

**EXHIBIT “A”**

Semiannual Report  
Mid-Year FY24-25  
Progress of the Capital Improvements Plan for  
Roadway and Utility Impact Fees

June 2025



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## A. Executive Summary

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

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

## B. Capital Improvements Advisory Committee Commission Staff Report

### ..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 27, 2025

**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 17, 2025.

**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 2025 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 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 2024 end-of-year report was presented at the Capital Improvements Advisory Committee meeting on December 10, 2024 and accepted by City Council on January 7, 2025.

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 2024 to March 2025, the Construction Cost Index in the Dallas area decreased 5.6%. From the time of the report's adoption (December 2020) the Construction Cost Index in the Dallas area increased 22.5% (Source: Construction Cost Index at [www.enr.com](http://www.enr.com)).

From March 2024 to March 2025, the Dallas-Fort Worth-Arlington area Consumer Price Index (CPI) increased 1.4%. During the same period, the core CPI, which excludes volatile food and energy prices, increased 1.6% (Source: US Department of Labor, Bureau of Labor Statistics).

### **Roadway Impact Fees Fund Activity (MY 24-25)**

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	\$180,563	\$811	(\$3,673)	\$177,701	\$0	\$177,701
C	\$358,586	\$470,820	\$0	\$829,406	\$0	\$829,406
D	\$2,353,010	\$2,236,117	(\$24,311)	\$4,564,816	\$0	\$4,564,816
E	\$132,580	\$1,798,302	\$0	\$1,930,882	\$0	\$1,930,882
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$128,361	\$504,997	\$0	\$633,358	\$0	\$633,358
H	\$288,680	\$423,570	\$0	\$712,250	\$0	\$712,250
I	\$97,404	\$78,095	\$0	\$175,499	\$0	\$175,499
J	\$1,042,402	\$54,556	\$0	\$1,096,958	\$0	\$1,096,958

<b>K</b>	\$708,345	\$530,896	(\$25,480)	\$1,213,761	\$0	\$1,213,761
<b>L</b>	\$636,216	\$0	\$0	\$636,216	\$0	\$636,216
<b>M</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$5,926,147</b>	<b>\$6,098,164</b>	<b>(\$53,464)</b>	<b>\$11,970,847</b>	<b>\$0</b>	<b>\$11,970,847</b>

- Totals as of 03/31/2025
- YTD - Year to Date (includes funds for the fiscal year which is October 2024 to September 2025)
- 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 24-25)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	YTD Project Transfers / Refunds	Allocated to Future Projects	Available Funds LTD
<b>Water</b>	\$2,439,768	\$3,237,400	(\$50,289)	\$0	\$5,626,879
<b>Wastewater</b>	\$1,574,966	\$2,626,683	(\$13,485)	\$0	\$4,188,164
<b>Total</b>	<b>\$4,014,734</b>	<b>\$5,864,083</b>	<b>(\$63,774)</b>	<b>\$0</b>	<b>\$9,815,043</b>

- Totals as of 03/31/2025
- "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 2024 to September 2025)
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- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

### CIP PROJECT STATUS (FY 2024-2025)

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 23-24)

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
<b>A</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>B</b>	\$49,563	\$131,000	\$0	\$180,563	\$0	\$180,563
<b>C</b>	\$1,000,438	\$295,944	(\$937,796)	\$358,586	\$0	\$358,586
<b>D</b>	\$4,065,826	\$4,487,184	(\$6,200,000)	\$2,353,010	\$0	\$2,353,010
<b>E</b>	\$1,264,697	\$467,883	(\$1,600,000)	\$132,580	\$0	\$132,580
<b>F</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>G</b>	\$128,361	\$0	\$0	\$128,361	\$0	\$128,361
<b>H</b>	\$486,023	\$412,581	(\$609,924)	\$288,680	\$0	\$288,680
<b>I</b>	\$363,941	\$242,741	(\$509,277)	\$97,404	\$0	\$97,404

J	\$1,326,149	\$1,801,253	(\$2,085,000)	\$1,042,402	\$0	\$1,042,402
K	\$3,386,360	\$734,577	(\$3,412,593)	\$708,345	\$0	\$708,345
L	\$581,370	\$54,846	\$0	\$636,216	\$0	\$636,216
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$12,652,728</b>	<b>\$8,628,009</b>	<b>(\$15,354,590)</b>	<b>\$5,926,147</b>	<b>\$0</b>	<b>\$5,926,147</b>

- Totals as of 09/30/2024
- 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 (EOY 23-24)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	YTD Project Transfers / Refunds	Allocated to Future Projects	Available Funds LTD
<b>Water</b>	\$4,289,542	\$5,502,467	(\$7,352,241)	\$0	\$2,439,768
<b>Wastewater</b>	\$2,907,587	\$3,867,054	(\$5,199,675)	\$0	\$1,574,966
<b>Total</b>	<b>\$7,197,129</b>	<b>\$9,369,521</b>	<b>(\$12,551,916)</b>	<b>\$0</b>	<b>\$4,014,734</b>

- Totals as of 09/30/2024
- "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.

