

EXHIBIT “A”

Semiannual Report
Mid-Year 22-23
Progress of the Capital Improvements Plan for
Roadway and Utility Impact Fees

June 2023



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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 9, 2023

DEPARTMENT: Planning Department

CONTACT: Aaron Bloxham, Principal Planner

APPROVAL PROCESS: The recommendation and minutes from the Capital Improvements Advisory Committee meeting will be forwarded to the City Council on June 6, 2023.

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 2023 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 2022 end-of-year report was presented at the Capital Improvements Advisory Committee meeting on December 13, 2022 and accepted by City Council on January 3, 2023.

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 2022 to March 2023, the Construction Cost Index in the Dallas area increased 4.3%. From the time of the report's adoption (December 2020) the Construction Cost Index in the Dallas area increased 26.7% (Source: Construction Cost Index at www.enr.com).

From March 2022 to March 2023, the Dallas-Fort Worth-Arlington area Consumer Price Index (CPI) increased 5.0%. During the same period, the core CPI, which excludes volatile food and energy prices, increased 5.6% (Source: US Department of Labor, Bureau of Labor Statistics). According to the Bureau of labor statistics, this has been the smallest 12-month increase for all items since May 2021.

Roadway Impact Fees Fund Activity (MY 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	\$0	\$0	\$47,809	\$0	\$47,809
C	\$505,048	\$85,196	\$0	\$590,244	\$0	\$590,244
D	\$4,822,038	\$1,730,792	\$0	\$6,552,830	\$0	\$6,552,830
E	\$1,358,999	\$1,632,973	\$0	\$2,991,972	\$0	\$2,991,972
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$31,110	\$102,769	\$0	\$133,879	\$0	\$133,879
H	\$437,145	\$63,304	\$0	\$500,449	\$0	\$500,449
I	\$1,032,666	\$1,480,009	\$0	\$2,512,675	\$0	\$2,512,675

J	\$648,589	\$267,136	\$0	\$915,725	\$0	\$915,725
K	\$1,609,962	\$286,048	(\$500,000)	\$1,396,010	\$0	\$1,396,010
L	\$515,972	\$0	\$0	\$515,972	\$0	\$515,972
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$11,009,336	\$5,648,227	(\$500,000)	\$16,157,563	\$0	\$16,157,563

- Totals as of 3/31/2023
- 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 (MY 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	\$2,573,087	\$0	\$0	\$7,735,386
Wastewater	\$3,360,338	\$1,692,350	\$0	\$0	\$5,052,688
Total	\$8,522,637	\$4,265,438	\$0	\$0	\$12,788,074

- Totals as of 3/31/2023
- "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.

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 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

Roadway Impact Fees Fund Activity (FY18-19)

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	\$1,393,412	\$391,401	\$0	\$1,784,813	\$0	\$1,784,813
D	\$1,031,171	\$100,810	(\$1,000,000)	\$131,981	\$0	\$131,981

E	\$238,160	\$54,198	(\$162,669)	\$129,689	\$0	\$129,689
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$959,670	\$188,416	(\$700,000)	\$448,086	(\$300,000)	\$148,086
H	\$582,457	\$211,475	(\$500,000)	\$293,933	\$0	\$293,933
I	\$5,722,023	\$743,643	(\$1,276,408)	\$5,189,258	(\$4,700,000)	\$489,258
J	\$1,270,480	\$781,584	\$127,293	\$2,179,356	\$0	\$2,179,356
K	\$251,465	\$527,646	\$0	\$779,111	(\$350,000)	\$429,111
L	\$1	\$5,531	\$0	\$5,532	\$0	\$5,532
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$11,448,838	\$3,004,705	(\$3,511,784)	\$10,941,759	(\$5,350,000)	\$5,591,759

Note: Fiscal Year Totals as of September 30, 2019

Utility Impact Fees Fund Activity (FY18-19)

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

Note: Fiscal Year Totals as of September 30, 2019

C. Capital Improvements Advisory Committee Meeting Minutes

23-0003M 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

Mr. Aaron Bloxham, Principal Planner for the City of McKinney, explained the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees. He stated that Staff recommends filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Committee Member Wattley, seconded by Committee Member Wilson, 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 8-0-0. Chairman Cox stated that this item will be forwarded to the City Council meeting on June 20, 2023.

