal Year Totals as of September 30, 2021

Utility Impact Fees Fund Activity (EOY 20-21)

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

Note: Fiscal Year Totals as of September 30, 2021

Roadway Impact Fees Fund Activity (FY 19-20)

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

Note: Fiscal Year Totals as of September 30, 2020

Utility Impact Fees Fund Activity (FY 19-20)

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

Note: Fiscal Year Totals as of September 30, 2020

C. Capital Improvements Advisory Committee Meeting Minutes

- 24-0001M** 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.

Hayley Angel, Planning Manager for the City of McKinney, gave the presentation. She stated that Staff recommends filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Lebo, seconded by Alternate Committee Member Urias, the Committee unanimously voted to close the public hearing and recommend filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees, with a vote of 7-0-0. Chairman Cox stated that this item will be forwarded to the City Council meeting on June 18, 2024.

D. Capital Improvements Advisory Committee PowerPoint Presentation

Impact Fee Semiannual Report

(Mid-Fiscal Year 2023-2024)

24-0001M

Semiannual Report: Mid-Fiscal Year 23-24

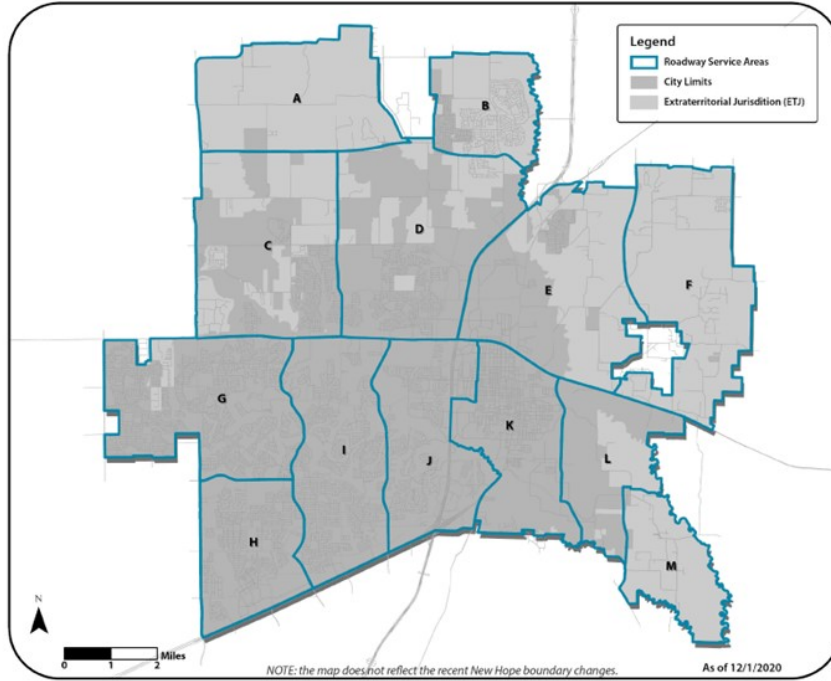
- **Texas Local Government Code Ch. 395 requires a Semiannual Report to:**
 - Report the progress of the Capital Improvements Plan
 - Report any perceived inequities in the Capital Improvements Plan implementation
- **The City of McKinney Semiannual Report includes:**
 - Provides the boundaries for the Roadway and Utility Service areas.
 - 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
- **The Semiannual Report was last presented at the Capital Improvement Advisory Committee meeting on December 12, 2023.**



Semiannual Report: Mid-Fiscal Year 23-24

- **The Capital Improvements Plan used for the Semiannual Report was adopted on December 1, 2020 (as part of the 2019 Impact Fee Update)**
- **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.*
- **This is not the same as the City's overall Capital Improvements Program**