### 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
<b>A</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>B</b>	\$47,809	\$1,754	\$0	\$49,563	\$0	\$49,563
<b>C</b>	\$505,048	\$495,390	\$0	\$1,000,438	\$0	\$1,000,438
<b>D</b>	\$4,822,038	\$5,743,788	(\$6,500,000)	\$4,065,826	\$0	\$4,065,826
<b>E</b>	\$1,358,999	\$1,252,093	(\$1,350,000)	\$1,261,092	\$3,605	\$1,264,697
<b>F</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>G</b>	\$31,110	\$152,698	(\$100,000)	\$83,808	\$44,554	\$128,361
<b>H</b>	\$437,145	\$648,878	(\$600,000)	\$486,023	\$0	\$486,023
<b>I</b>	\$1,032,666	\$1,631,275	(\$2,300,000)	\$363,941	\$0	\$363,941
<b>J</b>	\$648,589	\$677,560	\$0	\$1,326,149	\$0	\$1,326,149
<b>K</b>	\$1,609,962	\$2,276,398	(\$500,000)	\$3,386,360	\$0	\$3,386,360
<b>L</b>	\$515,972	\$65,398	\$0	\$581,370	\$0	\$581,370
<b>M</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$11,009,336</b>	<b>\$12,945,232</b>	<b>(\$11,350,000)</b>	<b>\$12,604,569</b>	<b>\$48,159</b>	<b>\$12,652,728</b>

- 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	YTD Project Transfers / Refunds	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
<b>Total</b>	<b>\$8,522,637</b>	<b>\$12,739,493</b>	<b>(\$14,600,000)</b>	<b>\$535,000</b>	<b>\$7,197,129</b>

- 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
<b>TOTAL</b>	<b>\$6,639,521</b>	<b>\$10,081,295</b>	<b>(\$5,711,479)</b>	<b>\$11,009,336</b>	<b>(\$500,000)</b>	<b>\$10,509,336</b>

- 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	YTD Project Transfers / Refunds	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



<b>Total</b>	<b>\$4,247,524</b>	<b>\$8,374,519</b>	<b>(\$4,099,407)</b>	<b>\$0</b>	<b>\$8,522,637</b>
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- 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
<b>A</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>B</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>C</b>	\$2,266,059	\$789,899	(\$2,200,000)	\$855,958	(\$650,000)	\$205,958
<b>D</b>	\$419,568	\$771,877	(\$900,000)	\$291,446	\$0	\$291,446
<b>E</b>	\$1,720,075	\$28,644	(\$1,500,000)	\$248,719	(\$200,000)	\$48,719
<b>F</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>G</b>	\$290,963	\$69,098	(\$300,000)	\$60,061	\$0	\$60,061
<b>H</b>	\$508,991	\$503,172	(\$550,000)	\$462,163	\$0	\$462,163
<b>I</b>	\$1,085,940	\$491,416	(\$823,437)	\$633,943	\$0	\$633,943
<b>J</b>	\$2,662,962	\$538,677	(\$1,772,250)	\$1,401,639	(\$1,000,000)	\$401,639
<b>K</b>	\$2,635,806	\$351,096	(\$400,000)	\$2,586,903	(\$700,000)	\$1,886,903
<b>L</b>	\$54,932	\$0	\$0	\$54,932	(\$50,000)	\$4,932
<b>M</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$11,645,295</b>	<b>\$3,543,880</b>	<b>(\$8,445,687)</b>	<b>\$6,595,762</b>	<b>(\$2,600,000)</b>	<b>\$3,995,762</b>

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	YTD Project Transfers / Refunds	Allocated to Future Projects	Available Funds LTD
<b>Water</b>	\$4,803,243	\$2,171,612	(\$3,700,000)	\$0	\$3,274,854
<b>Wastewater</b>	\$664,031	\$308,639	\$0	\$0	\$972,670
<b>Total</b>	<b>\$5,467,274</b>	<b>\$2,480,251</b>	<b>(\$3,700,000)</b>	<b>\$0</b>	<b>\$4,247,524</b>

Note: Fiscal Year Totals as of September 30, 2021

## C. Capital Improvements Advisory Committee Meeting Minutes

- 25-0003M** 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

Aaron Bloxham, Principal Planner for the City of McKinney, presented the item. The Committee asked questions which were addressed by Staff. Chairman Lebo opened the public hearing and called for comments. There were none. The Committee unanimously approved the motion by Committee Member Wilson, seconded by Vice-Chairman Woodard, to close the public hearing and recommend filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees, with a vote of 8-0-0. Chairman Lebo stated that the recommendation of the Capital Improvements Advisory Committee would be forwarded to the City Council meeting on June 17, 2025.

Chairman Lebo called for public comments regarding matters not on the agenda. There were none.

Chairman Lebo called for Committee or Staff comments. There were none.

On a motion by Committee Member Buettner, seconded by Committee Member Wattley, the Committee unanimously voted to adjourn the meeting, with a vote of 8-0-0. There being no further business, Chairman Lebo declared the meeting adjourned at 5:46 p.m.

