



***Town of Prosper***  
*"a place where everyone matters"*

***Town Council Meeting***  
***September 22, 2015***



*Town of Prosper*  
*"a place where everyone matters"*

*Agenda Item 1.*

*Call to Order/Roll Call.*



***Town of Prosper***  
*"a place where everyone matters"*

***Agenda Item 2.***

*Invocation, Pledge of Allegiance, and  
Pledge to the Texas Flag.*



*Town of Prosper*  
*"a place where everyone matters"*

*Salute to the Texas Flag*

*Honor the Texas flag;  
I pledge allegiance to thee,  
Texas, one state under God,  
one and indivisible.*



*Town of Prosper*  
*"a place where everyone matters"*

*Agenda Item 3.*

*Announcements of recent and  
upcoming events.*



*Town of Prosper*  
*"a place where everyone matters"*

*Agenda Item 4.*

Presentations

Presentation of a Proclamation to members of the Prosper Police Department and Prosper Fire Department declaring October 6, 2015 as *National Night Out. (DK/RT)*



*Town of Prosper*  
*"a place where everyone matters"*

## *Agenda Item 4.*

### Presentations

Presentation of a Proclamation to members of the Clothe a Child Program declaring October 2015 as *Clothe a Child Month*. **(RB)**



*Town of Prosper*  
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*Agenda Item 4.*

Presentations

Presentation of a Certificate of Recognition to  
Assistant Fire Chief Stuart Blasingame. **(RB)**



# *Town of Prosper*

*"a place where everyone matters"*

## *Agenda Items 5a-5b*

- 5a.** Consider and act upon minutes from the following Town Council meetings. **(RB)**
- Regular Meeting – September 8, 2015
- 5b.** Receive the August 2015 Financial Report **(CD)**



# *Town of Prosper*

*"a place where everyone matters"*

## *Agenda Item 5c*

- 5c.** Consider and act upon a resolution designating *The Prosper Press* as the official newspaper of the Town of Prosper for Fiscal Year 2015-2016. **(RB)**



# *Town of Prosper*

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## *Agenda Item 5d*

- 5d.** Consider and act upon an ordinance amending the Town's Zoning Ordinance, Ordinance No. 05-20, as amended, by amending Subsection 4.2, of Section 4, of Chapter 2; Subsection 5.2, of Section 5, of Chapter 2; Subsection 6.2, of Section 6, of Chapter 2; Subsection 7.2, of Section 7, of Chapter 2; Subsection 8.2, of Section 8, of Chapter 2; Subsection 9.2, of Section 9, of Chapter 2; Subsection 2.6(a)(1), of Subsection 2.6, of Section 2, of Chapter 4; Section 7, of Chapter 4, by adding thereto a new subsection, 7.7, "Carport Design Standards"; Subsection 9.8, of Section 9, of Chapter 4; Section 9, of Chapter 4, by adding thereto new subsections, 9.19, "Alternating single family plan elevations" and 9.20, "Residential garage standards." (Z15-0005) (JW)



# *Town of Prosper*

*"a place where everyone matters"*

## *Agenda Item 5e*

- 5e.** Consider and act upon an ordinance amending Article 3.19, "Fence Regulations" of Chapter 3, "Building Regulations," of the Town's Code of Ordinances, by amending and establishing standards for wooden fences adjacent to and visible from streets and requirements for open fencing. (MD15-0003) (JW)



# *Town of Prosper*

*"a place where everyone matters"*

## *Agenda Item 6.*

### *Citizen's Comments*

The public is invited to address the Council on any topic. However, the Council is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Meeting Appearance Card" and present it to the Town Secretary prior to the meeting.

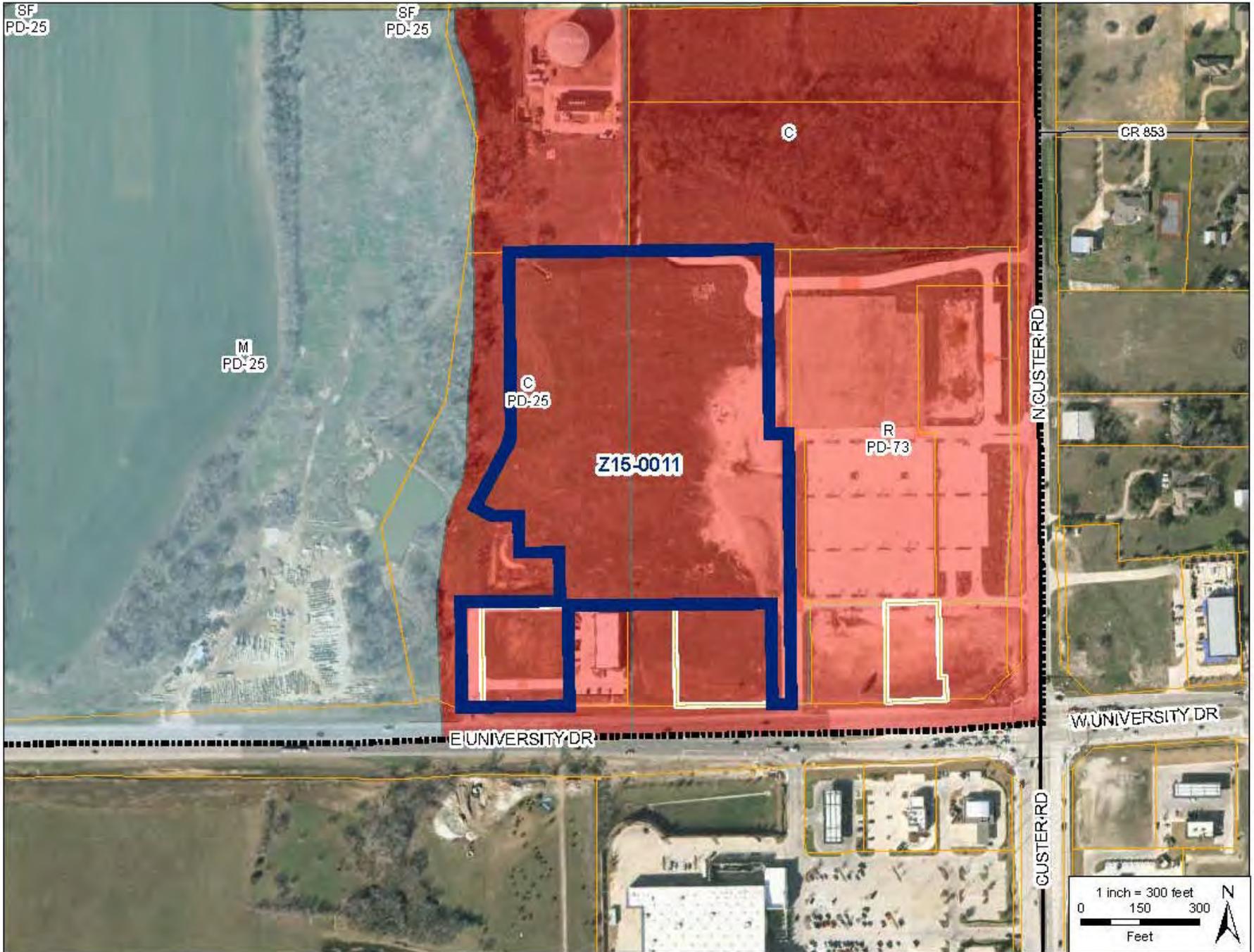


# *Town of Prosper*

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## *Agenda Item 7.*

Conduct a Public Hearing, and consider and act upon a request to rezone 15.7± acres, from Commercial (C) and Planned Development-25 (PD-25) to Planned Development-Retail (PD-R), located on north side of US 380, 580± feet west of Custer Road. (Z15-0011). (JW)



EX. ZONING: MIXED USE AND PD-25  
 CURRENT USE: UNDEVELOPED  
 FUTURE LAND USE: US 380 DISTRICT

100YR ULTIMATE  
 FLOODPLAIN PER  
 STUDY BY O'BRIEN

104 PROSPER LP  
 JEREMIAH HORN SURVEY  
 TRACT 12

APPROXIMATE  
 LOCATION  
 OF F.E.M.A. FLOODPLAIN

LOT 3  
 5.335 AC.  
 (2,32,386 S.F.)

REFER TO SHEET  
 2 FOR FUEL CENTER  
 DETAILS

PROPOSED  
 HEADLIGHT  
 SCREENING

380 HOLDINGS LLC  
 JNO R BURROWS SURVEY,  
 TRACT 2

WAL-MART REAL ESTATE  
 BUSINESS TRUST  
 CUSTER WAL MART (CMC),  
 BLOCK A, LOT 1

PER CITY OF MCKINNEY

MURPHY OIL USA  
 INC  
 CUSTER WAL MART  
 (CMC),  
 BLOCK A, LOT 2

HAYCO REALTY LTD  
 CUSTER WAL MART  
 (CMC),  
 BLOCK A, LOT 3R

WACHOVIA BANK NATIONAL  
 ASSOC  
 CUSTER WAL MART (CMC),  
 BLOCK A, LOT 4R

TCG CUSTER/380  
 INVESTOR LLC  
 PARCEL 601 603 (C)  
 BLOCK A, LOT 2R

TOWN OF PROSPER  
 JEREMIAH HORN SURVEY  
 TRACT 26

FF 14TH FAIRWAY LTD PTNSHP  
 JEREMIAH HORN SURVEY  
 TRACT 15

PROPOSED  
 FIRE HYDRANT

PROPOSED  
 FIRE HYDRANT

GENERATOR

40SD  
 TRANSFORMER

REFER TO SHEET  
 2 FOR FUTURE  
 EXPANSION  
 DETAIL

PROPOSED  
 FIRE HYDRANT

PROPOSED  
 FIRE LANE

LOT 1  
 14.389 AC.  
 (626,795 S.F.)  
 GROCERY STORE  
 123,602 S.F.  
 F.F.E. = 725.00

COMPACTOR  
 OUTDOOR SALES AND  
 DISPLAY AREA  
 8000 SF  
 TREE WELLS (TYP)  
 PATIO

**LOWE'S**  
 94K DEEP

EX. ZONING: RETAIL/COMMERCIAL  
 CURRENT USE: RETAIL  
 FUTURE LAND USE: US. 380 DISTRICT

PROPOSED  
 FIRE HYDRANT

INSTALL ADA  
 SIGN

PROPOSED  
 FIRE HYDRANT

PROPOSED  
 FIRE HYDRANT

PROPOSED  
 FIRE LANE

RELOCATED  
 FIRE HYDRANT

5' SIDEWALK

"RUSTIC FENCE"

"RUSTIC FENCE"

5' SIDEWALK

6' SIDEWALK

U.S. HIGHWAY 380  
 W-UNIVERSITY DRIVE  
 (VARIABLE WIDTH RIGHT-OF-WAY)

CUSTER ROAD  
 (VARIABLE WIDTH RIGHT-OF-WAY)