Roadway Impact Fee Service Area Map



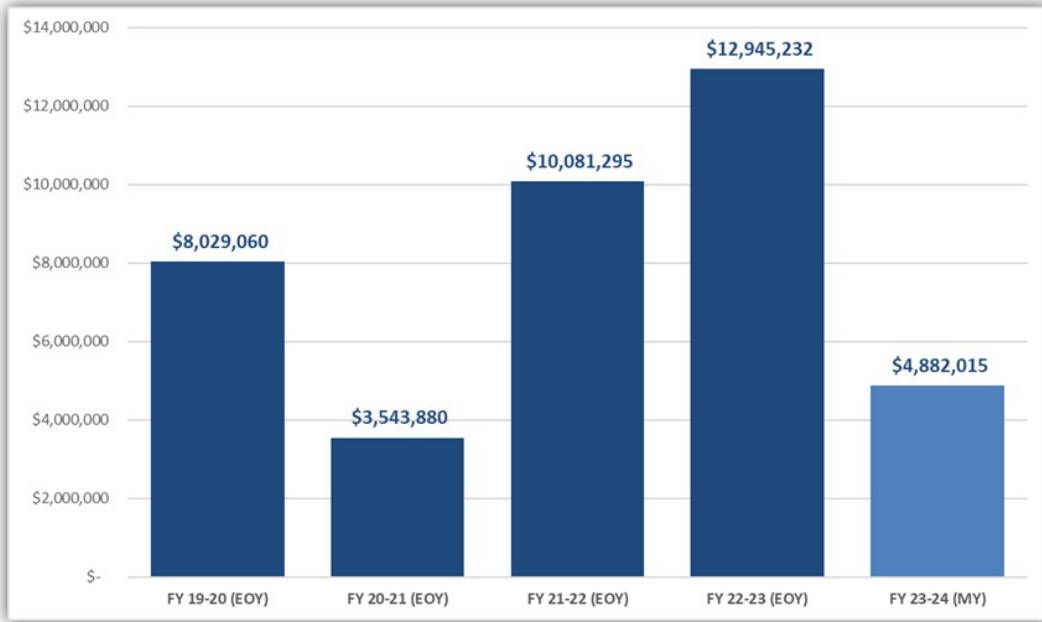
Roadway Impact Fees Fund Activity (FY 23-24)

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	\$49,563	\$108,674	\$0	\$158,237	\$0	\$158,237
C	\$1,000,438	\$122,822	(\$88,828)	\$1,034,432	\$0	\$1,034,432
D	\$4,065,826	\$2,235,799	\$0	\$6,301,625	\$0	\$6,301,625
E	\$1,264,697	\$336,807	\$0	\$1,601,504	\$0	\$1,601,504
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$128,361	\$0	\$0	\$128,361	\$0	\$128,361
H	\$486,023	\$84,025	\$0	\$570,048	\$0	\$570,048
I	\$363,941	\$193,417	(\$509,277)	\$48,080	\$0	\$48,080
J	\$1,326,149	\$1,716,344	\$0	\$3,042,493	\$0	\$3,042,493
K	\$3,386,360	\$29,281	\$0	\$3,415,641	\$0	\$3,415,641
L	\$581,370	\$54,846	\$0	\$636,216	\$0	\$636,216
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$12,652,728	\$4,882,015	(\$598,105)	\$16,936,638	\$0	\$16,936,638

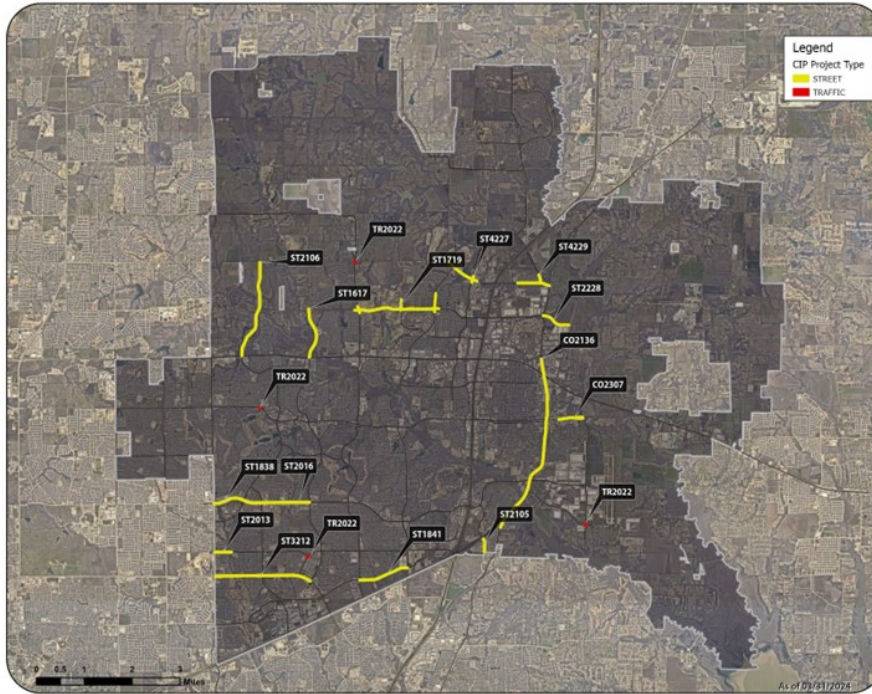
- Totals as of 3/31/2024
- YTD – Year to Date (includes funds for the fiscal year which is October 2023 to September 2024)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is directly deposited into the Street Construction Fund.