D. Capital Improvements Advisory Committee PowerPoint  
Presentation

Impact Fee Semiannual  
Report

(Fiscal Year 2024-2025)

**25-0003M**

### Semiannual Report: Fiscal Year 24-25 (mid-year)

- **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 Semiannual Report was last presented at the Capital Improvement Advisory Committee meeting on December 10 , 2024.**



### Semiannual Report: Fiscal Year 24-25 (mid-year)

- **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**
- **The Capital Improvements Plan used for the Semiannual Report was adopted on December 1, 2020 (as part of the 2019 Impact Fee Update)**

### Semiannual Report: Fiscal Year 24-25 (mid-year)

- **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

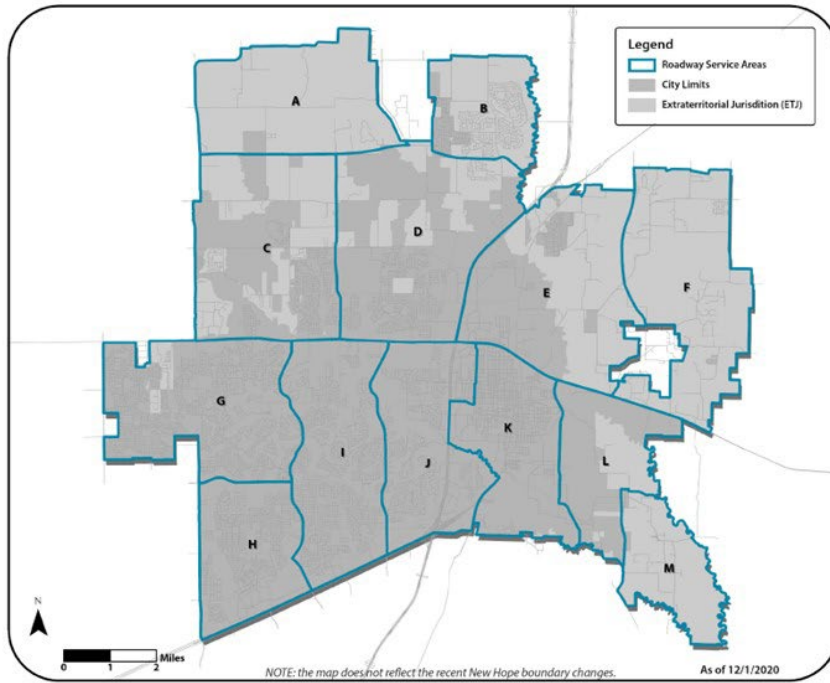


### Semiannual Report: Fiscal Year 24-25 (mid-year)

- **Semiannual Report review process:**
  - Monthly reconciliation
  - Permit/Financial report review
  - CIP project review



## Roadway Impact Fee Service Area Map



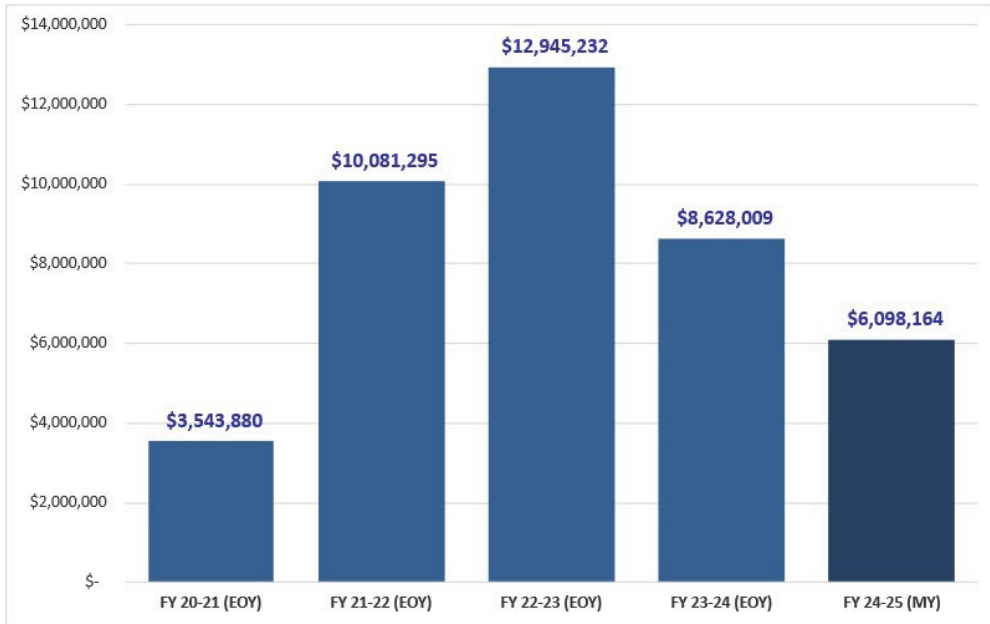
## Roadway Impact Fees Fund Activity (FY 24-25)

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L	\$636,216	\$0	\$0	\$636,216	\$0	\$636,216
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$5,926,147</b>	<b>\$6,098,164</b>	<b>(\$53,464)</b>	<b>\$11,970,847</b>	<b>\$0</b>	<b>\$11,970,847</b>