EISENMANN THEODORE  
 WALNUT GROVE #1,  
 BLOCK 2, LOT 3A

CUSTER STORAGE  
 CENTER LLC  
 B P WORLEY SURVEY,  
 TRACT 18

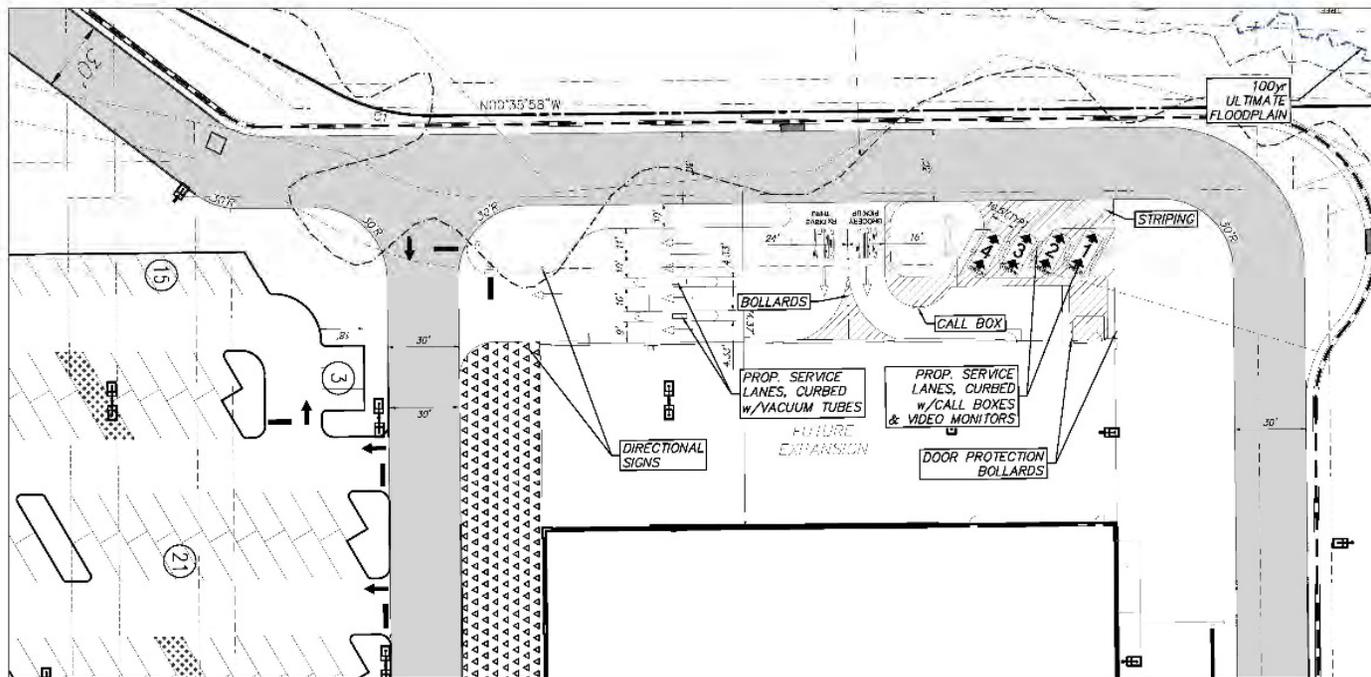
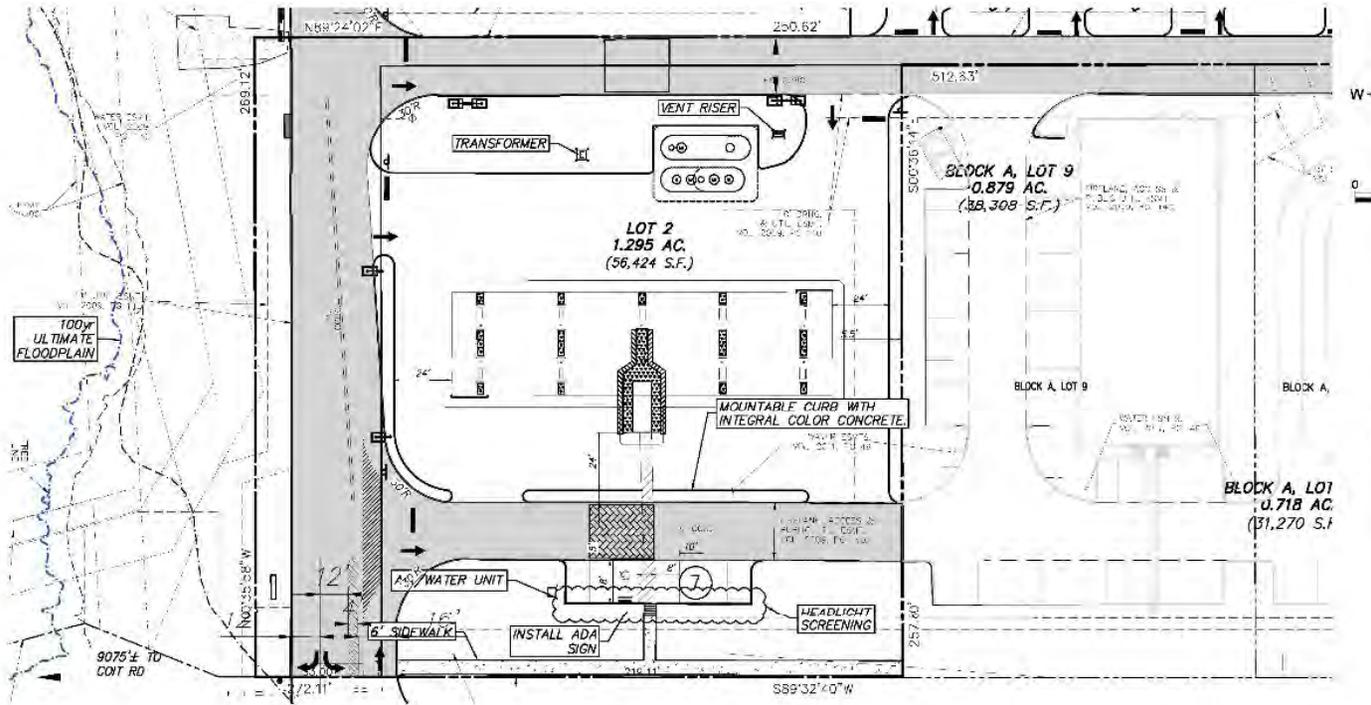
LEWIS MICHELE  
 ANN &  
 B P WORLEY  
 SURVEY, TRACT 12

FREMMING M D ESTATE  
 &  
 B P WORLEY SURVEY,  
 TRACT 12

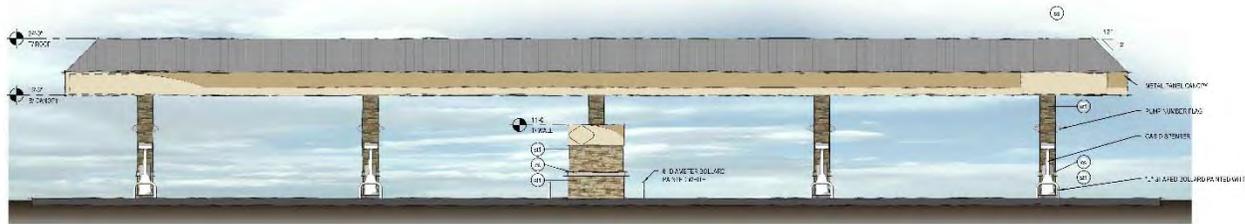
GESHER VENTURE LTD  
 CUSTER 380 (CMC)  
 BLOCK A, LOT 2

1
2
3
4
5
6
7
8
9

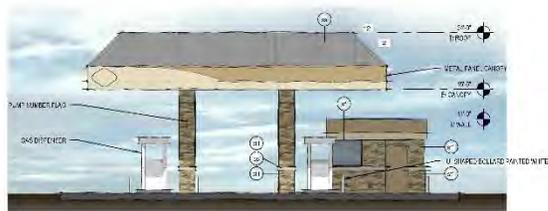
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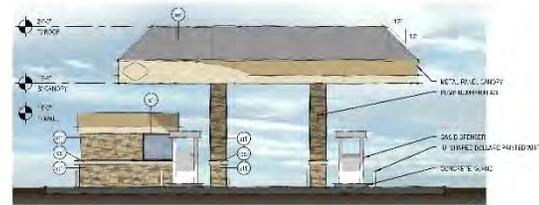




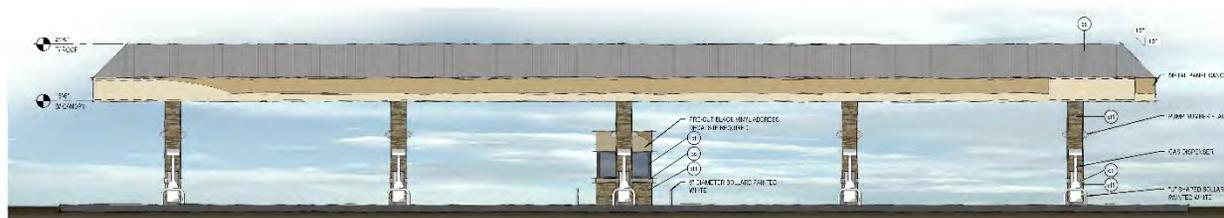
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE AND WILL ACCOMMODATE FINAL SITE GRADING

**Facade Plan Checklist**

- "This Facade Plan is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division"
- "All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance"
- "When permitted, exposed utility boxes and conduits shall be painted to match the building"
- "All signage areas and locations are subject to approval by the Building Inspection Department"
- "Windows shall have a maximum exterior visible reflectivity of ten (10) percent."

	Material Percentages			
	East	West	South	North
Metal Roof	35.1%	33.7%	49.0%	49.0%
Metal Canopy	35.4%	34.2%	36.5%	37.0%
Stone	23.6%	26.4%	12.3%	13.3%
Cast Stone	2.0%	2.0%	0.7%	0.7%
Glass	3.9%	3.7%	1.5%	0.0%

**FINISH SCHEDULE**

- ④ Dry Stack Stone  
DFW Stone Supply - Oklahoma Golden Chopped Stone
- Ⓢ Clear Anodized
- Ⓢ Standing Seam Metal Roof  
Berridge - Galvalume
- Ⓢ Mortar  
Amerimix - Light Tan
- Ⓢ Cast Stone
- Ⓢ Siteworks - Natural

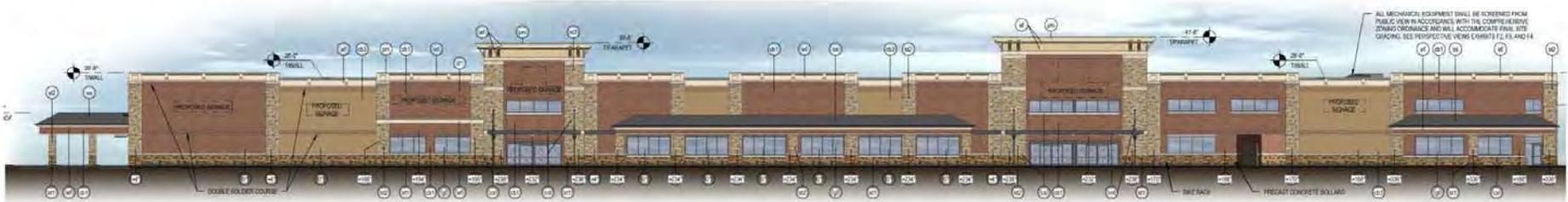
**EXHIBIT F3 - CONCEPT FUEL CENTER ELEVATIONS**

August 25, 2015

Prosper, TX  
K515451



# Shops at Prosper Trail – Kroger



# Windsong Ranch Marketplace – Kroger



# Prosper Plaza – Kroger



# Prosper Plaza – Lowe's

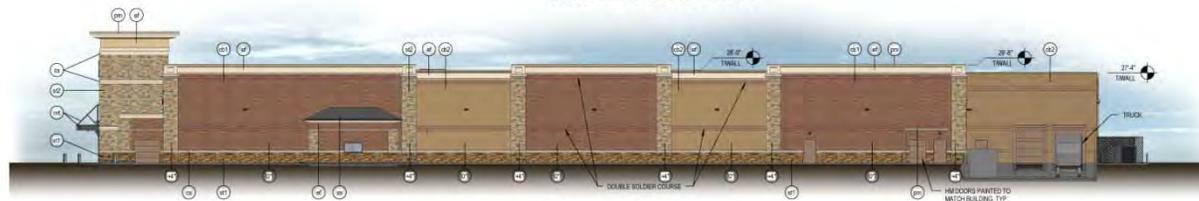




# Windsong Ranch Marketplace – Kroger



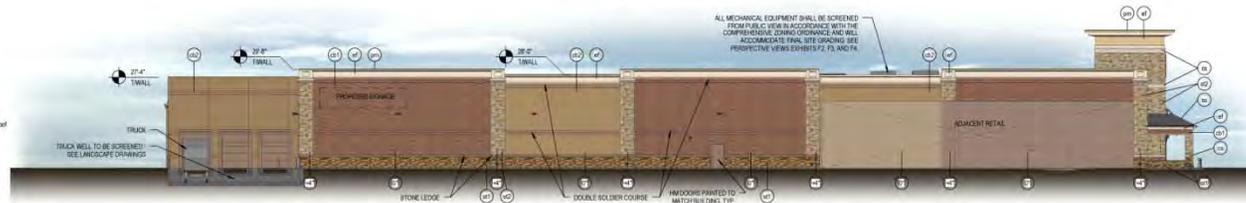
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

### Facade Plan Checklist

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- "All signage areas and locations are subject to approval by the Building Inspection Department"
- "Windows shall have a maximum exterior visible reflectivity of ten (10) percent."

### FINISH SCHEDULE

- |  |                               |
|--|-------------------------------|
| (M1) Concrete Stone Veneer                     | (M4) Engraved Metal           |
| (M2) Concrete Stone Veneer                     | (M5) Metal Coping             |
| (M3) Architectural Concrete Block              | (M6) Anodized Aluminum        |
| (M4) Architectural Concrete Block              | (M7) Standing Seam Metal Roof |
| (M5) Architectural Concrete Block - Split Face | (M8) Cladding                 |
| (M6) Cast Glass                                | (M9) Monks                    |
| (M7) Reinforced G.I.F.S.                       |                               |

	Material Percentages			
	East	South	West	North
CB1	37.0%	33.0%	43.8%	9.3%
CB2	22.7%	10.6%	31.3%	12.0%
CB3 - Split face	0.0%	0.0%	0.0%	66.6%
ST1	8.8%	8.6%	7.4%	6.7%
ST2	11.0%	13.3%	7.5%	5.0%
EIFS	7.9%	10.0%	9.5%	0.2%
Cast Stone	2.8%	3.8%	0.5%	0.2%
Glazing	0.2%	12.3%	0.0%	0.0%