D. Capital Improvements Advisory Committee PowerPoint
Presentation

Impact Fee Semiannual
Report

(Mid-Fiscal Year 2022-2023)

23-0003M

Semiannual Report: Mid-Fiscal Year 22-23

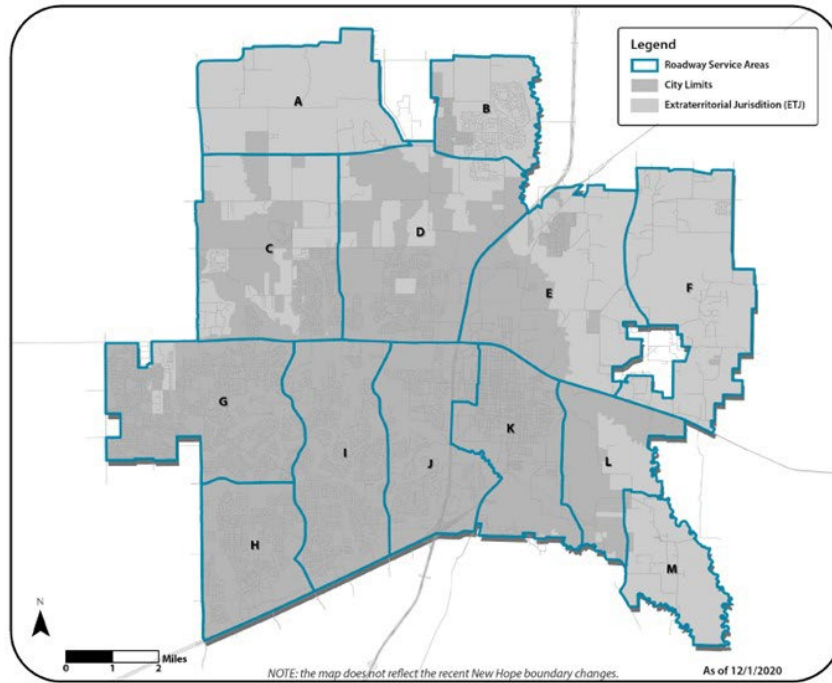
- **Texas Local Government Code Ch. 395 requires a Semiannual Report to:**
 - Report the progress of the Capital Improvements Plan
 - Report any perceived inequities in the Capital Improvements Plan implementation
- **The City of McKinney Semiannual Report includes:**
 - Provides the boundaries for the 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 end-of-year Semiannual Report was last presented at the Capital Improvement Advisory Committee meeting on December 12, 2022.**



Semiannual Report: Mid-Fiscal Year 22-23

- **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



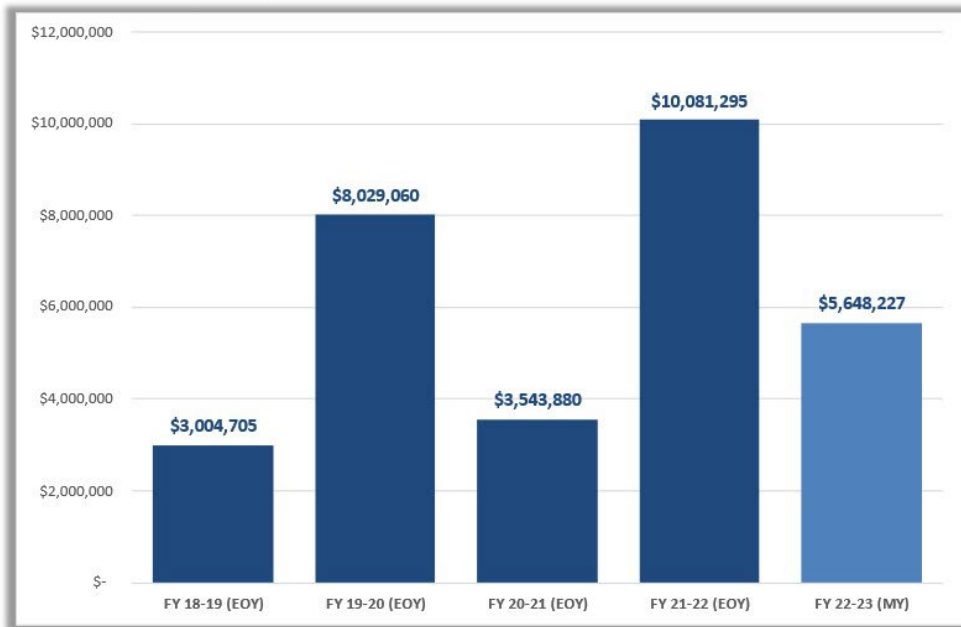
Roadway Impact Fees Fund Activity (FY 22-23)

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
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B	\$47,809	\$0	\$0	\$47,809	\$0	\$47,809
C	\$505,048	\$85,196	\$0	\$590,244	\$0	\$590,244
D	\$4,822,038	\$1,730,792	\$0	\$6,552,830	\$0	\$6,552,830
E	\$1,358,999	\$1,632,973	\$0	\$2,991,972	\$0	\$2,991,972
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$31,110	\$102,769	\$0	\$133,879	\$0	\$133,879
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I	\$1,032,666	\$1,480,009	\$0	\$2,512,675	\$0	\$2,512,675
J	\$648,589	\$267,136	\$0	\$915,725	\$0	\$915,725
K	\$1,609,962	\$286,048	(\$500,000)	\$1,396,010	\$0	\$1,396,010
L	\$515,972	\$0	\$0	\$515,972	\$0	\$515,972
M	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$11,009,336	\$5,648,227	(\$500,000)	\$16,157,563	\$0	\$16,157,563