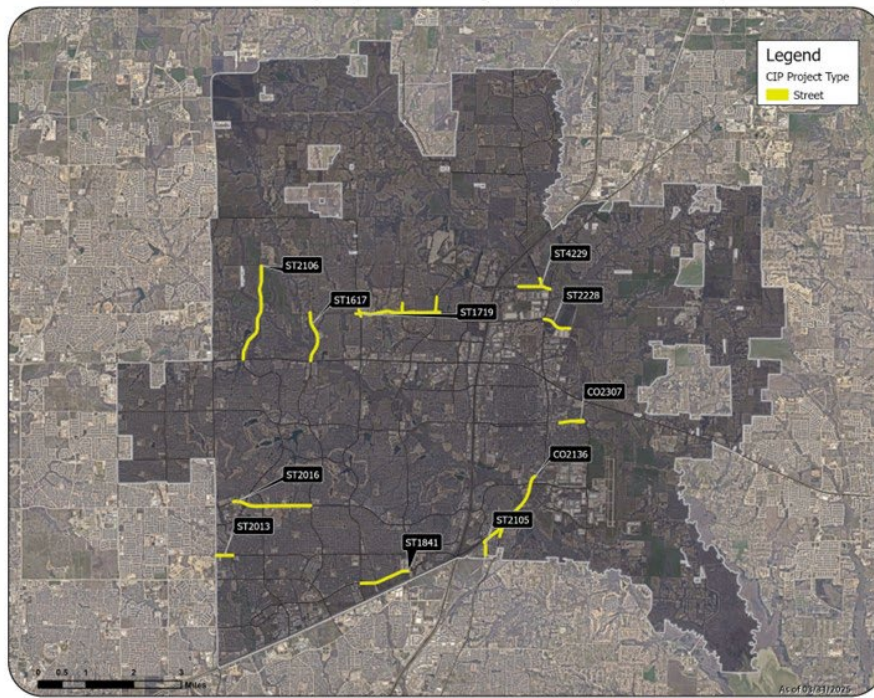
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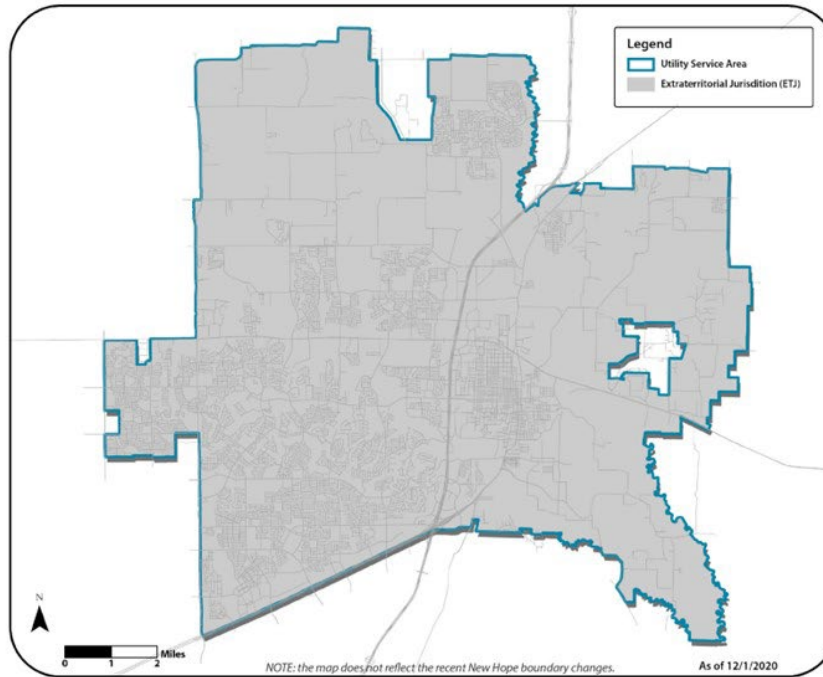
## Roadway Impact Fees Collected



Active Roadway Impact Fee Project Map (FY 2024-2025)