EXHIBIT F1 - CONCEPT ELEVATIONS

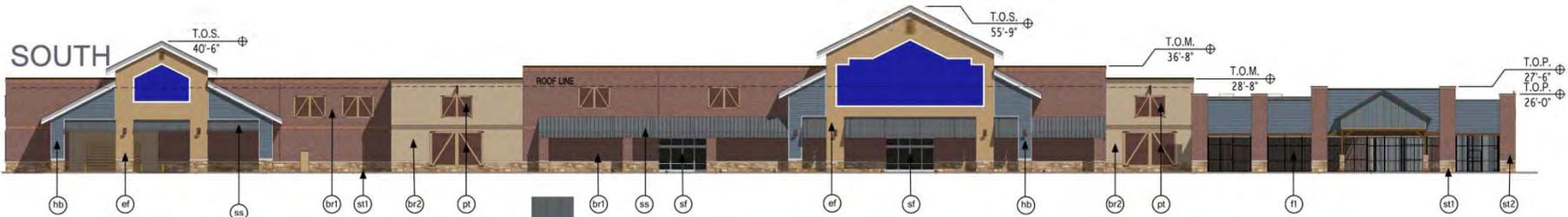
June 25, 2014

Big Box Store

Prosper, TX  
514501.05

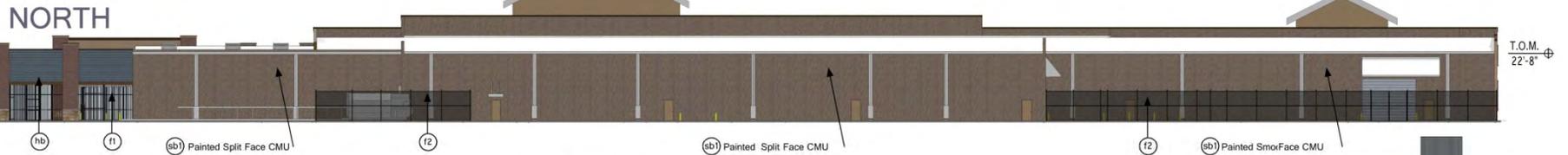


# Prosper Plaza – Lowe's



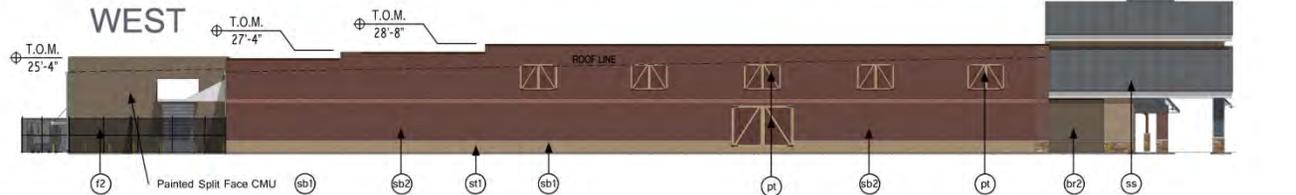
<b>SOUTH FACADE (GROSS)</b> , 19,639s.f.	
STOREFRONT/FENCING/DOORS & OPENINGS: 1,381 s.f.	
SOUTH FACADE (NET): 18,255 s.f. = 100%	
STONE	1,339s.f. = 7%
BRICK	11,593s.f. = 64%
STUCCO	2,303s.f. = 13%
METAL CANOPY	1,368s.f. = 7%
HARDY BOARD	1,652s.f. = 9%

<b>EAST FACADE (GROSS)</b> , 9,968 s.f.	
STOREFRONT/FENCING/DOORS & OPENINGS: 2,530 s.f.	
EAST FACADE (NET): 7,438 s.f. = 100%	
CMU	1,231s.f. = 16%
STONE	2,553s.f. = 34%
HARDY BOARD	2,364s.f. = 32%
BRICK	1,290s.f. = 17%

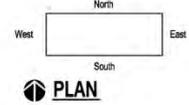


<b>NORTH FACADE (GROSS)</b> , 13,235s.f.	
STOREFRONT/FENCING/DOORS & OPENINGS: 2,440s.f.	
NORTH FACADE (NET): 10,795s.f. = 100%	
CMU	10,129s.f. = 94%
STONE	38s.f. = .3%
BRICK	230s.f. = 2%
HARDY BOARD	398s.f. = 4%

<b>WEST FACADE (GROSS)</b> , 9,465s.f.	
STOREFRONT/FENCING/DOORS & OPENINGS: 591s.f.	
WEST FACADE (NET): 8,874s.f. = 100%	
CMU	8,067s.f. = 91%
STONE	108s.f. = 1.1%
BRICK	666s.f. = 7.5%
HARDY BOARD	33s.f. = .4%



- \* THIS CONCEPTUAL ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTION DIVISION\*
- \* ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE\*
- \* WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING\*
- \* ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT\*
- \* WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.\*



**FINISH SCHEDULE**

- (st1) Dry Stack Stone
- (st2) DFW Stone Supply - Oklahoma Golden Chopped Stone
- (hb) Hard Board Siding
- (pt) Paint - SW 7603 Pool House
- (br1) Architectural Brick
- (br2) Acme Brick - Cranberry Flash Ruff
- (sb1) Architectural Brick
- (sb2) Acme Brick - Canyon Gray
- (ss) Architectural Concrete Block
- (ef) Headwaters - Split Face CMU, Painted SW7693
- (sb2) Architectural Concrete Block
- (sb1) Headwaters - Split Face CMU, Painted SW7591
- (sb3) Architectural Concrete Block
- (sb3) Headwaters - Smooth Face CMU, Painted SW7693
- (pt) Paint - SW 9333 Fire Brick - "Hard Board Siding"
- (ca) Cast Stone
- (ca) Sileworks - Natural
- (st) Stucco
- (st) Paint SW 7693 Stone Barrier
- (pn) Metal Coping
- (pn) Beridge - Zinc Grey
- (al) Clear Anodized Aluminum
- (ss) Standing Seam Metal Roof
- (ss) Beridge - Galvalume
- (fl) Architectural Fence
- (fl) Ornamental Fence W/Windscreen
- (f2) Architectural Fence
- (f2) Chain Link Fence W/Windscreen

GRAPHIC REPRESENTATION ONLY/NOT FOR CONSTRUCTION Building, landscape, and site furnishing images are a graphic representation of the design intent. This may not reflect all variations in colors, materials, construction that may occur due to local material differences, and final design detailing. Landscaping shown is preliminary and does not reflect the final landscaping design that conforms with local code.

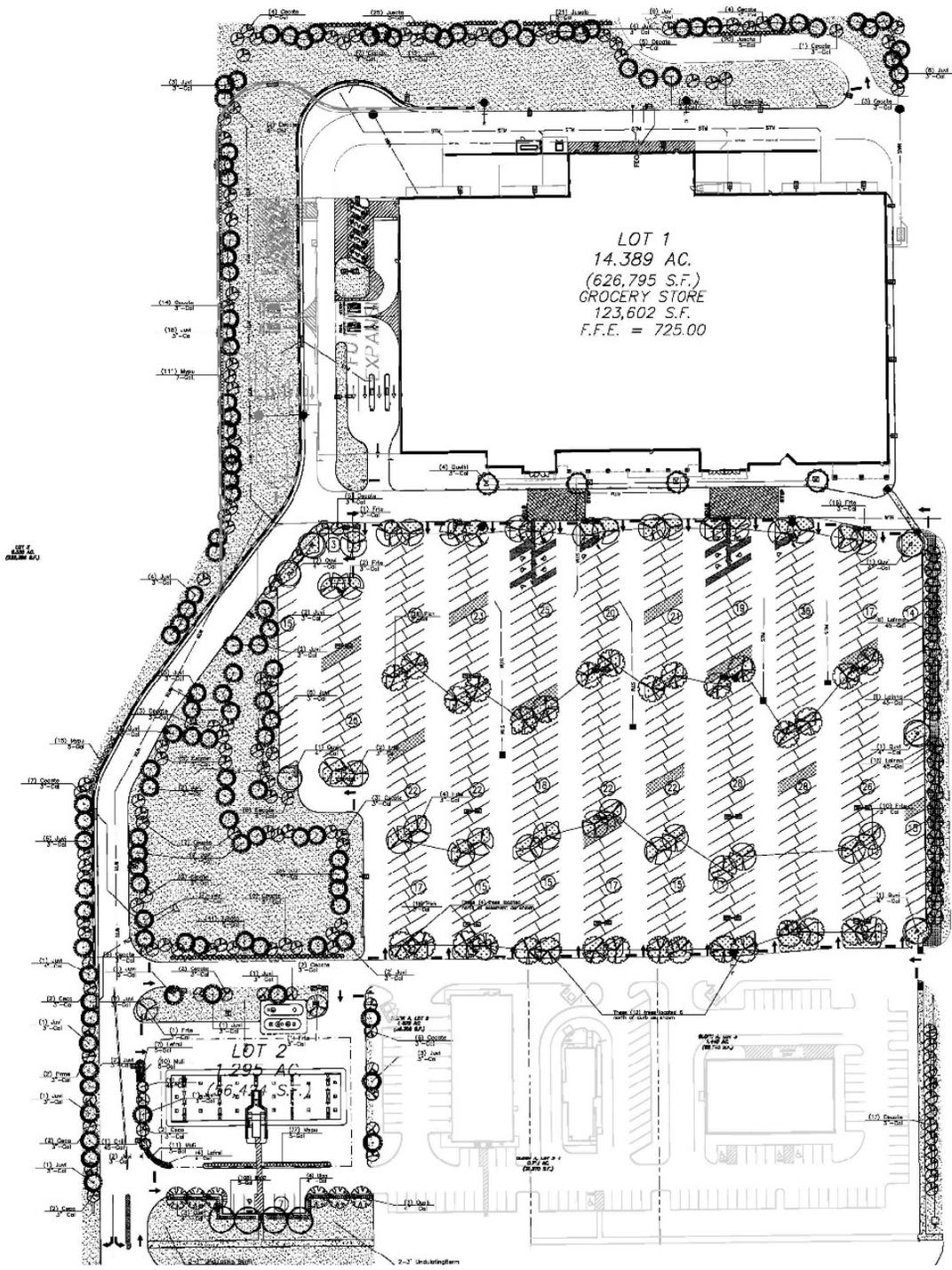


**LOWE'S OF PROSPER, TEXAS**  
 W. UNIVERSITY DR. @ N. CUSTER DR.  
 PROSPER, TEXAS

**EXHIBIT F**  
 ZONING: Z15-009

9639 McCULLOUGH AVE. PH. 210.340.2400  
 SAN ANTONIO, TEXAS 78216 FAX. 210.340.2449  
 PROJECT No. 2015006 DATE: 05/05/15





LOT 1  
 14,389 AC.  
 (626,795 S.F.)  
 GROCERY STORE  
 123,602 S.F.  
 F.F.E. = 725.00

LOT 2  
 1295 AC.  
 (66,411 S.F.)

**CAUTION!!!**  
 UNDERGROUND UTILITY  
 THIS AREA. 48 HOUR  
 CONSTRUCTION ACTIVITY  
 LOCATES FOR FRANCHISE  
 CALL BEFORE YOU DIG  
 TEXAS EXCAVATION SA  
 1-800-344-8377  
 TEXAS ONE CALL SYST  
 1-800-249-8048  
 LONE STAR NOTICATA  
 1-800-898-8344 EXT

**PLANT LIST**

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size
(Symbol)	4	Qv/hi	Quercus virginiana 'Highrise'	'Highrise' live oak	3"-Cal/12'
(Symbol)	6	Qush	Quercus shumardii	Shumard oak	4"-Cal/12'
(Symbol)	8	Qvvi	Quercus virginiana	Southern live oak	4"-Cal/12'
(Symbol)	2'	Muli	Muhlenbergia lindheimeri	Lindheimer muhly	5-Gal
(Symbol)	169	Myp.	Myrica pusilla	Dwarf Wax Myrtle	7"-Cal/36"
(Symbol)	2	Chli	Chiopalis linearis	Desert willow	45 Gal/8' 1
(Symbol)	107	Jusata	Juniperus sabina 'tamaiscifolia'	Tam juniper	5 Gal
(Symbol)	128	Cecate	Cercis canadensis 'Texensis'	Texas redbud	3"-Cal
(Symbol)	37	Frite	Fraxinus texensis	Texas ash	3"-Cal/12'
(Symbol)	121	Juvi	Juniperus virginiana	Eastern red cedar	3"-Cal/10'
(Symbol)	23	Lainna	Lagerstroemia indica 'Natchez'	Crape myrtle 'Natchez'	45-Gal/8' 1
(Symbol)	11	Lefrsi	Leucochryllum frutescens 'Silverado'	Silverado sage	7"-Cal/36"
(Symbol)	108	IleoD	Ilex cornuta 'Dwarf Burford'	Dwarf Burford holly	5-Gal
(Symbol)	4	Ulipa	Ulmus parvifolia	lacebark elm	4" Cal/12'
(Symbol)	32	Pich	Pistacia chinensis	Chinese pistache	3"-Cal/12'
(Symbol)		Stte	Stipa tenuisima	Mexican feathergrass	1-Gal
(Symbol)		Tras	Trachospermum asiaticum	Asian jasmine	4" Pot
(Symbol)		Cyca	Cynodon dactylon	Solid Bermuda sod	Sod

REF. SHEET L-0A FOR LANDSCAPE REQUIREMENTS TA

**FAIN - CUPPETT**  
**LANDSCAPE ARCHITECTS**  
 8233 Mid-Course Blvd., Suite B  
 North Richland Hills, TX 76182-4761 874  
 PAVES AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE LANDSCAPE ARCHITECT REGISTRATION NUMBER 26722 C FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING IS RESPONSIBLE FOR ANY MODIFICATION TO OR USE OF THIS DRAWING WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE A DRAWING "OFF THE DRAWING" OF THE LANDSCAPE ARCHITECTS' FILE.