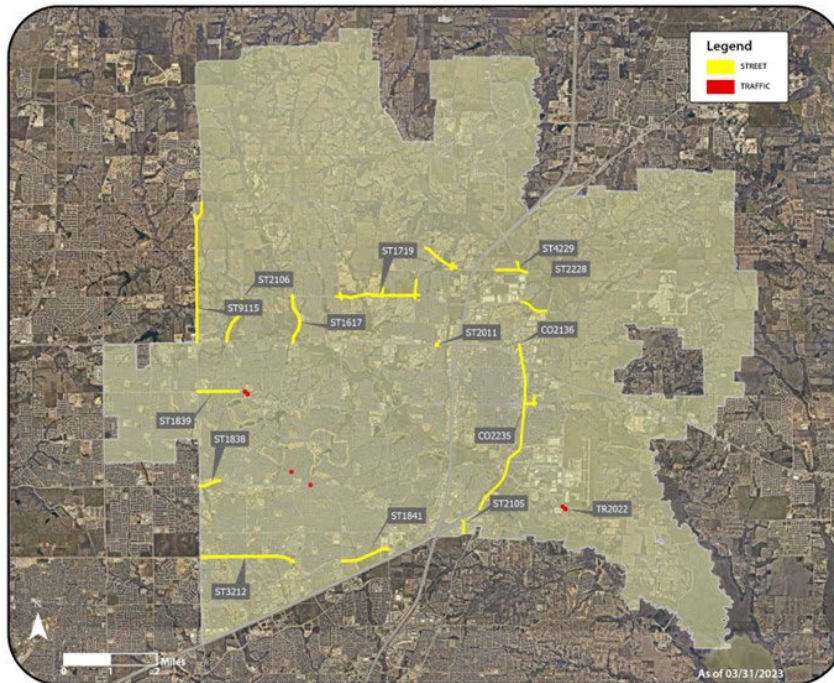
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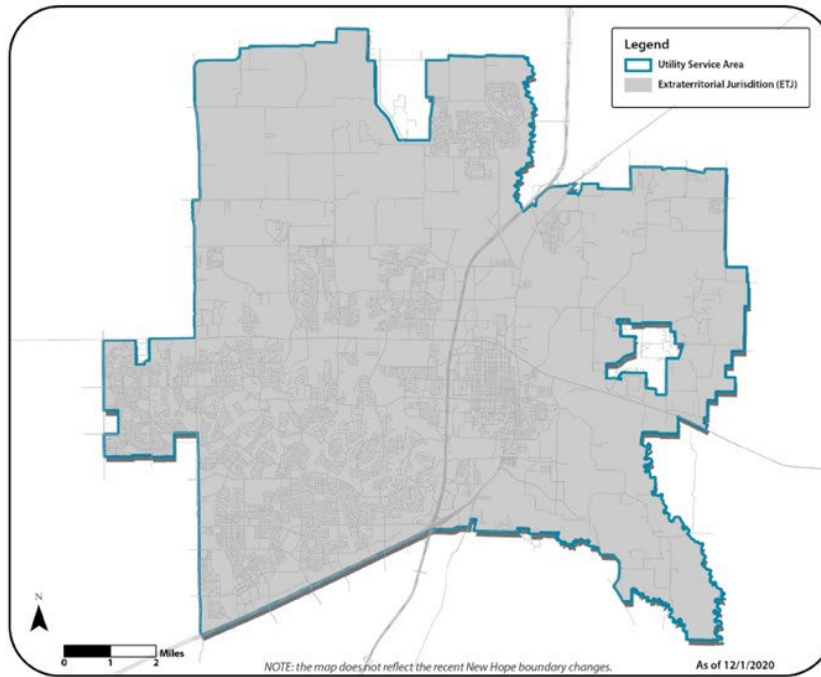
Roadway Impact Fees Collected



Active Roadway Impact Fee Project Map (FY 2022-2023)