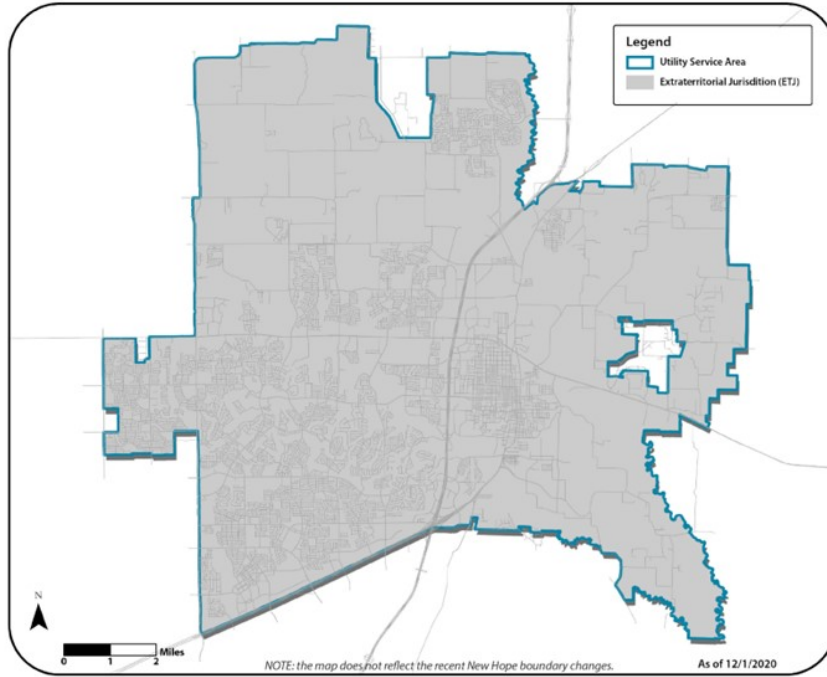
Roadway Impact Fees Collected



Active Roadway Impact Fee Project Map (FY 2023-2024)



Utility Impact Fee Service Area Map



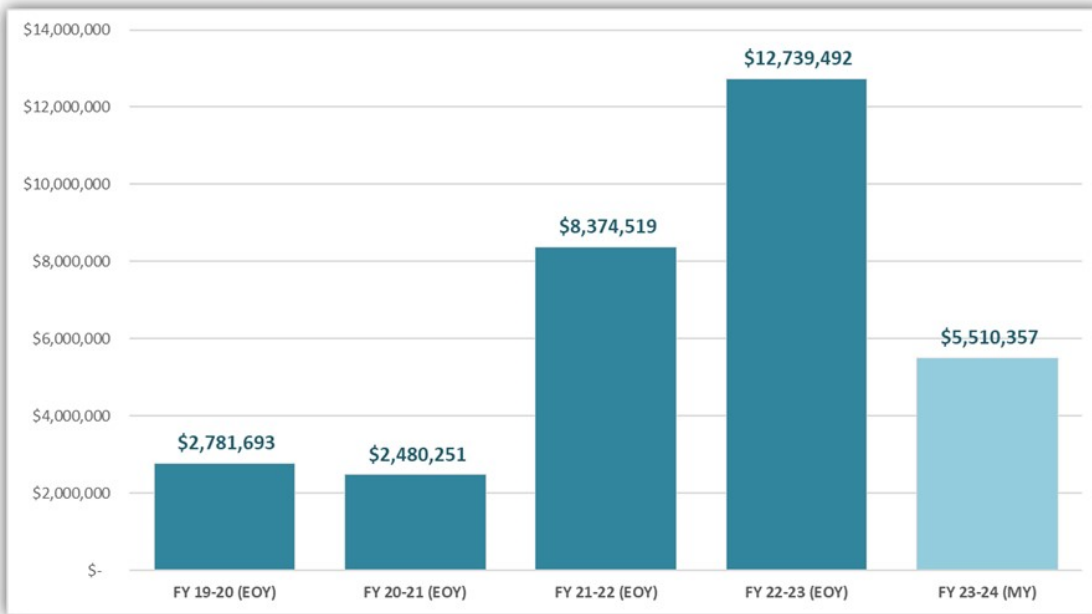
Utility Impact Fees Fund Activity (FY 23-24)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects	Allocated to Future Projects	Available Funds LTD
Water	\$4,289,542	\$3,228,196	\$0	\$0	\$7,517,738
Wastewater	\$2,907,587	\$2,282,161	\$0	\$0	\$5,189,748
Total	\$7,197,129	\$5,510,357	\$0	\$0	\$12,707,486