**OVERALL  
 PLAN  
 ZC**



# *Town of Prosper*

*"a place where everyone matters"*

## *Agenda Item 8.*

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



# *Town of Prosper*

*"a place where everyone matters"*

## *Agenda Item 9.*

Consider and act upon an ordinance amending Appendix A, "Fee Schedule," to the Town's Code of Ordinances by repealing existing Appendix A, "Fee Schedule," and adopting a new Appendix A, "Fee Schedule." **(RB)**



# *Town of Prosper*

*"a place where everyone matters"*

## **Appendix A - Fee Schedule**

<b>Sec. I</b>	<b>Construction Permits and Fees</b>
<b>Sec. II</b>	<b>Mechanical/Plumbing Permit Fees</b>
<b>Sec. III</b>	<b>Electrical Permit Fees</b>
<b>Sec. IV</b>	<b>Sign Permit Fees</b>
<b>Sec. V</b>	<b>Development Fees</b>
<b>Sec. VI</b>	<b>Peddler's/Solicitor's Fees</b>
<b>Sec. VII</b>	<b>Reconstruction of Streets</b>
<b>Sec. VIII</b>	<b>Miscellaneous</b>
<b>Sec. IX</b>	<b>Water and Sewer Rates</b>
<b>Sec. X</b>	<b>Impact Fees</b>
<b>Sec. XI</b>	<b>Rates for Collection of Solid Waste and Recyclables</b>
<b>Sec. XII</b>	<b>Municipal Drainage Utility System Fees</b>
<b>Sec. XIII</b>	<b>Parks and Recreation User Fees</b>
<b>Sec. XIV</b>	<b>Public Works Fee Schedule</b>
<b>Sec. XV</b>	<b>Sexually Oriented Businesses</b>
<b>Sec. XVI</b>	<b>Alarm Systems</b>
<b>Sec. XVII</b>	<b>Water Conservation and Enforcement Fees</b>
<b>Sec. XVIII</b>	<b>Backflow Prevention and Enforcement Fees</b>



# *Town of Prosper*

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## **Appendix A - Fee Schedule**

<b>Sec. I</b>	<b>Construction Permits and Fees</b>
Sec. II	Mechanical/Plumbing Permit Fees
Sec. III	Electrical Permit Fees
Sec. IV	Sign Permit Fees
<b>Sec. V</b>	<b>Development Fees</b>
Sec. VI	Peddler's/Solicitor's Fees
Sec. VII	Reconstruction of Streets
<b>Sec. VIII</b>	<b>Miscellaneous</b>
<b>Sec. IX</b>	<b>Water and Sewer Rates</b>
Sec. X	Impact Fees
<b>Sec. XI</b>	<b>Rates for Collection of Solid Waste and Recyclables</b>
Sec. XII	Municipal Drainage Utility System Fees
<b>Sec. XIII</b>	<b>Parks and Recreation User Fees</b>
Sec. XIV	Public Works Fee Schedule
Sec. XV	Sexually Oriented Businesses
Sec. XVI	Alarm Systems
Sec. XVII	Water Conservation and Enforcement Fees
Sec. XVIII	Backflow Prevention and Enforcement Fees



# *Town of Prosper*

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## **Sec. V Construction Permits and Fees**

<b>Fee Type</b>	<b>Current Fee</b>	<b>Proposed Fee</b>
Contractor Registration	\$100	\$100
Swimming Pools: In Ground	\$300	\$300
Swimming Pools: Above Ground	\$100	\$100
Spas	\$100	\$100

**Current fees have been in place since 2006, and appear in Chapter 3 of the Code, but were never codified into Appendix A, the Fee Schedule.**



# *Town of Prosper*

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## **Sec. V Development Fees - Zoning**

<b>Fee Type</b>	<b>Current Fee</b>	<b>Proposed Fee</b>
Zoning Change-Standard	\$500 + \$10/acre	\$550 + \$10/acre (or portion thereof)
Zoning Change-PD	\$500 + \$30/acre	\$750 + \$30/acre (or portion thereof)
SUP	\$300 + 10/acre	\$350 + \$10/acre (or portion thereof)
ZBA Action (Changed to "Variance through BOA or CBOA	\$200	\$250



# *Town of Prosper*

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## **Sec. V Development Fees - Site Plans and Plats**

<b>Fee Type</b>	<b>Current Fee</b>	<b>Proposed Fee</b>
Preliminary Site Plan	N/A	\$350 + 5/acre (or portion thereof)
Site Plan	\$300 + \$5/acre	\$400 + \$5/acre (or portion thereof)
Preliminary Plat	\$300 + \$10/lot	\$400 + \$10/lot
Final Plat	\$400 + \$10/lot	\$500 + \$10/lot
Amended Plat	\$250 + \$10/lot	\$300 + \$10/lot
Minor Plat	\$200	\$250



# *Town of Prosper*

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## Sec. V Development Fees

Fee Type	Current Fee	Proposed Fee
Property Owner Notifications	N/A	Postage fee to be included in application fee for 25 or more notifications
Plat Filing	\$300	\$100
Comprehensive Plan Amendment	\$200	\$250



# *Town of Prosper*

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## **Sec. V Development Fees**

- **Current fees have been in place since 2002-2003**
- **Proposed fees are consistent with comparison towns/cities**
- **Proposed fees will help recover cost of processing applications**
- **Other edits include removal of obsolete fees, updated language, and removal of redundant fees that appear in other sections of the Fee Schedule**
- **Estimated annual increase in revenue: \$9,700**



# *Town of Prosper*

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## **Sec. VIII Miscellaneous**

<b>Fee Type</b>	<b>Current Fee</b>	<b>Proposed Fee</b>
Library - Late fee on books, per day	\$0.10	\$0.10
Library - Late fee on DVDs, per day	\$1.00	\$1.00
Replacement Processing Fee for Lost Items	N/A	\$5.00 per item
Inter-Library Loan Shipping Fee (set by Texas State Library)	N/A	\$3.17
Notary Fee	\$5 first signature, \$1 each add'l	\$5 first signature, \$1 each add'l



# *Town of Prosper*

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## **Sec. VIII Miscellaneous**

- **Current Library fees have never been codified**
- **Proposed Library fees are consistent with comparison towns/cities**
- **Estimated 10 items per month are lost**
- **\$1,200 has been collected in total fines and fees in 2015**



# *Town of Prosper*

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## **Sec. VIII Miscellaneous**

- **Notary fees have never been codified; fees are set by Secretary of State**
- **Notary fees are not charged for Town business**
- **Utility Billing staff has notarized 65 items for the public to date in 2015**
- **Estimated annual revenue for notary fees: \$450**



# *Town of Prosper*

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## **Sec. IX Water and Sewer Rates**

<b>Fee Type</b>	<b>Current Fee</b>	<b>Proposed Fee</b>
Turn offs/Reconnects	\$50 during office hours	\$50 during office hours
	\$75 after office hours	\$75 after office hours
Irrigation Service Initiation	\$75 Commercial	\$75 Commercial
	\$65 Residential	\$65 Residential

- **Turn offs/Reconnect fees were updated in 2011, but never codified (Code shows \$30/\$60)**
- **Irrigation Service Connection fees were updated in 2012, but never codified (Code shows \$75 for Commercial and Residential)**



# *Town of Prosper*

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## **Sec. IX Water and Sewer Rates**

- **Other edits include removal of obsolete fees, updated language, and removal of redundant fees that appear in other sections of the Fee Schedule**
- **Estimated annual increase in revenue: None, other than new customers**



# *Town of Prosper*

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## **Sec. XI Rates for Collection of Solid Waste and Recyclables**

- **Bulk pickup schedule will be updated (east/west schedule)**
- **Minor edits to language for HHW vouchers**
- **Other edits include removal of redundant fees and language that appear in other sections of the Fee Schedule**
- **Franchise fee may change in 2017 when current IESI franchise agreement expires**



# *Town of Prosper*

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## **Sec. XIII Parks & Recreation User Fees**

### **Frontier Park Pavilion Rental**

<b>Current Fee</b>	<b>Proposed Resident Fee</b>	<b>Proposed Non-Resident Fee</b>
\$35, 1-4 hours, Prosper Residents, unlimited participants	\$35; 1-50 participants	\$500; 1-50 participants
\$75 , 1-4 hours, non-residents, unlimited participants	\$50; 51-100 participants	\$500; 51-100 participants
	\$75; 100+ participants	\$500; 100+ participants



# *Town of Prosper*

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## **Sec. XIII Parks & Recreation User Fees**

### **Frontier Park Pavilion Rental**

- **Fee increase will help cover staff costs for maintenance between rentals**
- **Staff can accommodate three, 4-hour rentals per day**
- **\$100 refundable deposit on all reservations**
- **14 day cancellation policy**



# *Town of Prosper*

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## **Sec. XIII Parks & Recreation**

### **User Fees**

#### **Frontier Park Pavilion Rental**

- **Proposed fees are consistent with comparison towns/cities; although Council may consider prohibiting rental of pavilion to non-residents altogether. Some towns & cities do not rent to non-residents.**
- **Estimated annual revenue increase: at least 10%, or \$500 per year, depending on non-resident rental of facility.**



# *Town of Prosper*

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## *Agenda Item 10.*

Consider and act upon an ordinance adopting the Fiscal Year 2015-2016 Annual Budget for the fiscal year beginning October 1, 2015, and ending September 30, 2016. (HJ)



# *Town of Prosper*

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## *Agenda Item 11.*

Consider and act upon an ordinance adopting the Town of Prosper 2015 Property Tax Rate. **(HJ)**



# *Town of Prosper*

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## *Agenda Item 12.*

Consider and act upon an ordinance establishing a Homestead Tax Exemption.  
**(CD)**

# Homestead Exemption Analysis

Based on Assessed Values

	<b>Assessed Value</b>	<b>Homestead %</b>	<b>Calculated Homestead</b>	<b>Minimum Homestead</b>	<b>Revenue Decrease</b>
	\$1,108,193,142	1%	\$11,081,931	\$14,569,119	\$75,759
	\$1,108,193,142	2%	\$22,163,863	\$22,811,347	\$118,619
	\$1,108,193,142	3%	\$33,245,794	\$33,560,030	\$174,512
	\$1,108,193,142	4%	\$44,327,726	\$44,512,734	\$231,466
	\$1,108,193,142	5%	\$55,409,657	\$55,530,609	\$288,759
	\$1,108,193,142	7.5%	\$83,114,486	\$83,169,820	\$432,483
	\$1,108,193,142	10%	\$110,819,314	\$110,853,149	\$576,436
	\$1,108,193,142	20%	\$221,638,628	\$221,650,270	\$1,152,581

# Town of Prosper

## Summary of Anticipated Tax-Backed Debt Issuances *(as of 9.4.2015)*

Projects	Funding for Fiscal Years				
	2014/15	2015/16	2016/17	2017/18	2018/19
Streets	\$ 5,752,000	\$ 571,184	\$ 801,996	\$ 425,000	\$ -
Traffic	585,000	-	-	-	-
Parks	-	8,686,225	-	643,000	-
Facilities:					
Fire Stations	5,063,000	-	-	-	-
Public Safety Comm. System	1,100,000	-	-	-	-
Recreation Center	-	-	-	-	1,500,000
Town Hall	-	1,450,000	10,550,000	5,000,000	6,000,000
	<u>\$ 12,500,000</u>	<u>\$ 10,707,409</u>	<u>\$ 11,351,996</u>	<u>\$ 6,068,000</u>	<u>\$ 7,500,000</u>

## Town of Prosper

### Projected Debt Service Tied to Five Year Capital Plan; Lower Taxable Assessed Valuation Growth (as of 9.4.2015)

FYE	Taxable Assessed Valuation <sup>(1)</sup>	Outstanding Tax-Backed Debt Service <sup>(2)</sup>	Series 2016 \$10.71mm Proceeds <sup>(3)</sup>	Series 2017 \$11.35mm Proceeds <sup>(3)</sup>	Series 2018 \$6.07mm Proceeds <sup>(3)</sup>	Series 2019 \$7.50mm Proceeds <sup>(3)</sup>	I&S Tax Rate <sup>(4)</sup>
2016	\$ 2,129,311,118	\$ 3,384,038					\$ 0.1589
2017	2,429,311,118	3,471,116	\$ 736,507				0.1637
2018	2,729,311,118	3,209,616	519,888	\$ 917,938			0.1637
2019	2,929,311,118	3,096,518	549,175	911,250	\$ 394,428		0.1635
2020	3,129,311,118	3,229,225	547,750	699,250	329,500	\$ 464,139	0.1635
2021	3,160,604,229	3,378,759	546,325	677,625	333,375	385,000	0.1635
2022	3,192,210,271	3,419,265	544,900	681,125	337,000	385,000	0.1634
2023	3,224,132,374	3,444,703	543,475	703,625	340,375	385,000	0.1634
2024	3,256,373,698	3,437,511	542,050	753,875	348,375	385,000	0.1633
2025	3,288,937,435	3,137,683	540,625	1,020,500	380,250	385,000	0.1617
2026	3,321,826,809	2,998,001	1,251,863	556,250	322,625	385,000	0.1616
2027	3,355,045,077	2,514,681	1,254,813	957,875	394,500	385,000	0.1599
2028	3,388,595,528	2,501,225	1,250,981	992,625	413,875	385,000	0.1594
2029	3,422,481,483	2,508,063	1,255,250	1,073,125	383,250	385,000	0.1597
2030	3,456,706,298	1,579,575	1,252,500	1,333,375	446,500	979,750	0.1578
2031	3,491,273,361	1,571,194	1,252,731	998,500	828,000	978,500	0.1574
2032	3,526,186,095	1,575,669	1,250,825	1,053,750	823,875	975,750	0.1573
2033	3,561,447,956	1,292,400	1,251,663	1,333,625	823,375	976,375	0.1557
2034	3,597,062,435	1,001,700	1,255,006	1,334,000	826,250	980,125	0.1466
2035	3,633,033,060	928,200	1,250,856	1,336,500	827,375	977,000	0.1432
2036	3,669,363,390		1,254,094	1,336,000	826,750	977,000	0.1171
2037	3,706,057,024			1,332,500	824,375	979,875	0.0828
2038	3,743,117,594				825,125	980,500	0.0472
2039	3,780,548,770					978,875	0.0254
		\$ 54,862,077	\$ 18,851,276	\$ 20,003,313	\$ 11,029,178	\$ 13,712,889	