Utility Impact Fee Service Area Map

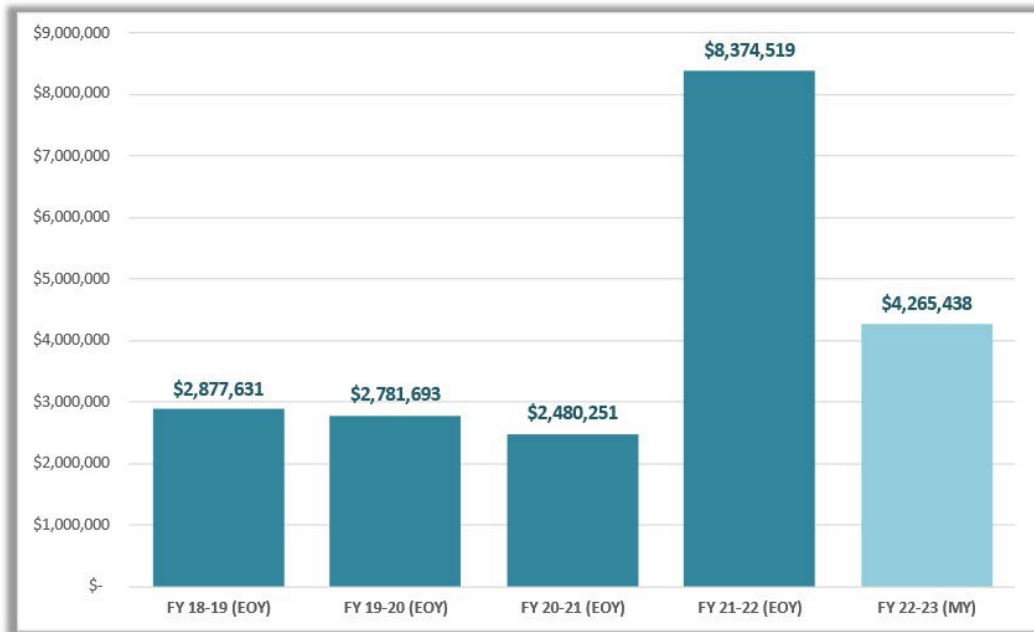


Utility Impact Fees Fund Activity (FY 22-23)

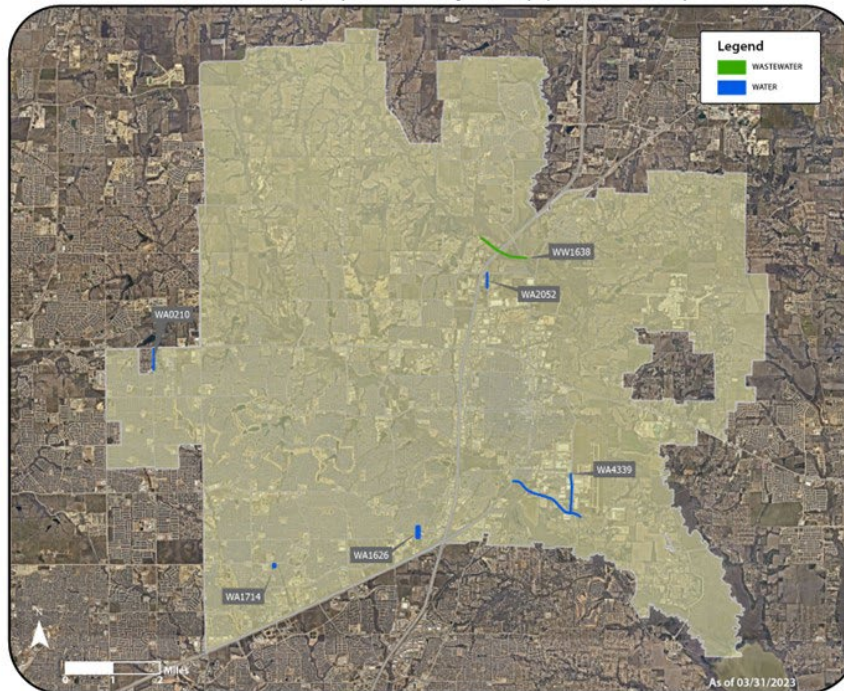
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Water	\$5,162,299	\$2,573,087	\$0	\$0	\$7,735,386
Wastewater	\$3,360,338	\$1,692,350	\$0	\$0	\$5,052,688
Total	\$8,522,637	\$4,265,438	\$0	\$0	\$12,788,074

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Utility Impact Fees Collected



Active Utility Impact Fee Project Map (FY 2022-2023)



E. Active Roadway and Utility Impact Fee CIP Projects

Active Roadway and Utility Impact Fee CIP Projects 2022-2023 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.*