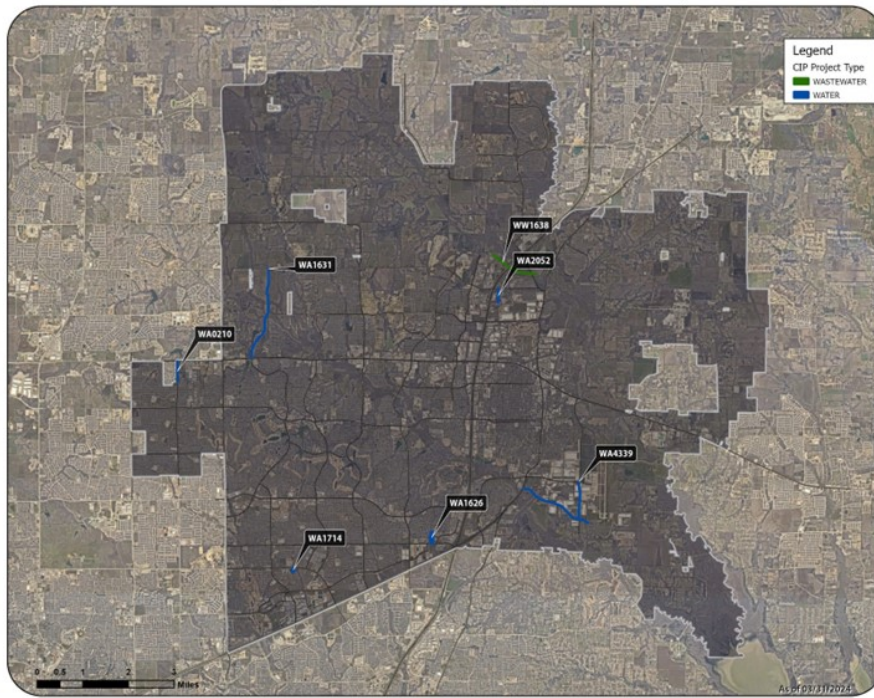
- Totals as of 3/31/2024
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2023 to September 2024)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.



Utility Impact Fees Collected



Active Utility Impact Fee Project Map (FY 2023-2024)



E. Active Roadway and Utility Impact Fee CIP Projects

Active Roadway and Utility Impact Fee CIP Projects 2023-2024 MID-YEAR

Includes:

Engineering Projects Summary Sheet*
Roadway Impact Fee CIP Projects Map
Utility Impact Fee CIP Projects Map
Impact Fee Service Area Maps