## Town of Prosper

### Scenario 3 - Homestead Exemption of 5%; Projected Initial Lost Value of \$55,530,609

FYE	Taxable Assessed Valuation <sup>(1)</sup>	Outstanding Tax-Backed Debt Service <sup>(2)</sup>	Series 2016 \$10.71mm Proceeds <sup>(3)</sup>	Series 2017 \$11.35mm Proceeds <sup>(3)</sup>	Series 2018 \$6.07mm Proceeds <sup>(3)</sup>	Series 2019 \$7.50mm Proceeds <sup>(3)</sup>	I&S Tax Rate <sup>(4)</sup>
2016	\$ 2,129,311,118	\$ 3,384,038					\$ 0.1589
2017	2,373,780,509	3,471,116	\$ 736,507				0.1673
2018	2,673,780,509	3,209,616	519,888	\$ 917,938			0.1669
2019	2,873,780,509	3,096,518	549,175	911,250	\$ 394,428		0.1665
2020	3,073,780,509	3,229,225	547,750	699,250	329,500	\$ 464,139	0.1663
2021	3,104,518,314	3,378,759	546,325	677,625	333,375	385,000	0.1663
2022	3,135,563,497	3,419,265	544,900	681,125	337,000	385,000	0.1662
2023	3,166,919,132	3,444,703	543,475	703,625	340,375	385,000	0.1662
2024	3,198,588,324	3,437,511	542,050	753,875	348,375	385,000	0.1661
2025	3,230,574,207	3,137,683	540,625	1,020,500	380,250	385,000	0.1645
2026	3,262,879,949	2,998,001	1,251,863	556,250	322,625	385,000	0.1644
2027	3,295,508,748	2,514,681	1,254,813	957,875	394,500	385,000	0.1626
2028	3,328,463,836	2,501,225	1,250,981	992,625	413,875	385,000	0.1622
2029	3,361,748,474	2,508,063	1,255,250	1,073,125	383,250	385,000	0.1624
2030	3,395,365,959	1,579,575	1,252,500	1,333,375	446,500	979,750	0.1605
2031	3,429,319,618	1,571,194	1,252,731	998,500	828,000	978,500	0.1601
2032	3,463,612,815	1,575,669	1,250,825	1,053,750	823,875	975,750	0.1600
2033	3,498,248,943	1,292,400	1,251,663	1,333,625	823,375	976,375	0.1584
2034	3,533,231,432	1,001,700	1,255,006	1,334,000	826,250	980,125	0.1492
2035	3,568,563,747	928,200	1,250,856	1,336,500	827,375	977,000	0.1456
2036	3,604,249,384		1,254,094	1,336,000	826,750	977,000	0.1191
2037	3,640,291,878			1,332,500	824,375	979,875	0.0843
2038	3,676,694,797				825,125	980,500	0.0480
2039	3,713,461,745					978,875	0.0258
		\$ 54,862,077	\$ 18,851,276	\$ 20,003,313	\$ 11,029,178	\$ 13,712,889	

## Town of Prosper

### Scenario 2 - Homestead Exemption of 7.5%; Projected Initial Lost Value of \$83,169,820

FYE	Taxable Assessed Valuation <sup>(1)</sup>	Outstanding Tax-Backed Debt Service <sup>(2)</sup>	Series 2016 \$10.71mm Proceeds <sup>(3)</sup>	Series 2017 \$11.35mm Proceeds <sup>(3)</sup>	Series 2018 \$6.07mm Proceeds <sup>(3)</sup>	Series 2019 \$7.50mm Proceeds <sup>(3)</sup>	I&S Tax Rate <sup>(4)</sup>
2016	\$ 2,129,311,118	\$ 3,384,038					\$ 0.1589
2017	2,346,141,298	3,471,116	\$ 736,507				0.1691
2018	2,646,141,298	3,209,616	519,888	\$ 917,938			0.1686
2019	2,846,141,298	3,096,518	549,175	911,250	\$ 394,428		0.1680
2020	3,046,141,298	3,229,225	547,750	699,250	329,500	\$ 464,139	0.1677
2021	3,076,602,711	3,378,759	546,325	677,625	333,375	385,000	0.1678
2022	3,107,368,738	3,419,265	544,900	681,125	337,000	385,000	0.1676
2023	3,138,442,425	3,444,703	543,475	703,625	340,375	385,000	0.1676
2024	3,169,826,850	3,437,511	542,050	753,875	348,375	385,000	0.1675
2025	3,201,525,118	3,137,683	540,625	1,020,500	380,250	385,000	0.1659
2026	3,233,540,369	2,998,001	1,251,863	556,250	322,625	385,000	0.1658
2027	3,265,875,773	2,514,681	1,254,813	957,875	394,500	385,000	0.1640
2028	3,298,534,531	2,501,225	1,250,981	992,625	413,875	385,000	0.1636
2029	3,331,519,876	2,508,063	1,255,250	1,073,125	383,250	385,000	0.1638
2030	3,364,835,075	1,579,575	1,252,500	1,333,375	446,500	979,750	0.1619
2031	3,398,483,426	1,571,194	1,252,731	998,500	828,000	978,500	0.1614
2032	3,432,468,260	1,575,669	1,250,825	1,053,750	823,875	975,750	0.1614
2033	3,466,792,943	1,292,400	1,251,663	1,333,625	823,375	976,375	0.1598
2034	3,501,460,872	1,001,700	1,255,006	1,334,000	826,250	980,125	0.1505
2035	3,536,475,481	928,200	1,250,856	1,336,500	827,375	977,000	0.1469
2036	3,571,840,235		1,254,094	1,336,000	826,750	977,000	0.1202
2037	3,607,558,638			1,332,500	824,375	979,875	0.0850
2038	3,643,634,224				825,125	980,500	0.0485
2039	3,680,070,566					978,875	0.0260
		\$ 54,862,077	\$ 18,851,276	\$ 20,003,313	\$ 11,029,178	\$ 13,712,889	

## Town of Prosper

### Scenario 1 - Homestead Exemption of 10%; Projected Initial Lost Value of \$110,853,149

FYE	Taxable Assessed Valuation <sup>(1)</sup>	Outstanding Tax-Backed Debt Service <sup>(2)</sup>	Series 2016 \$10.71mm Proceeds <sup>(3)</sup>	Series 2017 \$11.35mm Proceeds <sup>(3)</sup>	Series 2018 \$6.07mm Proceeds <sup>(3)</sup>	Series 2019 \$7.50mm Proceeds <sup>(3)</sup>	I&S Tax Rate <sup>(4)</sup>
2016	\$ 2,129,311,118	\$ 3,384,038					\$ 0.1589
2017	2,318,457,969	3,471,116	\$ 736,507				0.1710
2018	2,618,457,969	3,209,616	519,888	\$ 917,938			0.1702
2019	2,818,457,969	3,096,518	549,175	911,250	\$ 394,428		0.1696
2020	3,018,457,969	3,229,225	547,750	699,250	329,500	\$ 464,139	0.1692
2021	3,048,642,549	3,378,759	546,325	677,625	333,375	385,000	0.1692
2022	3,079,128,974	3,419,265	544,900	681,125	337,000	385,000	0.1691
2023	3,109,920,264	3,444,703	543,475	703,625	340,375	385,000	0.1691
2024	3,141,019,467	3,437,511	542,050	753,875	348,375	385,000	0.1690
2025	3,172,429,661	3,137,683	540,625	1,020,500	380,250	385,000	0.1673
2026	3,204,153,958	2,998,001	1,251,863	556,250	322,625	385,000	0.1673
2027	3,236,195,497	2,514,681	1,254,813	957,875	394,500	385,000	0.1655
2028	3,268,557,452	2,501,225	1,250,981	992,625	413,875	385,000	0.1650
2029	3,301,243,027	2,508,063	1,255,250	1,073,125	383,250	385,000	0.1653
2030	3,334,255,457	1,579,575	1,252,500	1,333,375	446,500	979,750	0.1633
2031	3,367,598,012	1,571,194	1,252,731	998,500	828,000	978,500	0.1629
2032	3,401,273,992	1,575,669	1,250,825	1,053,750	823,875	975,750	0.1628
2033	3,435,286,732	1,292,400	1,251,663	1,333,625	823,375	976,375	0.1612
2034	3,469,639,599	1,001,700	1,255,006	1,334,000	826,250	980,125	0.1518
2035	3,504,335,995	928,200	1,250,856	1,336,500	827,375	977,000	0.1482
2036	3,539,379,355		1,254,094	1,336,000	826,750	977,000	0.1212
2037	3,574,773,149			1,332,500	824,375	979,875	0.0857
2038	3,610,520,880				825,125	980,500	0.0489
2039	3,646,626,089					978,875	0.0262
		\$ 54,862,077	\$ 18,851,276	\$ 20,003,313	\$ 11,029,178	\$ 13,712,889	



# *Town of Prosper*

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## *Assumptions for Projected Debt Service and I&S Rate including Options for Homestead Exemptions*

- (1) FY 2016 based on certified values per Denton CAD and Collin CAD websites. Assumes \$300 million in annual growth for FY's 2017-2018, \$200 million in annual growth for FY's 2019-2020, 1% thereafter. FY 2017 and beyond
- (2) Debt service assumed to be repaid solely with I&S tax revenues. Repayment source may be changed from year to year.
- (3) Debt service assumed to be repaid solely with I&S tax revenues. Based on projected rates; preliminary, subject to change.
- (4) Estimated. Based on assumed total frozen revenues of \$775,000 and projected pro rata I&S tax rate share of a combined tax rate of \$0.52; preliminary, subject to change.



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*Agenda Item 13.*

Consider and act upon a resolution adopting the Fiscal Year 2015-2016 Capital Improvement Program. **(HW)**

Street Projects	Project Schedule						Total Cost	
	Prior Yrs	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019		2019-2025
Church Street (First - PISD)			850,000					850,000
Coleman Street (at Prosper HS)					850,000			850,000
1405-ST Coleman Street (Prosper Trail - Preston)	319,100	3,027,993	1,052,907					4,400,000
Custer Road Turn Lanes @ Prosper Trail			100,000					100,000
DNT Southbound Braided Ramp							4,000,000	4,000,000
DNT Southbound Frontage Road				9,500,000				9,500,000
1412-ST Downtown Enhancements (Broadway - Main)	60,000		490,000					550,000
Eighth Street (Church - PISD Admin)				160,000				160,000
Field Street (Third - Broadway)				41,000				41,000
1512-ST First Street (DNT - Coleman)		550,000					7,650,000	8,200,000
First Street (Townlake - Custer)			420,000					420,000
Fishtrap Road (Artesia - Dallas Parkway)			820,000					820,000
Frontier Parkway (BNSF Overpass)			3,650,000					3,650,000
Gates of Prosper Road Improvements, Phase 1		2,000,000						2,000,000
Gates of Prosper Road Improvements, Phase 2							500,000	500,000
Gates of Prosper Road Improvements, Phase 3							15,200,000	15,200,000
Gates of Prosper Road Improvements, Phase 4							7,500,000	7,500,000
Main Street (Broadway - First)				181,000				181,000
1513-ST Old Town Streets 2015 (Broadway, Fifth, McKinley)			1,044,000					1,044,000
Parvin Road (Good Hope - FM 1385)				270,000				270,000
Pasewark (Preston - End)				280,000				280,000
1511-ST Prosper Trail (Kroger - Coit)		305,000					3,975,000	4,280,000
1414-ST Prosper Trail (Kroger)			1,090,000					1,090,000
1415-ST Teel Parkway (DCFWS #10)		2,600,000						2,600,000
1507-ST West Prosper Road Improvements			12,531,000					12,531,000
Unassigned - 2011 Prop 5 GO Bonds							5,453,254	5,453,254
<b>Subtotal</b>	<b>379,100</b>	<b>8,482,993</b>	<b>22,047,907</b>	<b>10,432,000</b>	<b>850,000</b>	<b>0</b>	<b>44,278,254</b>	<b>86,470,254</b>

Traffic Projects	Project Schedule						Total Cost	
	Prior Yrs	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019		2019-2025
Median Lighting - Coit Road (US 380 - First)							400,000	400,000
Median Lighting - First Street (Craig - Coit)							575,000	575,000
Median Lighting - Prosper Trail (Dallas Pkwy - Preston)							750,000	750,000
Traffic Signal - Coit Rd & First St				220,000				220,000
Traffic Signal - Coit Rd & Richland Blvd				220,000				220,000
Traffic Signal - Dallas Pkwy & Prosper Tr				200,000				200,000
US380 Illuminated Street Signs				25,000				25,000
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>665,000</b>	<b>0</b>	<b>0</b>	<b>1,725,000</b>	<b>2,390,000</b>

Park Projects	Project Schedule						Total Cost	
	Prior Yrs	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019		2019-2025
1303-PK Cockrell Park	90,000				643,000			733,000
Frontier Park - North Field Improvements			9,536,225					9,536,225
Frontier Park - Parking Improvements 2016			450,000					450,000
Frontier Park - Southeast Corner Field Lighting Phase 2			600,000					600,000
Hike & Bike Trails							750,000	750,000
Pecan Grove Irrigation	100,000			75,000				175,000
Preston Lakes Playground			90,000					90,000
1417-PK Richland Boulevard Median Landscaping	5,000						170,000	175,000
Sexton Farms Park, Phase I							12,000,000	12,000,000
Unassigned - 2011 Prop 4 GO Bonds							400,000	400,000
<b>Subtotal</b>	<b>195,000</b>	<b>0</b>	<b>10,676,225</b>	<b>75,000</b>	<b>643,000</b>	<b>0</b>	<b>13,320,000</b>	<b>24,909,225</b>

