



Prosper is a place where everyone matters.

MINUTES
Town Council Work Session
Prosper Municipal Chambers
108 W. Broadway, Prosper, Texas
Monday, August 24, 2015

1. Call to Order/Roll Call.

The meeting was called to order at 6:02 p.m.

Council Members Present:

Mayor Ray Smith
Mayor Pro-Tem Meigs Miller
Deputy Mayor Pro-Tem Curry Vogelsang, Jr.
Councilmember Kenneth Dugger (arrived at 7:34 p.m.)
Councilmember Michael Korbuly (arrived at 7:43 p.m.)
Councilmember Mike Davis
Councilmember Jason Dixon

Staff Members Present:

Harlan Jefferson, Town Manager
Robyn Battle, Town Secretary
Hulon Webb, Executive Director of Development and Community Services
John Webb, Development Services Director
Alex Glushko, Senior Planner
Frank Jaromin, Public Works Director
Cheryl Davenport, Finance Director
January Cook, Purchasing Agent
Ronnie Tucker, Fire Chief
Stuart Blasingame, Assistant Fire Chief
Doug Kowalski, Police Chief
Gary McHone, Assistant Police Chief

2. Discuss August 25, 2015, Regular Meeting Agenda Items.

Town Manager Harlan Jefferson presented information on the FY 2015-2016 Proposed Budget. The Town is in a high-growth period, which necessitates accelerated infrastructure development. He reviewed the Capital Improvement Plan (CIP), including recently completed projects, and projects that are scheduled for implementation over the next ten years. Mr. Jefferson discussed population projections and the effect on residential development and the increased demand for services. This leads to increased demand for staff, capital projects which require more capital debt and an increase in annual debt service. These combined factors require more property tax revenue in order to support an expanded tax base, otherwise known as the high growth dynamic.

The Proposed Budget does not reflect an increase in the tax rate, water, sewer, solid waste, or storm drainage fee increases. The primary focus of the FY 2015-2016 budget is on public safety, streets, and parks. The budget components include the base budget, non-discretionary supplemental requests, and discretionary supplemental requests.

Some of these requests were cut from the budget, but the information is included in the budget document for reference.

Mr. Jefferson provided an overview of the various Town funds' revenues and appropriations, the proposed new positions in the budget, and some of the major program enhancements for FY 2015-2016. Town staff responded to questions related to the proposed new positions, as well as some other specific components of the Proposed Budget, including some one-time versus ongoing costs. The Town Council also discussed perhaps reprioritizing some projects on the Capital Improvement Plan, and including funding for community events.

The Town Manager reviewed the Town's taxable values, the history of home values in Prosper, the property tax rate history, and the tax rate comparison related to surrounding cities and towns. He also provided a breakdown of the effect of the proposed tax rate on the average homeowner.

After a review of the Water & Sewer Fund revenue and appropriations, Mr. Jefferson provided an overview of long-term issues for the Town such as the compensation plan and facilities plan. Purchasing Agent January Cook reviewed the Vehicle and Equipment Replacement Fund (VERF) recommendations for the FY 2015-2016 Proposed Budget, and the vetting process used to determine which of the Town's equipment and vehicles should be repaired or replaced.

Hulon Webb, Executive Director of Development and Community Services, provided an update on the Capital Improvement Plan, including streets, parks, facilities, water, wastewater, and drainage projects.

Councilmember Dugger arrived at the meeting at 7:34 p.m. and took his place at the Council bench.

Councilmember Korbuly arrived at the meeting at 7:43 p.m. and took his place at the Council bench.

Mr. Webb responded to questions and feedback from the Town Council on CIP projects, and then provided a 5-year CIP analysis.

Mr. Jefferson announced that the second Public Hearing on the budget and proposed tax rate will be held on September 8, 2015, and the Town Council is scheduled to vote on the budget and the tax rate on September 22, 2015. The 2015-2016 fiscal year will begin on October 1, 2015.

Development Services Director John Webb then began a discussion on a proposed update to the Town's Zoning Ordinance and Building Regulations as they relate to residential development standards. Town staff has initiated twelve areas that encompass the proposed amendments. He reviewed each component with the Town Council and received feedback on each, which will be incorporated into a proposed ordinance at a future Town Council meeting.

3. **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:

- 3a. *Section 551.087 – To discuss and consider economic development incentives.*
- 3b. *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.*
- 3c. *Section 551.074 – To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library Board, Prosper Economic Development Corporation Board, and Planning & Zoning Commission.*

The Executive Session was not held.

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

5. **Adjourn.**

The meeting was adjourned at 8:53 p.m.

These minutes approved on the 8th day of September, 2015.

APPROVED:



Ray Smith, Mayor

ATTEST:


Robyn Battle, Town Secretary