SEMIANNUAL REPORT



ENGINEERING CAPITAL IMPROVEMENTS IMPACT FEE PROJECT SUMMARY

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

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE *	CURRENT REVENUE (ALL SOURCES)	% CURRENT REVENUE ENCUMBERED	ROADWAY IMPACT FEE			UTILITY IMPACT FEE			OTHER PROJECT REVENUES		
							AMOUNT	% REVENUE	ZONE(S)	AMOUNT	% REVENUE	TYPE	BONDS **	GRANTS ***	DEVELOPER
CO2136	US-5100' Local Contribution (Frisco Rd - Powerhouse)	Local contribution for land acquisition (by TxDOT) and supplemental drainage design.	DESIGN	6/3/2027	\$ 1,000,000	73.4%	\$ 700,000	70.0%	K	\$ -	0.0%		\$ 300,000	\$ -	\$ -
CO2214	Water & Wastewater Master Plan (2023)	Required update to Water and Wastewater Master Plan	PLANNING	TBD	\$ 800,000	0.0%	\$ -	0.0%		\$ 800,000	100.0%	BOTH	\$ -	\$ -	\$ -
CO2235	Virginia and Throckmorton Infrastructure Improvements (Municipal Complex)	Various infrastructure improvements in the vicinity of a future municipal complex utilizing TIF2 funding.	DESIGN	8/15/2024	\$ 3,700,000	36.5%	\$ 4,000,000	108.1%	I	\$ -	0.0%		\$ (300,000)	\$ -	\$ -
CO2307	East Virginia Street Improvements (Throckmorton - Airport)	Reconstruction of town thoroughfare in accordance with master thoroughfare plan and East McKinney redevelopment plan.	PLANNING	TBD	\$ 1,750,000	0.0%	\$ 500,000	28.6%	K	\$ -	0.0%		\$ 1,250,000	\$ -	\$ -
ST1617	Bridge Rd (US 380 - Wilmetts)	Construct Bridge Road from its current terminus at US 380 to Wilmetts Road	CONSTRUCTION	7/31/2023	\$ 23,931,900	98.9%	\$ 2,365,000	9.9%	C	\$ -	0.0%		\$ 21,235,000	\$ -	\$ 331,500
ST1719	Wilmetts (Harden to Lake Forest)	Construction of Wilmetts Rd (CR10) from Harden to Lake Forest, including roundabouts at Harden, CR 943, and Lake Forest.	CONSTRUCTION	3/2/2024	\$ 25,245,640	97.7%	\$ 2,291,000	9.1%	D	\$ -	0.0%		\$ 11,520,000	\$ 11,003,930	\$ 430,710
ST1838	El Dorado and Custer Intersection / Bridge Improvements	Widening of existing bridge over Fowler Creek to include lanes 3 & 6 including various intersection capacity improvements.	CONSTRUCTION	7/17/2023	\$ 4,858,123	97.9%	\$ 1,300,000	24.7%	G,H	\$ -	0.0%		\$ 3,258,123	\$ 400,000	\$ -
ST1839	Virginia Parkway, Lanes 3 & 6 (Custer - Virginia Parklands)	Addition of Lanes 3 & 6	CONSTRUCTION	4/30/2023	\$ 3,800,395	99.5%	\$ 600,000	15.8%	G	\$ -	0.0%		\$ 3,200,395	\$ -	\$ -
ST1841	Collin McKinney Pkwy (Lake Forest - Harden)	Construction of remaining lanes 1 & 2 including roundabouts at Lake Forest and Harden, signal improvements at Lake Forest and Harden.	CONSTRUCTION	2/2/2024	\$ 16,118,589	99.4%	\$ 7,300,000	44.7%	I	\$ -	0.0%		\$ 8,800,000	\$ -	\$ 118,589
ST2011	Intersection Capacity Improvements (US 380 & Community Ave)	Construction of intersection capacity improvements at US 380 & Community.	DESIGN	6/9/2024	\$ 2,250,000	43.2%	\$ 800,000	35.6%	J	\$ -	0.0%		\$ 250,000	\$ 1,200,000	\$ -
ST2105	McCluskey Center Drive Improvements (Frisco - Spur 509)	Widening of 4 lanes including roadway including connection to new Frisco Road alignment.	DESIGN	3/26/2025	\$ 2,250,000	0.0%	\$ 1,400,000	62.2%	J	\$ -	0.0%		\$ 850,000	\$ -	\$ -
ST2106	Stonebridge Drive (US 380 - Tucker Hill)	Construction of NB lanes 1 & 2 of Stonebridge to Tucker Hill southern boundary, full intersection construction at J2300	PLANNING	TBD	\$ 2,000,000	0.5%	\$ 1,050,000	52.5%	C	\$ -	0.0%		\$ 950,000	\$ -	\$ -



ENGINEERING CAPITAL IMPROVEMENTS IMPACT FEE PROJECT SUMMARY

* 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.