Facility Projects		Project Schedule						Total Cost	
		Prior Yrs	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019		2019-2025
	Central Fire Station, Phase II							850,000	850,000
	Cook Lane Fire Station (station,training,admin,EOC)							14,670,000	14,670,000
	Gentle Creek Fire Station							5,625,000	5,625,000
	Library Facility							6,000,000	6,000,000
	Parks and Recreation Maintenance Building							5,450,000	5,450,000
	Police Station							7,000,000	7,000,000
	Public Works Complex							5,450,000	5,450,000
	Recreation Center						1,500,000	13,500,000	15,000,000
	Senior Facility							5,000,000	5,000,000
1402-FC	Town Hall - Professional Services	50,000	200,000	1,300,000					1,550,000
1601-FC	Town Hall - Construction			10,000,000	8,813,000				18,813,000
	Town Hall - Furniture, Fixtures, and Equipment				1,362,000				1,362,000
1514-ST	Town Hall - Offsite Infrastructure			1,275,000					1,275,000
1401-FC	Windsong Ranch Fire Station	300,000	6,996,000	204,000					7,500,000
1308-EQ	Windsong Ranch Fire Station - Apparatus			815,000		263,000			1,078,000
<b>Subtotal</b>		<b>350,000</b>	<b>7,196,000</b>	<b>13,594,000</b>	<b>10,175,000</b>	<b>263,000</b>	<b>1,500,000</b>	<b>63,545,000</b>	<b>96,623,000</b>

Water Projects		Project Schedule						Total Cost	
		Prior Yrs	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019		2019-2025
1508-WA	BNSF Railroad PRV's		50,000	532,200					582,200
	County Line Elevated Storage Tank						937,500	4,687,200	5,624,700
	Gates of Prosper Water Improvements, Phase 1		470,000						470,000
	Gates of Prosper Water Improvements, Phase 2							1,625,000	1,625,000
	Gates of Prosper Water Improvements, Phase 3							900,000	900,000
	Gates of Prosper Water Improvements, Phase 4							2,125,000	2,125,000
1501-WA	Lower Pressure Plane Pump Station and Transmission Line		185,100	1,655,000	15,456,800				17,296,900
0407-WA	Prosper Trail EST		517,300	4,403,300					4,920,600
<b>Subtotal</b>		<b>0</b>	<b>1,222,400</b>	<b>6,590,500</b>	<b>15,456,800</b>	<b>0</b>	<b>937,500</b>	<b>9,337,200</b>	<b>33,544,400</b>

Wastewater Projects	Project Schedule							Total Cost
	Prior Yrs	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2025	
Doe Branch Parallel Interceptor (2018)						5,177,341		5,177,341
Doe Branch WWTP 1.5 MGD Expansion (2018)						20,259,159		20,259,159
Doe Branch WWTP 1.5 MGD Expansion (2024)							24,190,495	24,190,495
Gates of Prosper Wastewater Improvements, Phase 1		5,700,000						5,700,000
Gates of Prosper Wastewater Improvements, Phase 2							320,000	320,000
Gates of Prosper Wastewater Improvements, Phase 3							180,000	180,000
La Cima #1 Interceptor (Frisco)				245,000				245,000
La Cima #2 Interceptor (Coit - First)			465,000					465,000
Matthew Southwest Wastewater Improvements			2,500,000					2,500,000
Public Works Interceptor			800,000					800,000
Public Works WWTP Decommission						900,000		900,000
<b>Subtotal</b>	<b>0</b>	<b>5,700,000</b>	<b>3,765,000</b>	<b>245,000</b>	<b>0</b>	<b>26,336,500</b>	<b>24,690,495</b>	<b>60,736,995</b>

Drainage Projects	Project Schedule							Total Cost
	Prior Yrs	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2025	
Amberwood Farms			32,000					32,000
Coleman Street Channel Improvements			17,500	282,500				300,000
Lakes of LaCima Outfall		60,000						60,000
Old Town Drainage - Church & Parvin Drainage Impr.			500,000					500,000
Old Town Drainage - Detention Pond Improvements						1,000,000		1,000,000
Old Town Drainage - Fifth Street Trunk Main					400,000			400,000
Old Town Drainage - First & Main Trunk Main				800,000				800,000
Old Town Drainage - Hawk Ridge Channel Improvements		165,000						165,000
Old Town Drainage - McKinley & Broadway Trunk Main			600,000					600,000
Old Town Regional Detention - Land Acquisition			1,500,000					1,500,000
<b>Subtotal</b>	<b>0</b>	<b>225,000</b>	<b>2,649,500</b>	<b>1,082,500</b>	<b>400,000</b>	<b>1,000,000</b>	<b>0</b>	<b>5,357,000</b>

Capital Improvement Program Summary	Project Schedule						Total Cost	
	Prior Yrs	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019		2019-2025
General Fund	924,100	15,678,993	46,318,132	21,347,000	1,756,000	1,500,000	122,868,254	210,392,479
Enterprise Funds	0	7,147,400	13,005,000	16,784,300	400,000	28,274,000	34,027,695	99,638,395
<b>Grand Total Capital Improvement Program</b>	<b>924,100</b>	<b>22,826,393</b>	<b>59,323,132</b>	<b>38,131,300</b>	<b>2,156,000</b>	<b>29,774,000</b>	<b>156,895,949</b>	<b>310,030,874</b>



# *Town of Prosper*

*"a place where everyone matters"*

## *Agenda Item 14.*

Consider and act upon authorizing the Town Manager to execute a Water Improvement Development Agreement between Bloomfield Homes, LP, and the Town of Prosper, Texas, related to the extension of water lines to serve the Prosper Lake on Preston development. (HW)

**Proposed 2.0 MG  
Prosper Trail EST (2015)**  
Overflow Elev.: 926 ft

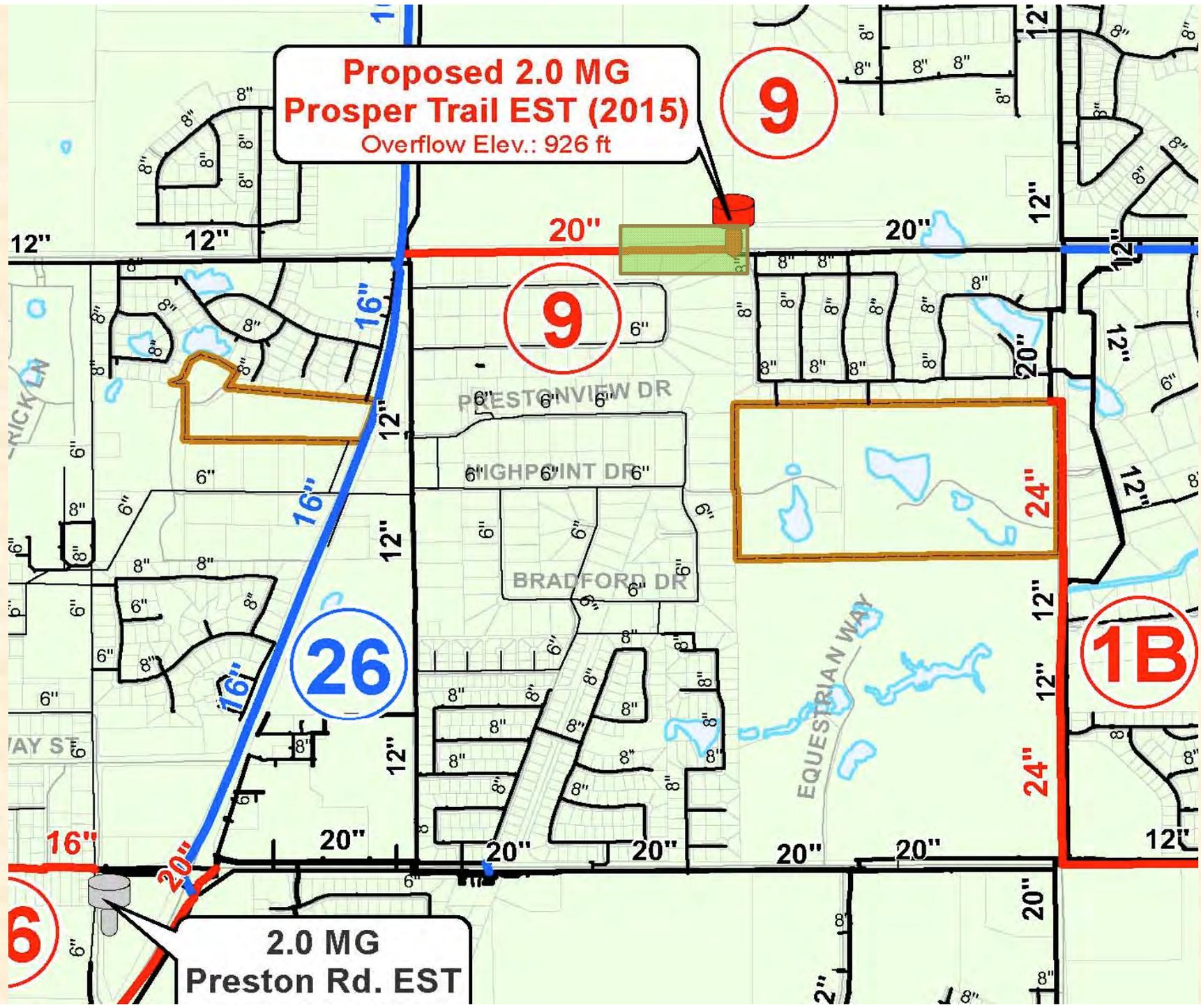
**9**

**9**

**26**

**1B**

**2.0 MG  
Preston Rd. EST**





# *Town of Prosper*

*"a place where everyone matters"*

## *Agenda Item 15.*

Consider and act upon a resolution authorizing the Town Manager to execute an application to the Texas Parks & Wildlife Department Outdoor Recreation Grant for the development of Frontier Park North.  
**(PN)**

FUTURE FRONTIER PARKWAY

Trail Network Connection



Overflow Parking (+/- 200 Spaces)

Possible Practice / Open Space Area

Connect to Existing Trail





***Town of Prosper***  
*"a place where everyone matters"*

# ***Agenda Item 16.***

## ***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:***

- 16a. Section 551.087 - To discuss and consider economic development incentives.***
  
- 16b. 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.***



# *Town of Prosper*

*"a place where everyone matters"*

## *Agenda Item 16 Con't*

### *Executive Session*

- 16c.** *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.*



*Town of Prosper*  
*"a place where everyone matters"*

*Agenda Item 17.*

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



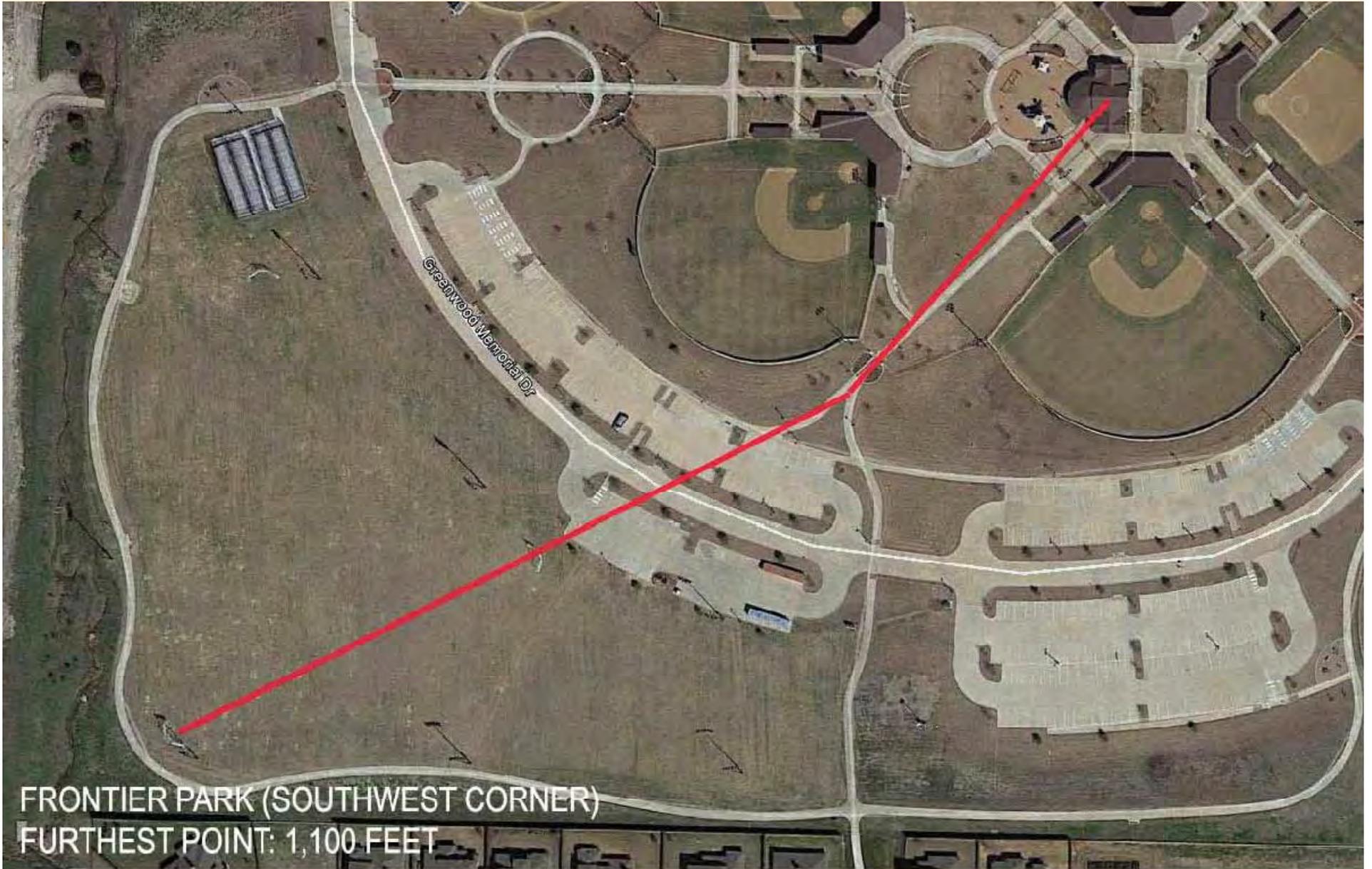
# *Town of Prosper*

*"a place where everyone matters"*

## *Agenda Item 18.*

Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.