## Utility Impact Fee Service Area Map



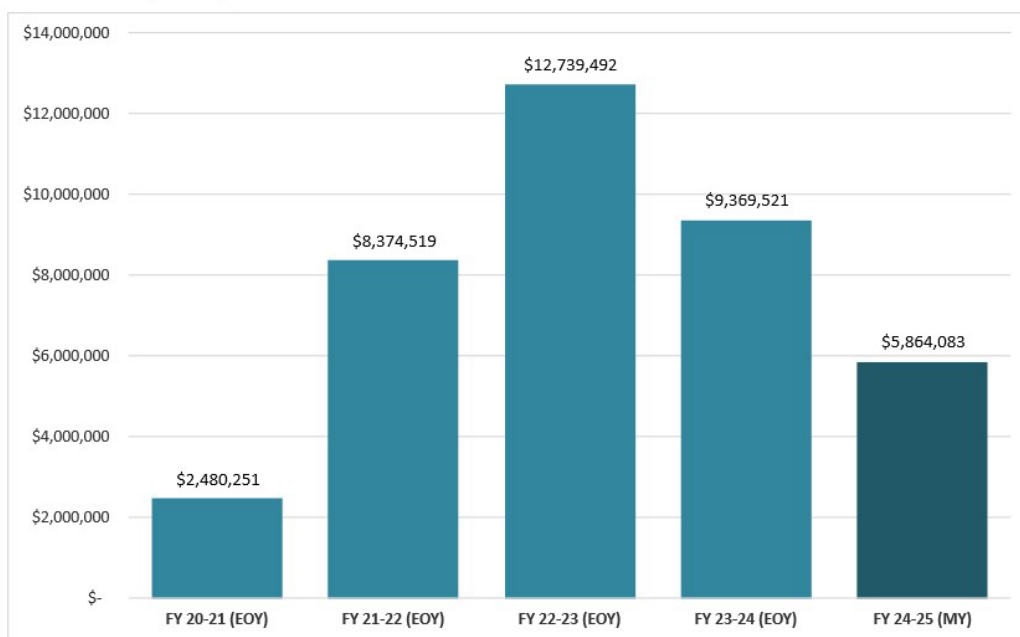
## Utility Impact Fees Fund Activity (FY 24-25)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	YTD Project Transfers / Refunds	Allocated to Future Projects	Available Funds LTD
Water	\$2,439,768	\$3,237,400	(\$50,289)	\$0	\$5,626,879
Wastewater	\$1,574,966	\$2,626,683	(\$13,485)	\$0	\$4,188,164
Total	\$4,014,734	\$5,864,083	(\$63,774)	\$0	\$9,815,043

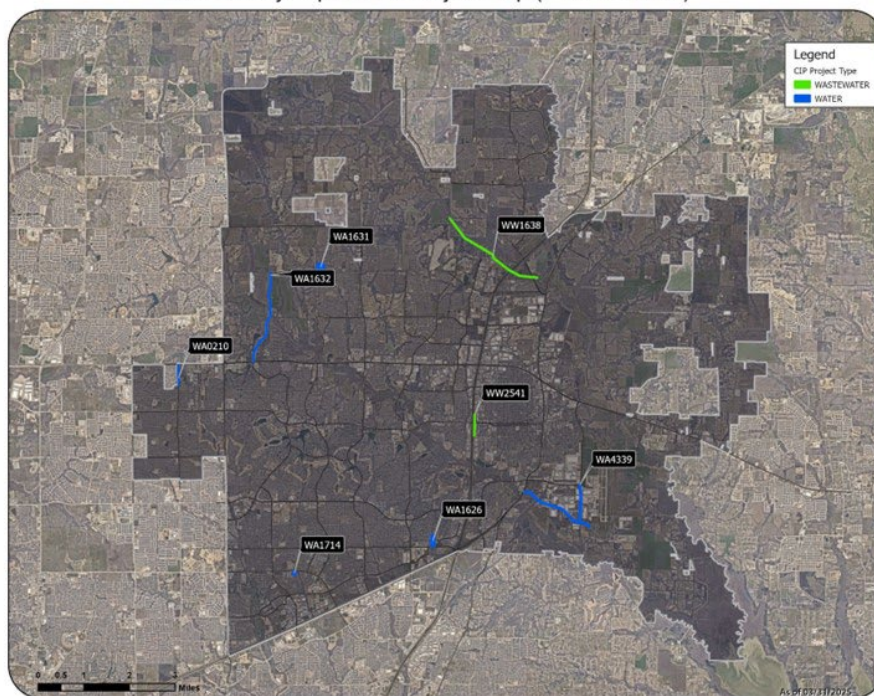
- Totals as of 3/31/2025
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2024 to September 2025)
- LTD – Live to Date (includes balance funds from previous 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 2024-2025)