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

SEMIAJUAL REPORT

ENGINEERING CAPITAL IMPROVEMENTS SUMMARY IMPACT FEE PROJECTS													
CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS*	PLANNED COMPLETION DATE*	CURRENT BUDGET	PLANNED BUDGET	ROADWAY IMPACT FEE	UTILITY IMPACT FEE	PROJECT FUNDING SOURCES			% PROJECT FUNDED BY IMPACT FEES	
									BONDS**	GRANTS***	DEVELOPER CONTRIBUTIONS		
CO2136	SH 5 TDDOT Local Contribution (Frisco Rd - Powerhouse)	Local contribution for land acquisition (by TDDOT) and supplemental drainage design.	DESIGN	6/21/2028	\$2,200,000	\$2,200,000	\$700,000	\$0	\$1,500,000	\$0	\$0	\$0	31.82%
CO2307	East Virginia Street Improvements (Throckmorton - Airport)	New connection of Virginia St to Airport RD and other town thoroughfare improvements in accordance with master thoroughfare plan and East McKinney redevelopment plan.	DESIGN	TBD	\$1,750,000	\$8,250,000	\$500,000	\$0	\$1,250,000	\$0	\$0	\$0	28.57%
ST1617	Ridge Rd (US 380 - Wilmeth)	Construct Ridge Road from its current terminus at US 380 to Wilmeth Road	COMPLETE	3/31/2024	\$23,881,900	\$23,881,900	\$2,365,000	\$0	\$21,185,000	\$0	\$331,900	\$0	9.90%
ST1719	Wilmeth (Hardin to Lake Forest)	Construction of Wilmeth Rd (640) from Hardin to Lake Forest, including roundabouts at Hardin, CR 343, and Lake Forest.	CONSTRUCTION	8/1/2024	\$25,245,640	\$25,245,640	\$8,700,000	\$0	\$5,111,000	\$11,003,930	\$430,710	\$0	34.46%
ST1838	Eldorado and Custer Intersections / Bridge Improvements	Widening of existing bridge over Rowlett Creek to include lanes 5 & 6 including various intersection capacity improvements.	COMPLETE	9/14/2023	\$4,858,123	\$4,858,123	\$1,200,000	\$0	\$2,558,123	\$400,000	\$700,000	\$0	24.70%
ST1841	Collin McKinney Pkwy (Lake Forest - Tina)	Construction of remaining lanes 1 & 2 (westbound), lanes 3 & 4 (eastbound) including signal improvements at Lake Forest and Hardin.	CONSTRUCTION	5/31/2024	\$16,118,589	\$16,118,589	\$9,500,000	\$0	\$6,506,264	\$0	\$112,325	\$0	58.94%
ST2013	Silverado Trail Lanes 3 & 4 (Kenley - Rowlett Creek)	Construction of lanes 3 & 4 in accordance with the master thoroughfare plan (including bridge structure). Improve citywide mobility in accordance with the master thoroughfare plan.	DESIGN	TBD	\$500,000	\$1,000,000	\$500,000	\$0	\$0	\$0	\$0	\$0	100.00%
ST2016	Eldorado Parkway Lanes 5 & 6 (Orion - Ridge)	Construction of lanes 5 & 6 in accordance with the master thoroughfare plan. Completion of master-planned network.	PLANNING	TBD	\$1,000,000	\$2,815,000	\$200,000	\$0	\$800,000	\$0	\$0	\$0	20.00%
ST2105	Medical Center Drive Improvements (Frisco - Spur 399)	Widening to a 4 lane undivided roadway including connection to new Frisco Road alignment	DESIGN	11/7/2025	\$4,450,000	\$4,450,000	\$1,400,000	\$0	\$3,050,000	\$0	\$0	\$0	31.46%
ST2106	Stonebridge Drive (US 380 - Tucker Hill)	Construction of NB lanes 1 & 2 of Stonebridge to Tucker Hill southern boundary full intersection construction at US 380	PLANNING	TBD	\$1,750,000	\$1,750,000	\$1,050,000	\$0	\$700,000	\$0	\$0	\$0	60.00%
ST2228	Wilmeth Road Extension (East of SH 5)	Construction of master planned roadway	DESIGN	1/20/2027	\$5,250,000	\$5,250,000	\$550,000	\$0	\$2,500,000	\$0	\$2,200,000	\$0	10.48%
ST3212	Stacy Rd Lanes 5 & 6 (Custer - Ridge)	Construction of Lanes 5 & 6 including signalization of Stacy Rd at McKinney Ranch Pkwy	COMPLETE	9/19/2023	\$8,153,803	\$8,153,803	\$200,000	\$0	\$7,350,000	\$0	\$603,803	\$0	2.45%