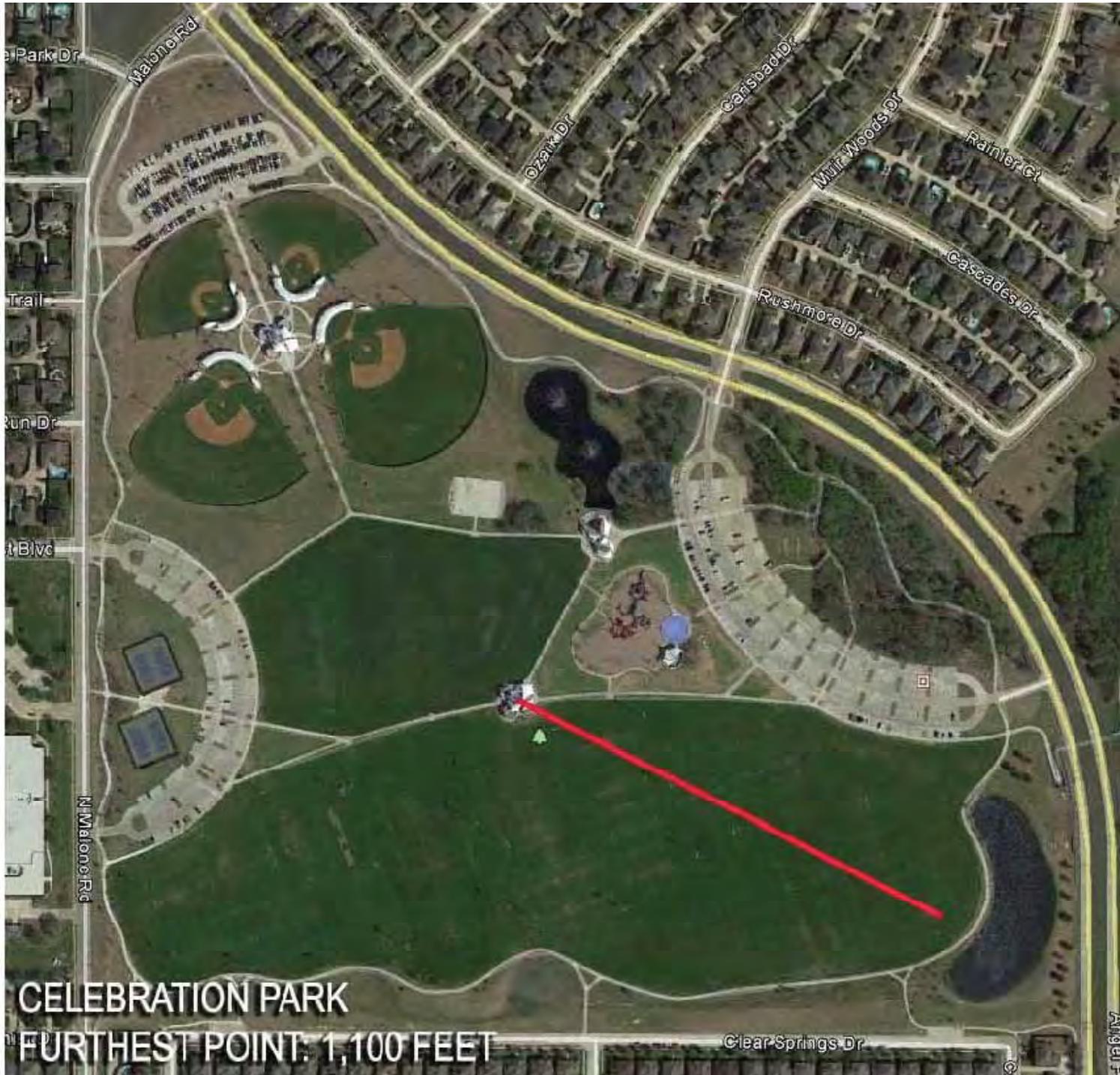
- TIRZ No. 1 and TIRZ No. 2 Board of Directors (HJ)
- Discussion on the Lower Pressure Plane Ground Storage Tank and Pump Station Project. (HW)
- Discussion of portable restrooms at the southwest corner of Frontier Park. (HW)



FRONTIER PARK (SOUTHWEST CORNER)  
FURTHEST POINT: 1,100 FEET



TOYOTA SOCCER CENTER  
FURTHEST POINT: 1,200 FEET



**CELEBRATION PARK**  
**FURTHEST POINT: 1,100 FEET**

f 161W

CRAIG RANCH SOCCER COMPLEX  
FURTHEST POINT: 1,200 FEET



# Estimated Cost for Restroom Building

• Prefab Building:	\$ 75,000
• Plumbing/Electrical:	\$ 20,000
• Landscaping:	\$ 5,000
• <u>Sidewalk/Hardscape</u>	<u>\$ 7,500</u>
• TOTAL	\$107,500



*Town of Prosper*  
*"a place where everyone matters"*

*Agenda Item 19.*

Adjourn

**TOWN OF PROSPER  
PROPOSED BUDGET  
AND  
TAX RATE**

**SEPTEMBER 22, 2015**



**Budget Theme:**

**SUPPORTING MOMENTUM**

**DURING PROSPERITY**



# Proposed FY 2015-2016 Budget Includes

No Tax Rate Increase

No Water or Sewer Rate Increase

No Solid Waste Rate Increase

No Storm Drainage Fee Increase

Minimal Other Fee Increases

# Proposed FY 2014-2015 Budget Focus:

Public Safety

Streets

Parks

# Consolidated Fund Summaries

FUND	ACCOUNT TYPE	ACTUAL BUDGET 2013-2014	AMENDED BUDGET 2014-2015	ESTIMATED BUDGET 2014-2015	PROPOSED BUDGET 2015-2016
<b>GENERAL</b>	REVENUES	12,828,898	14,686,034	15,063,576	17,632,303
	EXPENDITURES	12,317,247	15,013,900	14,002,231	17,462,293
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>511,651</b>	<b>(327,866)</b>	<b>1,061,345</b>	<b>170,010</b>
<b>WATER / SEWER</b>	REVENUES	8,971,879	10,295,293	9,854,707	11,725,235
	EXPENDITURES	10,888,062	10,424,679	10,285,644	12,065,437
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(1,916,183)</b>	<b>(129,386)</b>	<b>(430,937)</b>	<b>(340,202)</b>
<b>DEBT SERVICE (I&amp;S)</b>	REVENUES	3,164,677	2,955,065	3,176,000	3,418,269
	EXPENDITURES	2,964,315	2,870,065	2,867,065	3,405,040
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>200,362</b>	<b>85,000</b>	<b>308,935</b>	<b>13,229</b>
<b>CAPITAL PROJECTS (75)</b>	REVENUES	1,865,388	20,848,500	19,024,390	17,824,390
	EXPENDITURES	3,132,569	28,407,055	13,375,555	38,835,225
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(1,267,181)</b>	<b>(7,558,555)</b>	<b>5,648,835</b>	<b>(21,010,835)</b>

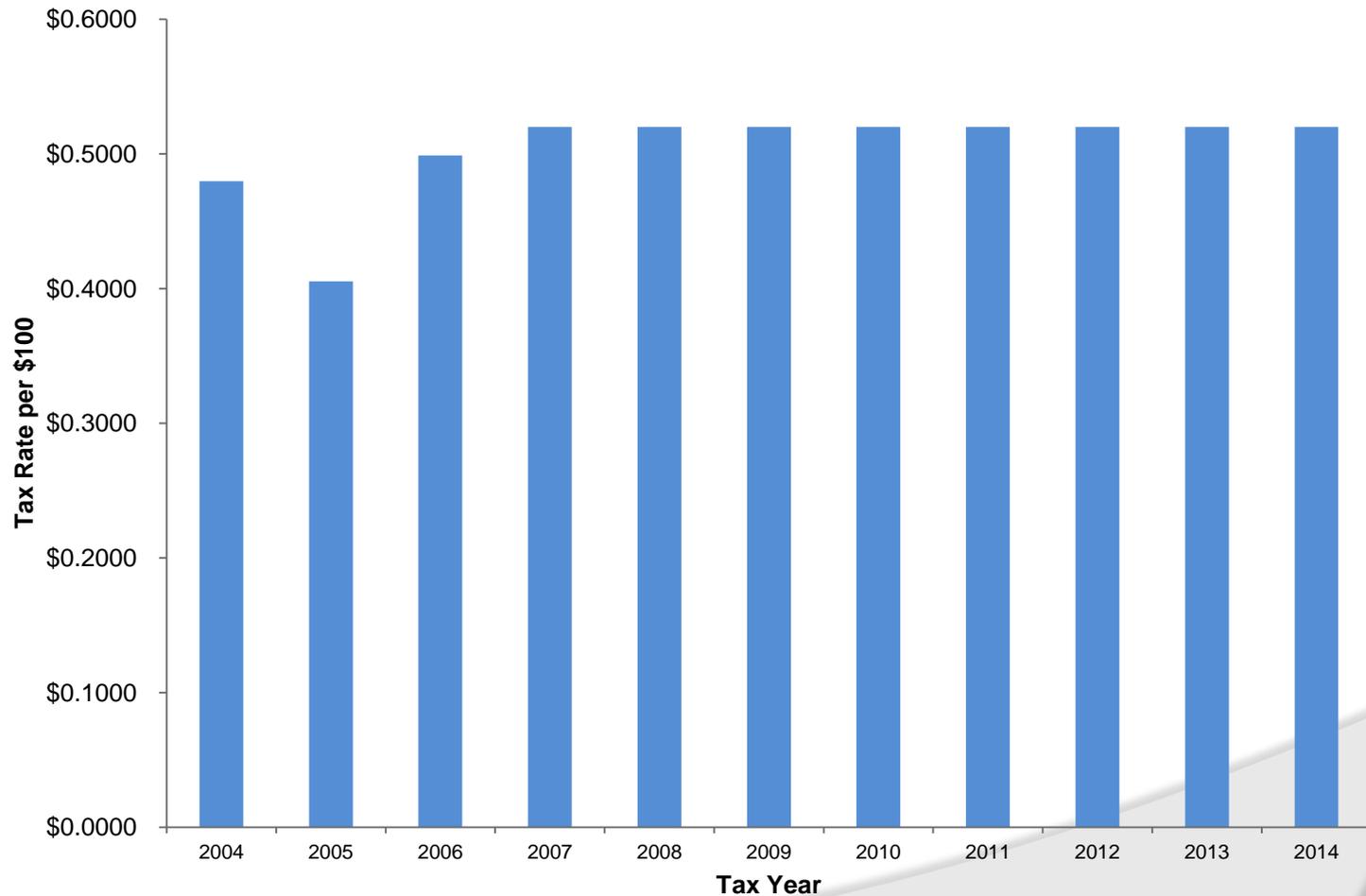
# Consolidated Fund Summaries Cont'd

FUND	ACCOUNT TYPE	ACTUAL BUDGET 2013-2014	AMENDED BUDGET 2014-2015	ESTIMATED BUDGET 2014-2015	PROPOSED BUDGET 2015-2016
<b>CAPITAL PROJECTS (76)</b>	REVENUES	7,193,806	404,581	191,021	12,285,000
	EXPENDITURES	-	2,382,500	922,300	3,181,700
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>7,193,806</b>	<b>(1,977,919)</b>	<b>(731,279)</b>	<b>9,103,294</b>
<b>PARKS</b>	REVENUES	1,029,875	502,000	507,300	207,300
	EXPENDITURES	135,505	214,000	214,990	1,590,000
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>894,370</b>	<b>288,000</b>	<b>292,310</b>	<b>(1,382,700)</b>
<b>IMPACT FEES</b>	REVENUES	3,842,328	3,974,150	5,457,050	6,444,500
	EXPENDITURES	427,768	2,968,487	4,193,655	16,204,993
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>3,414,560</b>	<b>1,005,663</b>	<b>1,263,395</b>	<b>(9,760,493)</b>
<b>INTERNAL SERVICE</b>	REVENUES	30,099	44,650	21,440	25,640
	EXPENDITURES	21,756	30,000	20,000	40,000
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>8,343</b>	<b>14,650</b>	<b>1,440</b>	<b>(14,360)</b>