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE *	CURRENT REVENUE (ALL SOURCES)	% CURRENT REVENUE ENCUMBERED	ROADWAY IMPACT FEE			UTILITY IMPACT FEE			OTHER PROJECT REVENUES		
							AMOUNT	% REVENUE	ZONE(S)	AMOUNT	% REVENUE	TYPE	BONDS **	GRANTS ***	DEVELOPER
ST2228	Whiteth Road Extension (East of SH 3)	Construction of master planned roadway	DESIGN	TBD	\$ 5,250,000	15%	\$ 200,000	3.8%	E	\$ -	0.0%		\$ 2,850,000	\$ -	\$ 2,200,000
ST3112	Scary Rd lanes 5 & 6 (Custer - Ridge)	Construction of lanes 5 & 6 including signalization of Scary Rd at McKinney Ranch Pkwy	CONSTRUCTION	5/31/2023	\$ 8,209,803	99.3%	\$ 200,000	2.4%	H	\$ -	0.0%		\$ 7,400,000	\$ -	\$ 603,803
ST4227	Bloomdale Road Extension - Community Ave with a 4 lane divided roadway.	Extension of Bloomdale from Hardin Blvd to Community Ave with a 4 lane divided roadway.	COMPLETE	12/9/2022	\$ 12,886,343	99.7%	\$ 450,000	3.5%	D	\$ -	0.0%		\$ 5,938,000	\$ 6,119,972	\$ 378,371
ST4229	Bloomdale Road and FM 543 Realignment	Construct remaining planned lanes along Bloomdale (West of SH 3) and establish new planned intersection of Bloomdale/ FM 543	DESIGN	TBD	\$ 2,161,523	8.1%	\$ 1,000,000	46.3%	E	\$ -	0.0%		\$ 1,000,000	\$ -	\$ 161,523
ST9115	Custer Road (US 380 - IN 1461) design & ROW	Design of 4 lane (ultimate 6) arterial roadway	CONSTRUCTION	7/1/2023	\$ 4,625,403	102.4%	\$ 600,000	13.0%	C	\$ -	0.0%		\$ 2,679,579	\$ 1,250,000	\$ 95,824
TR2022	traffic signalization (I-220)	Installation of new traffic signals at Airport & Harry McElroy, ridge & Ardmore, and McKinney Ranch & Ardmore.	CONSTRUCTION	10/30/2023	\$ 1,540,000	77.4%	\$ 950,000	61.7%	K-L-GJ	\$ -	0.0%		\$ 590,000	\$ -	\$ -
WA0210	Independence Parkway 24 inch 14' electric	Installation of master planned 24" water main.	DESIGN	4/19/2024	\$ 2,500,000	11.6%	\$ -	0.0%		\$ 2,500,000	100.0%	WATER	\$ -	\$ -	\$ -
WA1626	McKinney Ranch Pump Station Improvements	Various pump, facility, and electrical improvements at the McKinney Ranch Pump Station facility.	CONSTRUCTION	10/17/2024	\$ 21,820,000	99.6%	\$ -	0.0%		\$ 1,900,000	8.7%	WATER	\$ 19,920,000	\$ -	\$ -
WA1714	Scary Road elevated storage tank	Proposed 3 MG elevated water storage tank in the 320 PP	DESIGN	10/9/2025	\$ 3,000,000	30.0%	\$ -	0.0%		\$ 1,400,000	46.7%	WATER	\$ 1,600,000	\$ -	\$ -
WA2052	McLary 36 inch Water Line (Trinity Falls east side)	City obligation of master planned water infrastructure to connect to Trinity Falls East Feed distribution line.	CONSTRUCTION	6/2/2023	\$ 2,700,000	91.5%	\$ -	0.0%		\$ 2,700,000	100.0%	WATER	\$ -	\$ -	\$ -
WA4339	Airport South & Harry McElroy Water Main	Master planned 24" water mains along Airport Boulevard (Industrial to Harry McElroy/ FM 543) & Harry McElroy/ FM 543 (SH 3 to Airport)	CONSTRUCTION	2/1/2024	\$ 10,435,000	99.1%	\$ -	0.0%		\$ 5,800,000	55.6%	WATER	\$ 4,635,000	\$ -	\$ -
WW1638	Honey Creek ST Trunk Main to McElroy Creek	Construction of master planned 48" to 60" wastewater trunk main along Honey Creek.	DESIGN	6/4/2024	\$ 15,650,000	9.0%	\$ -	0.0%		\$ 2,750,000	17.6%	WASTEWATER	\$ 12,900,000	\$ -	\$ -

