

*Prosper is a place where everyone matters.*

**MINUTES**  
**Town Council Work Session**  
Prosper Municipal Chambers  
108 W. Broadway, Prosper, Texas  
Tuesday, March 31, 2015

**1. Call to Order/Roll Call.**

The meeting was called to order at 6:00 p.m.

**Council Members Present:**

Mayor Ray Smith  
Mayor Pro-Tem Meigs Miller  
Deputy Mayor Pro-Tem Kenneth Dugger  
Councilmember Curry Vogelsang, Jr.  
Councilmember Michael Korbuly  
Councilmember Mike Davis  
Councilmember Jason Dixon

**Staff Members Present:**

Harlan Jefferson, Town Manager  
Robyn Battle, Town Secretary  
Terrence Welch, Town Attorney  
Hulon T. Webb, Jr., Executive Director of Development and Community Services  
John Webb, Director of Development Services  
Leslie Scott, Library Director  
Kim Galvin, Interim Finance Director  
Baby Raley, Human Resources Director  
Doug Kowalski, Police Chief  
Ronnie Tucker, Fire Chief  
Stuart Blasingame, Assistant Fire Chief

**2. EXECUTIVE SESSION:**

**Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:**

- 2a. Section 551.087 – To discuss and consider economic development incentives.**
- 2b. Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.**
- 2c. Section 551.071 – Consultation with Town Attorney regarding legal issues associated with proposed extraterritorial jurisdiction release, and all matters incident and related thereto.**

The Town Council recessed into Executive Session at 6:02 p.m.

Mayor Smith left the Executive Session at 6:24 p.m.

**3. Reconvene in Regular Session and take any action necessary as a result of the Closed Session.**

The Town Council reconvened the Regular Session at 6:48 p.m. No action was taken as a result of Executive Session.

Mayor Smith skipped to Item No. 6.

**6. Update on Fire Station No. 2. (RT)**

Fire Chief Ronnie Tucker presented this item before the Town Council. Town staff still plans to present the Construction Bid for Town Council's consideration at the April 28 Town Council meeting. Significant cost has been added to the project due to soil analysis requiring unforeseen additional foundational support for the building. Chief Tucker reviewed the anticipated timeline for completion for Fire Station No. 2.

**4. Discussion on Town Hall/Multi-Purpose Facility. (HW/KG)**

Hulon Webb, Executive Director of Development and Community Services, began this presentation. The Town hired Brinkley Sargent Wiginton Architects to perform a needs assessment that originally projected the Town's space and personnel needs out to the year 2040, but since the Strategic Planning Session in January 2015, the Architectural Firm has narrowed its focus to a projection for 2020. Mr. Webb introduced Hal Sargent of the Architectural Firm who explained the facility options summary, cost comparisons of similar facilities in other cities and towns, and the site concept with options for expansion at the Main Street site.

**5. Upcoming bond issue. (KG)**

Following Mr. Sargent's presentation, Kim Galvin, Interim Director of Finance, gave a presentation on the forecast for the Town's revenues, expenditures, and fund balance through FY 2018-2019. She then introduced Jason Hughes from FirstSouthwest, the Town's Financial Advisor, who reviewed the Town's proposed Capital Improvement Plan and Series 2015 Issuances. It was determined that the Town Hall/Multi-Purpose Facility could be funded without an increase in the Interest and Sinking tax rate, or the necessity of a bond election.

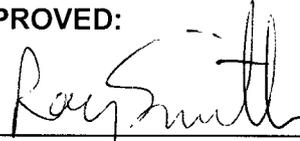
The Town Council was in general agreement that while they are still concerned with the cost per square foot estimated by the architectural firm, they do feel that the Town is in need of a facility that will meet the immediate needs of the staff and the Town, but also offer flexibility to build a future Town Hall on a different site, perhaps at the Blue Star site, with the potential to convert the Main Street site into a different type of municipal facility in the future. Town staff was directed to move forward with the design of the Town Hall/Multi-Purpose Facility on the Main Street site, with a target size of approximately 35,700 square feet, with options for expansion. The project should have a turnkey budget of approximately \$17 million.

7. **Adjourn.**

The meeting was adjourned at 8:48 p.m.

These minutes approved on the 14th day of April, 2015.

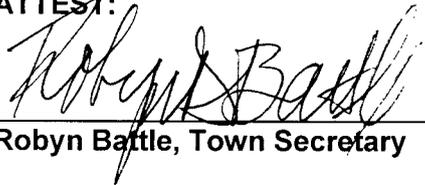
**APPROVED:**



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**Ray Smith, Mayor**

**ATTEST:**



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**Robyn Battle, Town Secretary**