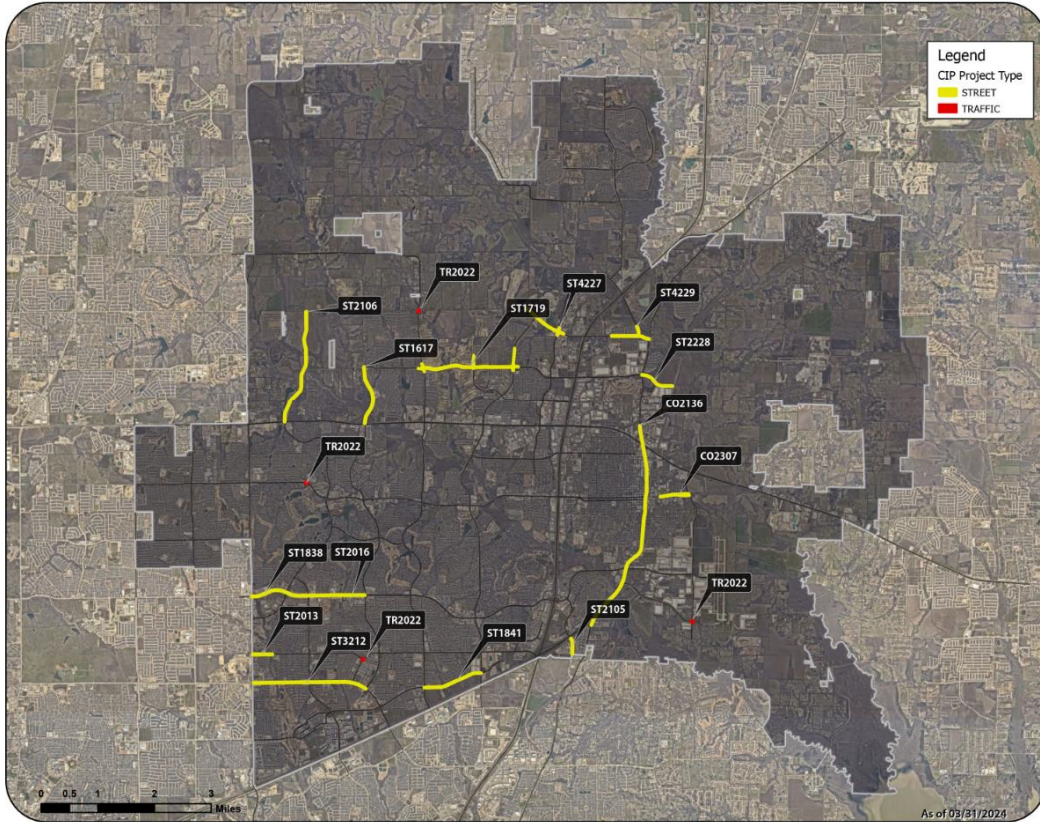
* Status provided is based on the date of this report and may be subject to change.
 ** Bonds may include General Obligation, Certificates of Obligation, or Utility Revenue Bonds.
 *** Grants may include cost-sharing participation from local, county, regional, or federal sources.