SEMIANNUAL REPORT



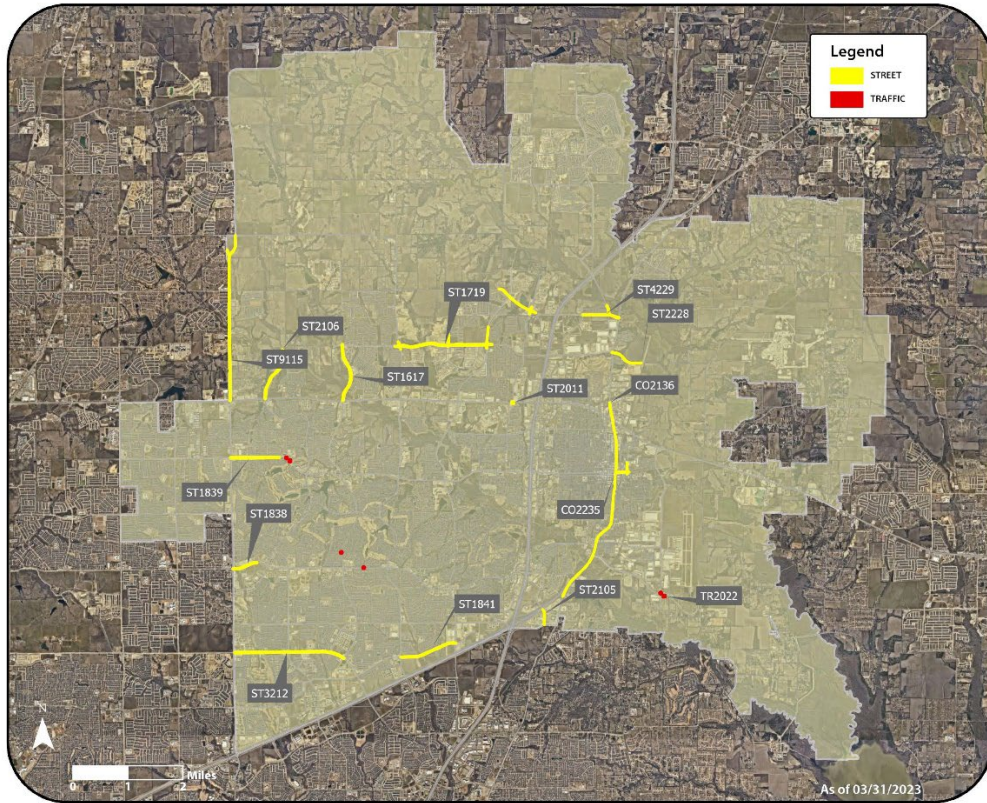
ENGINEERING CAPITAL IMPROVEMENTS IMPACT FEE PROJECT SUMMARY

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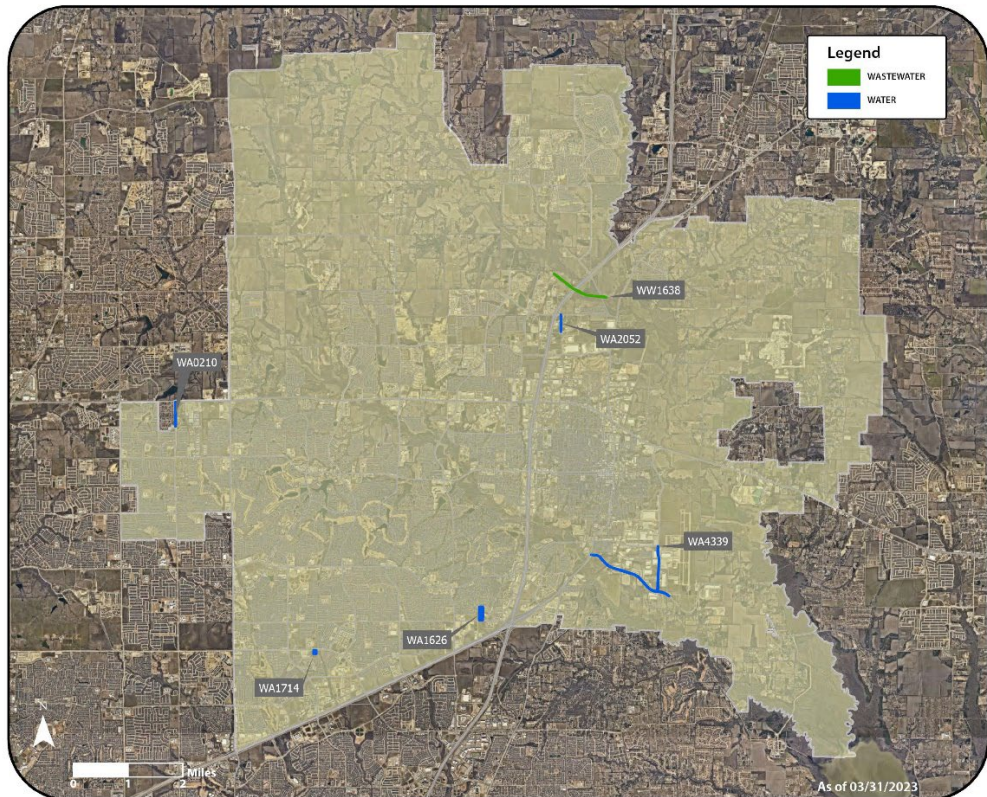
CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PLANNED COMPLETION DATE *	CURRENT REVENUE (ALL SOURCES)	% CURRENT REVENUE ENCUMBERED	ROADWAY IMPACT FEE			UTILITY IMPACT FEE			OTHER PROJECT REVENUES		
							AMOUNT	% REVENUE	ZONE(S)	AMOUNT	% REVENUE	TYPE	BONDS **	GRANTS ***	DEVELOPER
WW4354	Undesignated overlake participation	Overlaid participation with developer for non-impact fee projects	PLANNING	TBD	\$ 778,082	24.1%	\$ -	0.0%		\$ 30,813	4.0%	WASTEWATER	\$ 747,269	\$ -	\$ -

