



Prosper is a place where everyone matters.

MINUTES
Special Meeting of the
Prosper Town Council
Prosper Municipal Chambers
108 W. Broadway, Prosper, Texas
Tuesday, June 30, 2015

1. Call to Order/Roll Call.

The meeting was called to order at 3:06 p.m.

Council Members Present:

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

Staff Members Present:

Harlan Jefferson, Town Manager
Robyn Battle, Town Secretary
Hulon T. Webb, Jr., Executive Director of Development and Community Services
John Webb, Director of Development Services
Paul Naughton, Landscape Architect
Frank Jaromin, Public Works Director
Leslie Scott, Library Director
Cheryl Davenport, Finance Director
January Cook, Purchasing Agent
Baby Raley, Human Resources Director
Ronnie Tucker, Fire Chief
Stuart Blasingame, Assistant Fire Chief
Doug Kowalski, Police Chief
Gary McHone, Assistant Fire Chief
Robert Winningham, Executive Director, Prosper Economic Development Corporation

2. The Town Council will discuss the proposed FY 2015-2016 budget.

Town Manager Harlan Jefferson reviewed the budget process and calendar for the FY 2015-2016 budget.

3. The Town Council will hold a strategic planning work session to discuss successes and accomplishments since the last planning work session.

Town Manager Harlan Jefferson reviewed the Town's year-to-date accomplishments and progress on the 2015 Strategic Planning Objectives.

The Town Council received presentations from Town staff and discussed the following strategic planning objectives and their potential budget implications:

- **Property Tax and Sales Tax Discussion**

- **Rollback Tax Rate and Effective Tax Rate Calculations**

Finance Director Cheryl Davenport and Town Manager Harlan Jefferson reviewed the 2014 Certified Value and the 2015 Projected Assessed Value for the Town. Ms. Davenport then reviewed a presentation from FirstSouthwest, the Town's financial advisor, on the proposed Capital Improvement Plan and Series 2015 Bond Issuances and their effect on the Town's tax rate.

- **Repurposing of Local Option Sales Tax**

Ms. Davenport presented information to the Town Council on the rollback tax rate and effective tax rate calculation, and a history of the tax rates since 2008. She discussed the effect of the ½ cent sales tax for property tax relief the Town currently uses, and its effect on the rollback tax rate. She then reviewed the various options for dedicated sales tax. Mr. Jefferson suggested that the County Tax Appraiser and a representative from the County Tax Office attend a future Town Council Finance Subcommittee meeting to provide additional information.

- **Homestead Exemption**

Ms. Davenport discussed the requirement for implementing a Homestead Exemption for property taxes. This option will be further explored by the Town Council Finance Subcommittee.

- **Update on Fire Station No. 2.**

Fire Chief Ronnie Tucker presented this item before the Town Council. He reviewed a cost comparison from February 2015 to the current cost projection. Town staff has already identified several line items to reduce the cost of the project. Representatives from the architectural firm, the construction firm, and the company that performed the geotechnical analysis of the site were present to answer questions from the Town Council. Town staff received direction to add Item S10 from the Value Management Options back in to the project. The Gross Maximum Price amendment for the project will be presented to the Town Council at the July 14, 2015, Town Council Meeting.

- **Town Hall/Multi-Purpose Facility**

Hulon Webb, Executive Director of Development and Community Services, and Randall Scott from Randall Scott Architects, presented three preliminary cost comparison options to the Town Council. The Town Council gave direction for the design of a 50,000 square foot facility, with an estimated \$17 million construction cost.

- **Update to Fee Schedule in Code of Ordinances**

Town Secretary Robyn Battle presented information on proposed changes to the Fee Schedule in the Code of Ordinances. The Town Council provided feedback on the proposed changes. A proposed ordinance will be brought before the Town Council for consideration at a future meeting.

- **Parks, Recreation, and Open Space Master Plan**
 - **Providing sufficient field space to accommodate residents outside Prosper**
 - **Preston Lakes playground prioritization on the CIP**
 - **Frontier Park and Sexton Park Concept Plan Update**

Phillip Neely from Dunaway Associates provided an overview of the Parks, Recreation, and Open Space Master Plan. The Town is doing well on providing community and neighborhood parks, but an adequate number of sports fields continues to be a challenge. Councilmember Korbuly requested that Town staff perform an updated survey of youth sports leagues to determine the current number of participants. The Town Council discussed options regarding providing services to participants that live outside of the Town border, but within Prosper ISD. Barbara Cottone, Chair of the Parks and Recreation Board, spoke on behalf of the board advocating that the Town prioritize service to its residents first, and work with Prosper ISD to share facilities whenever possible.

The Town Council then discussed prioritization of the playground at Preston Lakes. Town staff was given direction to reprioritize this project to FY 2015-2016, and use park improvement funds to pay for the project.

Mr. Neely then provided an update on conceptual plans for Frontier Park North and Sexton Park, and reviewed the cost estimates. The Town Council approved the proposed conceptual plans with direction to use artificial turf on both multi-use athletic fields in Frontier Park.

- **Residential Development Standards**

Development Services Director John Webb presented Town staff's proposed changes to the Town's residential development standards. The Town Council supported the majority of the proposals, with some additional feedback and suggestions. A proposed ordinance will be brought before the Town Council for consideration at a future meeting.

- **Downtown Enhancements**

Hulon Webb presented various options to the Town Council, with cost estimates to include lighting only, or the addition of drainage improvements, sidewalks, and landscaping. The Town Council gave direction for Town staff to obtain bid estimates for various options and bring them back to Council for consideration at a future meeting.

- **Landscape Standards**

Park Superintendent Matt Furr presented various options for landscape material and made recommendations to update the list of plants used in medians and other areas maintained by the Town. The Town Council provided feedback and direction on their preferences. The Town Council also discussed the possibility of installing decorative monument signs at various intersections in Town, and proposed installing American flags in the grassed median area at Preston Road and US 380 during national holidays.

- **Land acquisition for municipal facilities**

Hulon Webb provided an overview of the efforts the Town is making on acquiring land for future municipal facilities. The Town is already moving forward with acquiring approximately 8 acres dedicated by Blue Star at First Street and Coleman Street. The Town is also pursuing the acquisition of approximately 11 acres along Cook Lane for a potential Police and Fire facility, and a survey is being performed on 15 acres of property owned by the Mahard family for a potential Public Works facility. Mr. Webb recommended doing a needs assessment for each facility at the time the facility is planned.

4. 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:

4a. Section 551.087 – To discuss and consider economic development incentives.

4b. 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.

The Town Council recessed into Executive Session at 8:19 p.m.

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

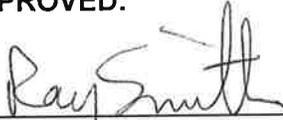
The Town Council reconvened the meeting at 9:20 p.m. No action was taken as a result of Executive Session.

6. Adjourn.

The meeting was adjourned at 9:23 p.m.

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

APPROVED:



Ray Smith, Mayor

ATTEST:



Robyn Battle, Town Secretary