Report Date: 3/31/2024

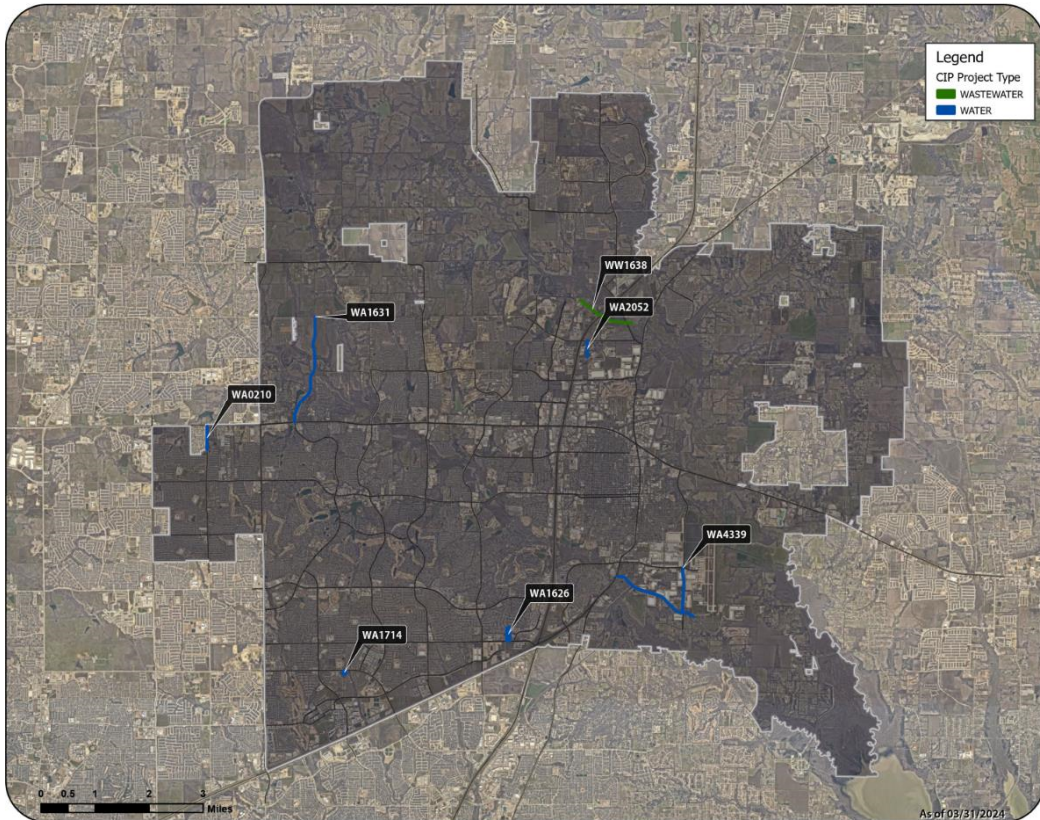
SEMIANNUAL REPORT

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS*	PLANNED COMPLETION DATE *	CURRENT BUDGET	PLANNED BUDGET	PROJECT FUNDING SOURCES					% PROJECT FUNDED BY IMPACT FEES
							ROADWAY IMPACT FEE	UTILITY IMPACT FEE	BONDS **	GRANTS ***	DEVELOPER CONTRIBUTIONS	
ST4227	Bloomdale Road - Hardin/Community	Extension of Bloomdale from Hardin Blvd to Community Ave with a 4 lane divided roadway.	COMPLETE	9/30/2023	\$12,993,621	\$12,993,621	\$450,000	\$0	\$6,005,278	\$6,115,972	\$378,371	3.47%
ST4229	Bloomdale Road and Spur 135 Realignment	Construct remaining planned lanes along Bloomdale (West of SH 5) and establish new planned intersection of Bloomdale/FM543	DESIGN	TBD	\$2,161,523	\$6,261,523	\$2,000,000	\$0	\$0	\$0	\$161,523	92.53%
TR2022	Traffic Signalization (FY20)	Installation of new traffic signals at Airport & Harry McKillop, Virginia & St. Gabriel, McKinney Ranch & Silverado, and Lake Forest & Bloomdale.	COMPLETE	3/15/2024	\$1,540,000	\$1,540,000	\$950,000	\$0	\$590,000	\$0	\$0	61.69%
CO2214	Water & Wastewater Master Plan (2024)	Required update to Water and Wastewater Master Plan	DESIGN	TBD	\$1,255,000	\$1,255,000	\$0	\$800,000	\$455,000	\$0	\$0	63.75%
WA0210	Independence Parkway 24 inch Waterline	Installation of master-planned 24" water main.	DESIGN	9/11/2025	\$2,500,000	\$2,500,000	\$0	\$2,500,000	\$0	\$0	\$0	100.00%
WA1026	McKinney Ranch Pump Station Improvements	Various pump, facility, and electrical improvements at the McKinney Ranch Pump Station facility.	CONSTRUCTION	5/11/2025	\$21,820,000	\$21,820,000	\$0	\$1,900,000	\$19,920,000	\$0	\$0	8.71%
WA1031	Stonebridge water line from US 380 to Bloomdale 920 PP	11,000 LF of 42 inch water main	PLANNING	TBD	\$5,000,000	\$39,900,000	\$0	\$4,800,000	\$200,000	\$0	\$0	96.00%
WA1714	Stacy Road elevated storage tank	Proposed 3 MG elevated water storage tank in the 920 PP	DESIGN	10/12/2025	\$14,500,000	\$14,500,000	\$0	\$1,400,000	\$13,100,000	\$0	\$0	9.66%
WA2052	McLary 36 inch Water Line (Trinity Falls East Feec)	City obligation of master planned water infrastructure to connect to Trinity Falls East Feec distribution line.	COMPLETE	11/30/2023	\$2,700,000	\$2,700,000	\$0	\$2,700,000	\$0	\$0	\$0	100.00%
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)	CONSTRUCTION	8/27/2024	\$10,435,000	\$10,435,000	\$0	\$9,800,000	\$635,000	\$0	\$0	93.91%
WW1638	Honey Creek SS Trunk Main to MH-HC124	Construction of master planned 36" to 48" wastewater trunk main along Honey Creek.	DESIGN	7/1/2025	\$15,650,000	\$15,650,000	\$0	\$8,800,000	\$6,850,000	\$0	\$0	56.23%
WW4354	Undesignated oversize participation	Oversized participation with developers for non-impact fee projects	PLANNING	TBD	\$778,082	\$2,278,082	\$0	\$30,813	\$747,269	\$0	\$0	3.96%