Report Date: 4/20/2023

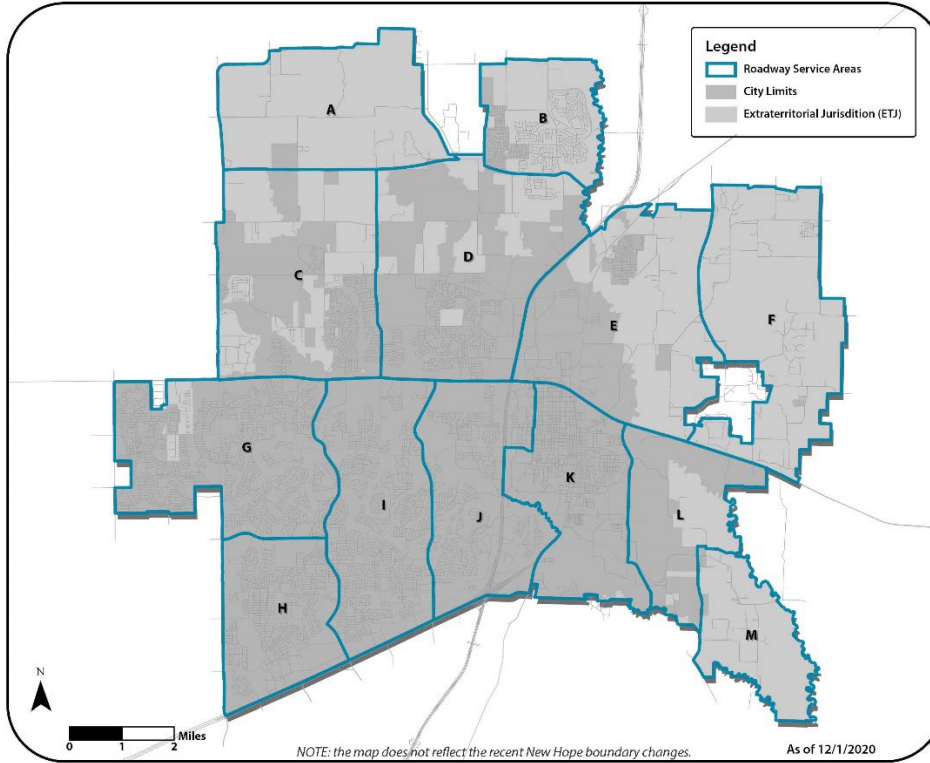
Active Roadway Impact Fee Project Map (MY 2023)



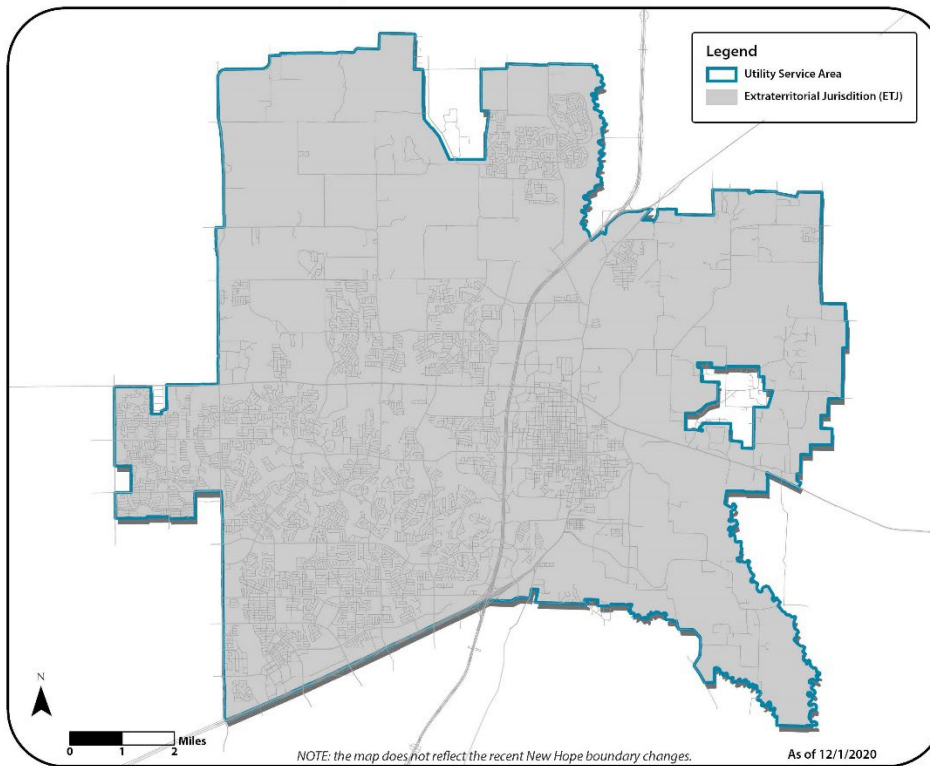
Active Utility Impact Fee Project Map (MY 2023)



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