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

### **Active Roadway and Utility Impact Fee CIP Projects 2024-2025 MID-YEAR**

**Includes:**

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

*\*Engineering CIP 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.*



ENGINEERING CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS*	PLANNED COMPLETION DATE*	CURRENT BUDGET	PLANNED BUDGET	PROJECT FUNDING SOURCES					Report Date:	3/31/2025
							ROADWAY IMPACT FEE	UTILITY IMPACT FEE	BONDS **	GRANTS ***	DEVELOPER CONTRIBUTION		
C02136	SH 5 TMDOT Local Contribution (Frisco Rd - Powerhouse)	Local contribution for land acquisition (by TMDOT) and supplemental drainage design.	DESIGN	6/1/2031	\$3,305,000	\$2,200,000	\$700,000	\$0	\$2,605,000	\$0	\$0	21%	
C02307	East Virginia Street Improvements (Throckmorton - Airport)	Reconstruction of town thoroughfare in accordance with master thoroughfare plan and East McKinney redevelopment plan.	DESIGN	10/6/2027	\$8,250,000	\$8,250,000	\$3,900,000	\$0	\$4,350,000	\$0	\$0	47%	
ST1617	Ridge Rd (US 380 - Wilmeth)	Construct Ridge Road from its current terminus at US 380 to Wilmeth Road	COMPLETE	8/8/2024	\$23,881,900	\$23,881,990	\$2,365,000	\$0	\$21,185,000	\$0	\$331,900	10%	
ST1719	Wilmeth (Hardin to Lake Forest)	Construction of Wilmeth Rd (64D) from Hardin to Lake Forest, including roundabouts at Hardin, CR 943, and Lake Forest.	CONSTRUCTION	4/30/2025	\$25,245,640	\$25,245,640	\$12,400,000	\$0	\$1,411,000	\$11,003,930	\$430,710	49%	
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.	COMPLETE	3/31/2025	\$16,118,589	\$16,118,589	\$9,500,000	\$0	\$6,506,264	\$0	\$112,325	59%	
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	6/29/2027	\$4,700,000	\$1,000,000	\$1,070,000	\$0	\$3,630,000	\$0	\$0	23%	
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	\$800,000	\$2,815,000	\$200,000	\$0	\$600,000	\$0	\$0	25%	
ST2105	Medical Center Drive Improvements (Frisco - Spur 399)	Widening to a 4 lane undivided roadway including connection to new Frisco Road alignment	DESIGN	6/24/2026	\$4,450,000	\$4,450,000	\$1,400,000	\$0	\$3,050,000	\$0	\$0	31%	
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	\$2,540,000	\$1,750,000	\$1,890,000	\$0	\$650,000	\$0	\$0	74%	
ST2228	Wilmeth Road Extension (East of SH 5)	Construction of master planned roadway	DESIGN	1/20/2027	\$3,050,000	\$5,250,000	\$550,000	\$0	\$300,000	\$0	\$2,200,000	18%	
ST4229	Bloomdale Road and Spur 195 Realignment	Construct remaining planned lanes along Bloomdale (West of SH 5) and establish new planned intersection of Bloomdale/FM543	PLANNING	5/10/2027	\$6,036,123	\$6,261,523	\$3,600,000	\$0	\$2,275,000	\$0	\$161,523	60%	
C02214	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	64%	

Report Date: 3/31/2025

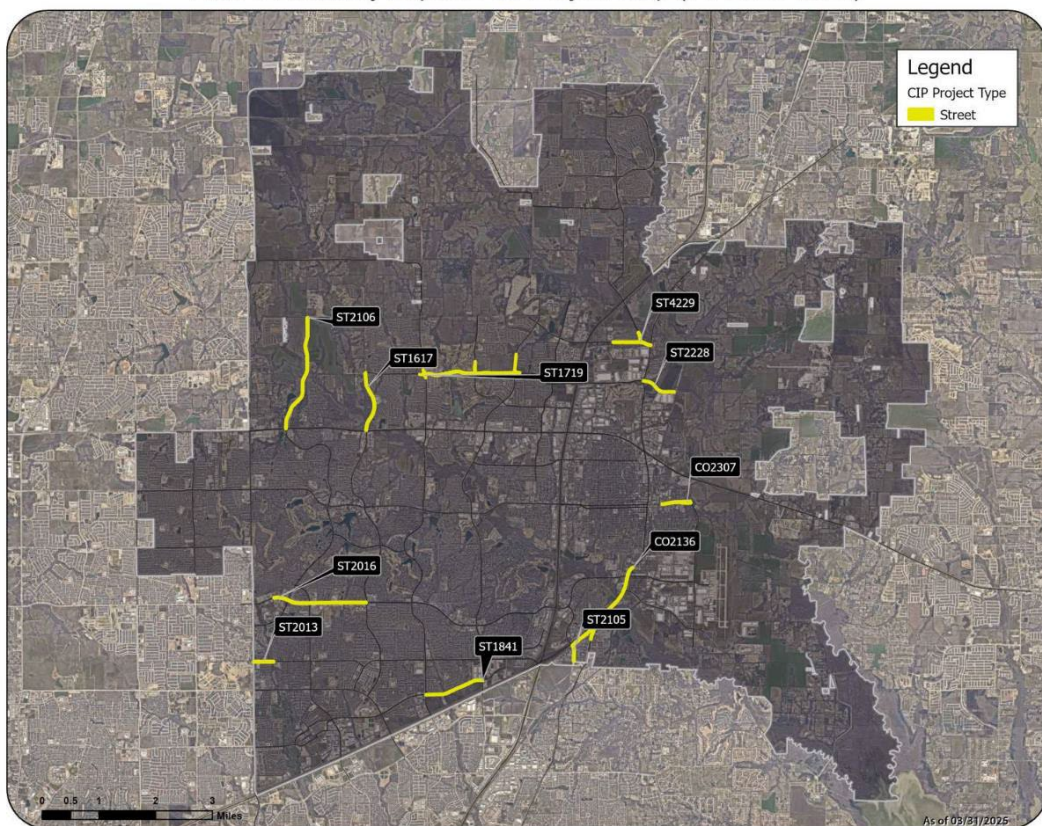
\* Status provided is based on the date of this report and may be subject to change.  
\*\* Bonds may include General Obligation, Certificates of Obligation, or Utility Revenue Bonds.  
\*\*\* Grants may include cost-sharing participation from local, county, regional, or federal sources.