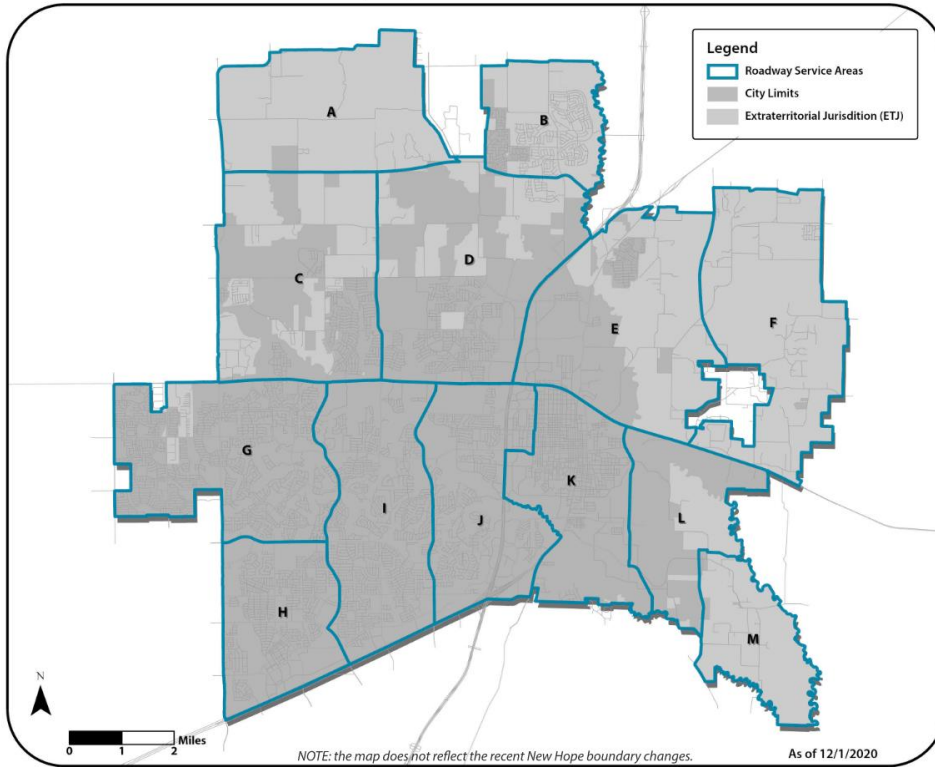
Active Roadway Impact Fee Project Map (FY 2023-2024)



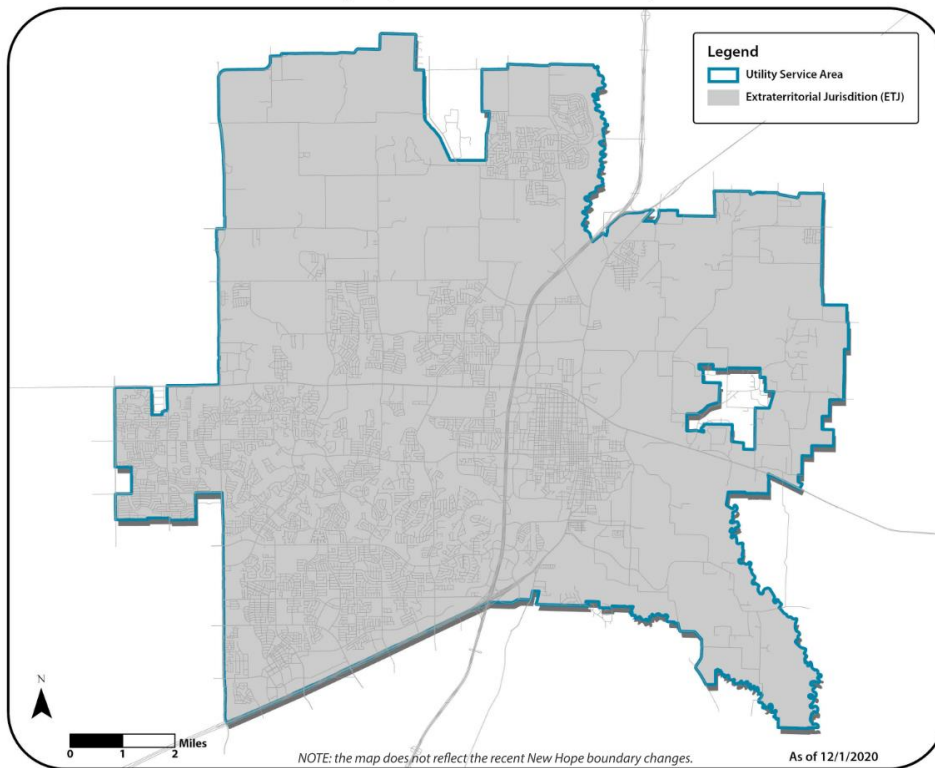
Active Utility Impact Fee Project Map (FY 2023-2024)



Roadway Impact Fee Service Area Map



Utility Impact Fee Service Area Map



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

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