# SEMIANNUAL REPORT

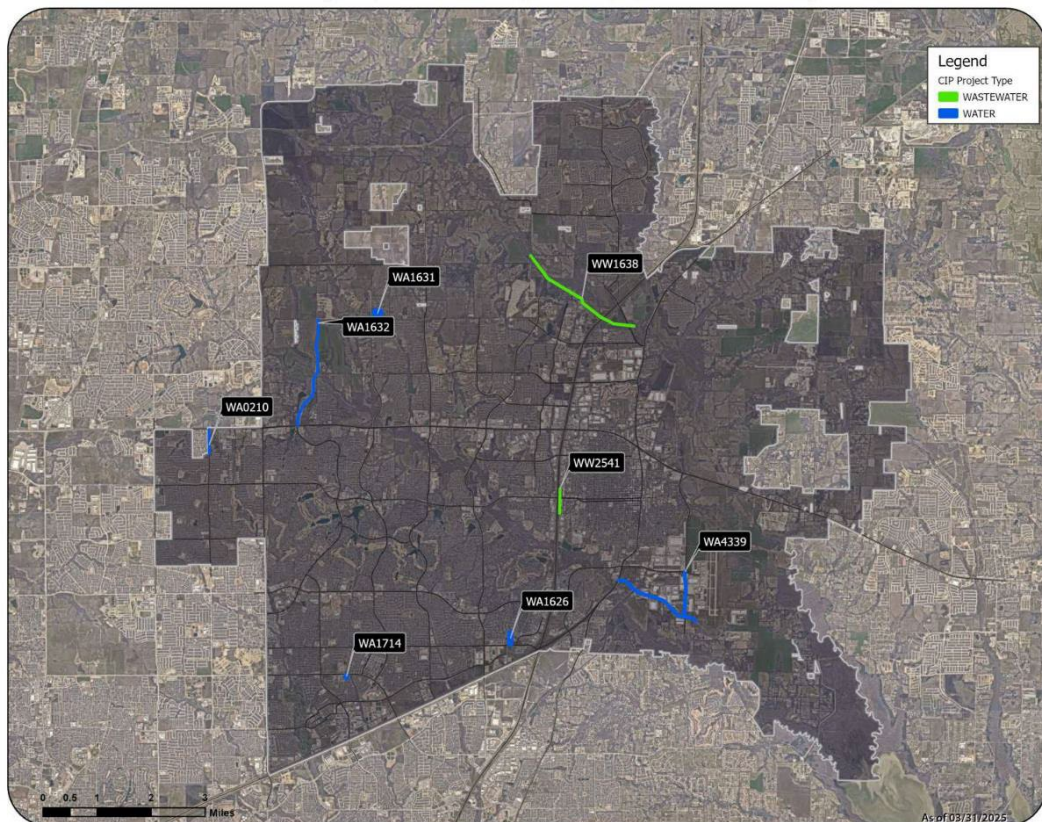
WA0210	Independence Parkway 24 Inch Waterline	Installation of master-planned 24" water main.	DESIGN	3/1/2026	\$4,039,262	\$2,500,000	\$0	\$4,039,000	\$0	\$0	\$9,262	100%
WA1626	McKinney Ranch Pump Station Improvements	Various pump, facility, and electrical improvements at the McKinney Ranch Pump Station facility.	CONSTRUCTION	7/14/2025	\$21,820,000	\$21,820,000	\$0	\$1,900,000	\$15,920,000	\$0	\$0	9%
WA1631	5th Take Point - 920PP	New 20 MGD 5th Take Point Pump Station to serve the 920 Pressure Plane in the Northwest Quadrant of the City.	PLANNING	1/4/2030	\$15,150,000	\$39,900,000	\$0	\$4,950,000	\$10,200,000	\$0	\$0	33%
WA1632	Stonebridge water line from Tucker Hill to Bloomdale - 920 PP	7,000 LF of 12 inch water main	DESIGN	1/4/2030	\$14,850,000	\$35,995,000	\$0	\$5,950,000	\$8,900,000	\$0	\$0	40%
WA1714	Stacy Road elevated storage tank	Proposed 3 MG elevated water storage tank in the 920 PP	CONSTRUCTION	1/25/2026	\$14,000,000	\$14,500,000	\$0	\$1,400,000	\$12,600,000	\$0	\$0	10%
WA4339	Airport South & Harry McKillop Water Mains	Master planned 24" water mains along Airport Boulevard (Industrial to Harry McKillop/PHS46) & Harry McKillop/PH 546 (SHS to Airport)	CONSTRUCTION	4/30/2025	\$10,485,000	\$10,485,000	\$0	\$9,800,000	\$655,000	\$0	\$0	94%
WW1638	Honey Creek SS Trunk Main to MH-HC124	Construction of master planned 36" to 48" wastewater trunk main along Honey Creek.	DESIGN	6/13/2026	\$15,650,000	\$15,650,000	\$0	\$13,450,000	\$2,200,000	\$0	\$0	86%
WW2541	US 75 Parallel Line Master Plan Improvement	Install new wastewater main	DESIGN	9/1/2027	\$500,000	\$500,000	\$0	\$500,000	\$0	\$0	\$0	100%



Active Roadway Impact Fee Project Map (FY 2024-2025)

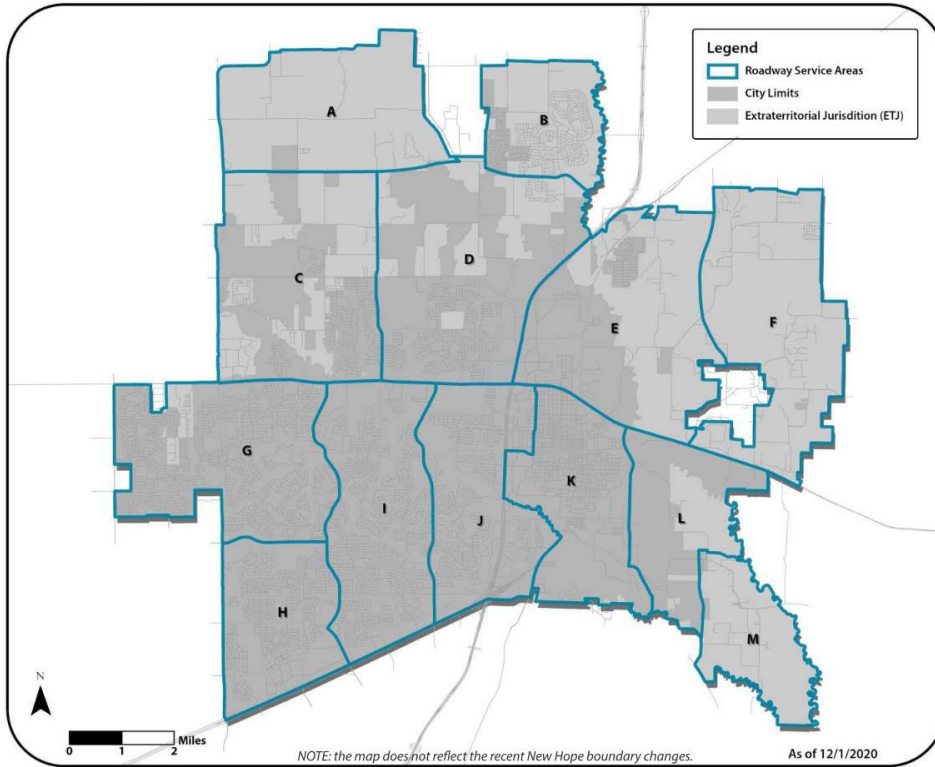


Active Utility Impact Fee Project Map (FY 2024-2025)

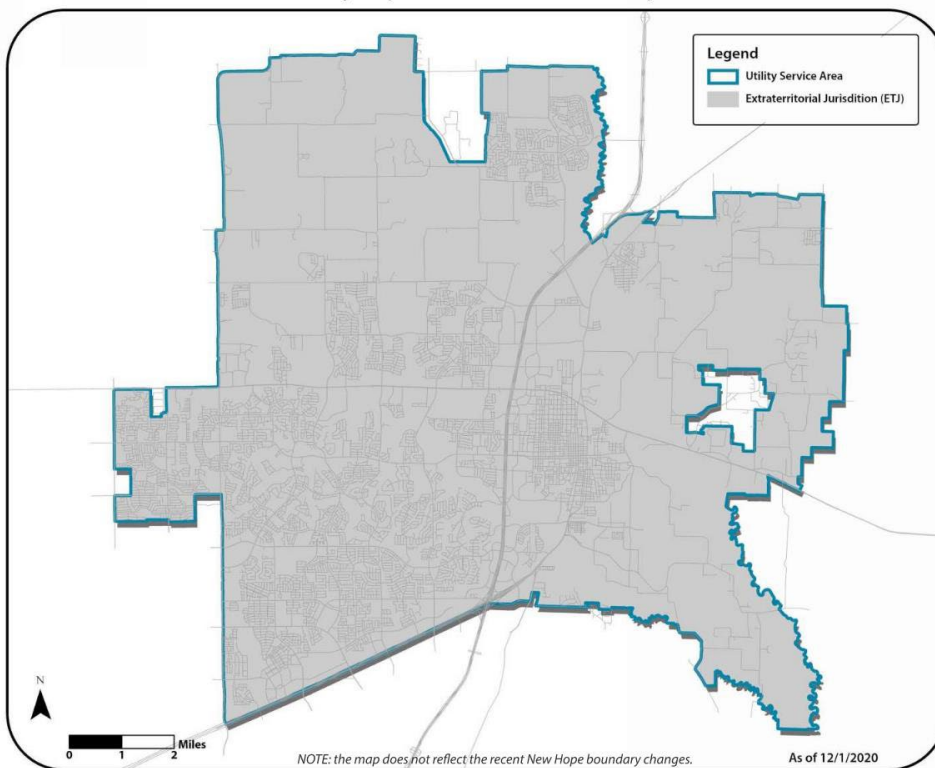




Roadway Impact Fee Service Area Map



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