# Consolidated Fund Summaries Cont'd

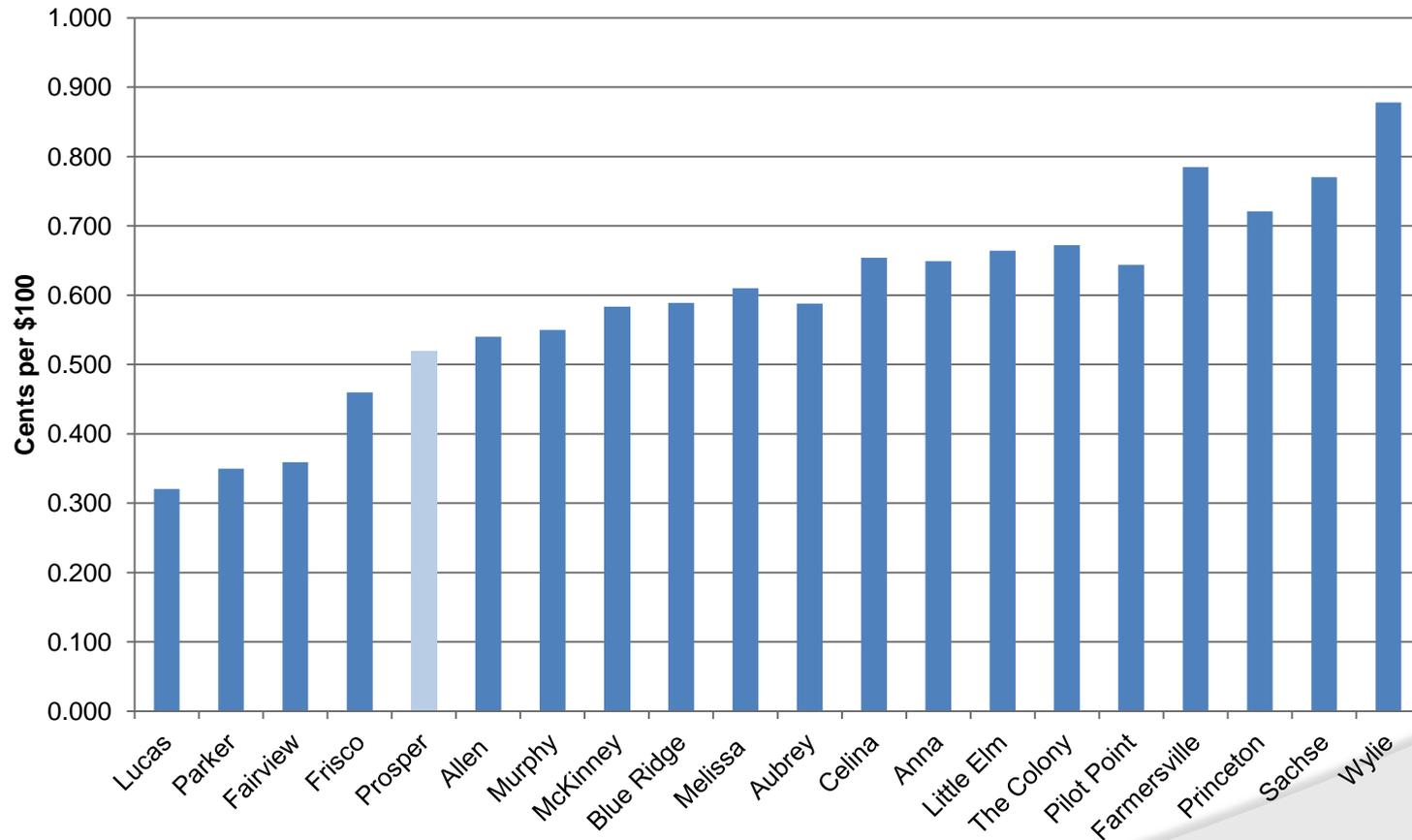
FUND	ACCOUNT TYPE	ACTUAL BUDGET 2013-2014	AMENDED BUDGET 2014-2015	ESTIMATED BUDGET 2014-2015	PROPOSED BUDGET 2015-2016
<b>SPECIAL REVENUE</b>	REVENUES	409,897	50,380	739,918	62,100
	EXPENDITURES	218,820	95,133	70,375	100,000
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>191,077</b>	<b>(44,753)</b>	<b>669,543</b>	<b>(37,900)</b>
<b>STORM DRAINAGE</b>	REVENUES	249,583	272,000	272,500	316,100
	EXPENDITURES	228,320	306,195	260,738	315,780
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>21,263</b>	<b>(34,195)</b>	<b>11,762</b>	<b>320</b>
<b>VERF</b>	REVENUES	800,000	1,336,195	536,195	550,781
	EXPENDITURES	-	797,010	399,479	1,045,606
	<b>NET REVENUES OVER (UNDER) EXPENDITURES</b>	<b>800,000</b>	<b>539,185</b>	<b>136,716</b>	<b>(494,825)</b>

# Prosper Adopted Tax Rate



# Property Tax Rate Comparison

## (2014 Tax Rates)



Source: Collin and Denton Central Appraisal Districts.

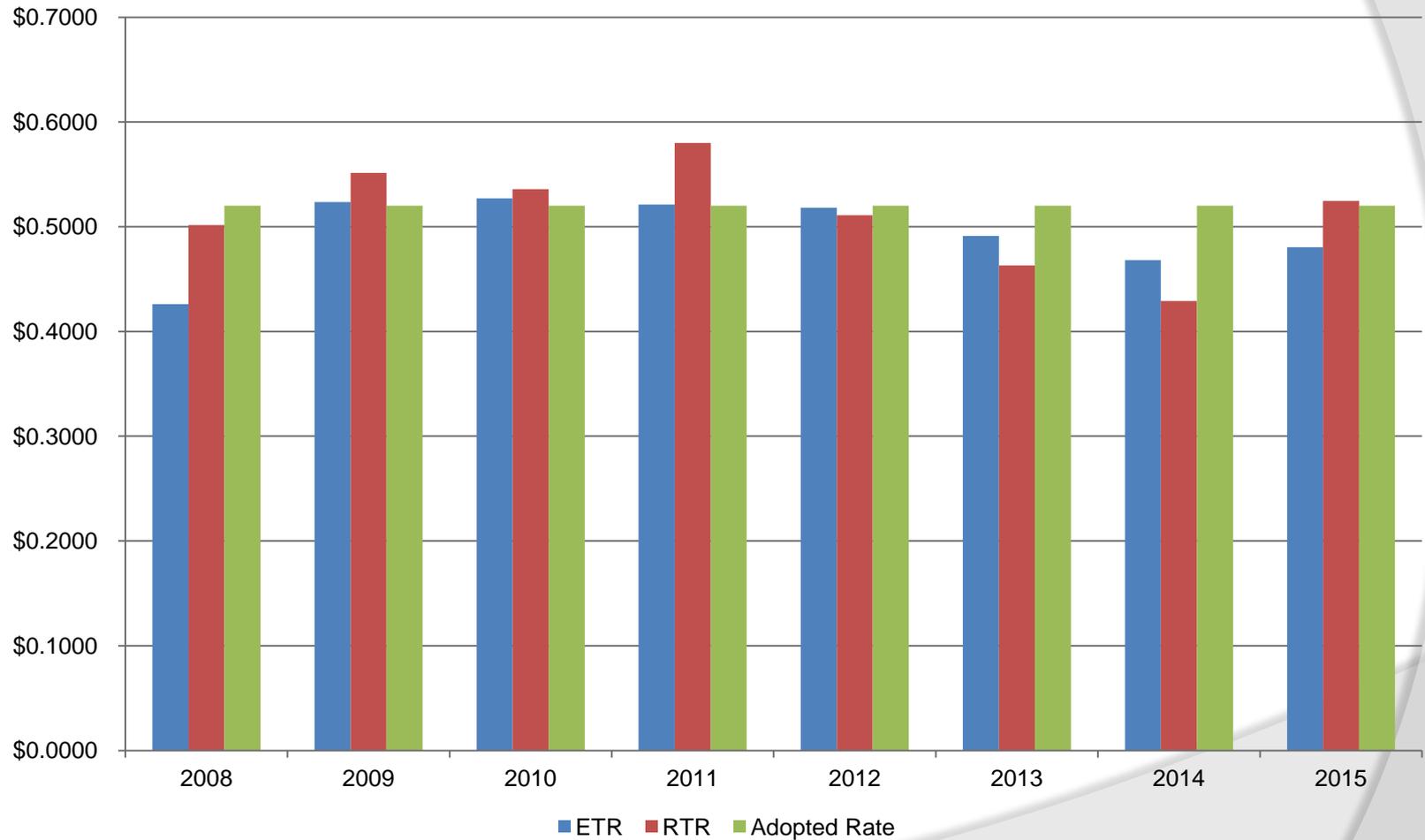
# Conclusion

- ⦿ Tax rate remaining at \$0.52/\$100
- ⦿ Town of Prosper is 20.74% of total tax bill
- ⦿ Effective tax rate increase is 8.20%

# Prosper Tax Comparison

FREEZE-ADJUSTED TAXABLE VALUE	<u>COLLIN</u>	<u>DENTON</u>
2015 CERTIFIED VALUE	\$2,013,490,578	\$115,820,540
2014 CERTIFIED VALUE	\$1,688,310,574	\$64,944,344
CHANGE \$	\$325,180,004	\$50,876,196
CHANGE %	19.26%	78.34%
AVG SINGLE FAMILY HOME 2015	\$423,062	\$196,059
AVG SINGLE FAMILY HOME 2014	\$378,651	\$175,686
AVG SF HOME CHANGE \$	\$44,411	\$20,373
AVG SF HOME CHANGE %	11.73%	11.60%
IMPACT ON AVERAGE HOME OWNER		
TOWN TAX BILL 2015	\$2,200	\$1,020
TOWN TAX BILL 2014	\$1,969	\$914
CHANGE \$	\$231	\$106
CHANGE \$	11.73%	11.60%

# Prosper Property Tax Rate



# Prosper TH Price Info

For discussion purposes only

# Toured Projects Probable Construction Costs



Corinth Town Hall  
**\$225 per SF**  
**2003**



Coppel Town Hall  
**\$275 per SF**  
**1985**



Lewisville Town Hall  
**Over \$350 per SF**  
**2003**



# Relevant Construction Costs



## Melissa City Hall

June 2010

**\$250 per SF**

(Site development by developer)

**Building \$ per SF: \$163**

**Finish out \$ per SF: \$87**



# Relevant Construction Costs



**Prosper HS  
August 2009**

**\$223 per SF**

**Building \$ per SF: \$139**

**Finish out \$ per SF: \$84**



# Relevant Construction Costs



## Windsong Elementary School

September 2015

\$212 per SF

Building \$ per SF: \$137

Finish out \$ per SF: \$75



# Relevant Construction Costs

**Prosper Fire Station No. 2**

**June 2015**

**\$375 per SF**

**Building \$ per SF: \$272**

**Finish out \$ per SF: \$103**



**TOWN OF PROSPER - FIRE STATION**



**COUNCIL MEMBERS**

- Mayor: Ray Smith
- Mayor Pro-Tem: Gregg Miller
- Mayor Pro-Tem: Curry Vogelvang Jr.
- Kenneth Duggan
- Michael Kotzky
- Jefferson
- Fire Chief: Ronnie Tucker

WHI



# Relevant Construction Costs



**North Texas Municipal Water District  
Admin Bldg  
August 2014  
(3-Story Tilt Wall)  
\$234 per SF  
Building \$ per SF: \$152  
Finish out \$ per SF: \$82**

# Relevant Construction Costs



**Ortho Texas Office Bldg  
(Class A Building)  
December 2015  
\$275 per SF  
Building \$ per SF: \$179  
Finish out \$ per SF: \$96**



**PROSPER TOWN HALL/MULTI-PURPOSE BUILDING  
PRELIMINARY COST COMPARISON\*  
September 22, 2015**

	Town Hall Cost Examples												Class B Office Building***		
	3			4			5			6			7		
	Year 2020 Building Scope + Finished Space to total 50,000 SF Based on Needs Assessment			Year 2020 Building Scope + Finished Space to total 50,000 SF Based on 2015 R. S. Means Data			Year 2020 Building Scope + Finished Space to total 50,000 SF RSA Estimating Consultant			Year 2020 Building Scope + Finished Space to total 50,000 SF North Richland Hills C. H.			Year 2020 Building Scope + Finished Space to total 50,000 SF Based on 2015 R. S. Means Data		
	Building Area (SF)	Assumed Current Cost (\$/SF)**	Total Current Cost (\$)	Building Area (SF)	Assumed Current Cost (\$/SF)	Total Current Cost (\$)	Building Area (SF)	Assumed Current Cost (\$/SF)	Total Current Cost (\$)	Building Area (SF)	Assumed Current Cost (\$/SF)	Total Current Cost (\$)	Building Area (SF)	Assumed Current Cost (\$/SF)	Total Current Cost (\$)
<b>CONSTRUCTION COSTS</b>															
<b>BUILDING RELATED COSTS</b>															
<b>TOWN HALL</b>															
Year 2020 Needs Assessment	23,139	\$ 220.00	\$ 5,090,580	23,139	\$ 174.05	\$ 4,027,343	23,139	\$ 363.19	\$ 8,403,853	23,139	\$ 325.29	\$ 7,526,885	23,139	\$ 165.40	\$ 3,827,191
Added Space for 2024 per Needs Assessment	8,956	\$ 220.00	\$ 1,970,320	8,956	\$ 174.05	\$ 1,558,792	8,956	\$ 363.19	\$ 3,252,730	8,956	\$ 325.29	\$ 2,913,297	8,956	\$ 165.40	\$ 1,481,322
	<b>32,095</b>			<b>32,095</b>			<b>32,095</b>			<b>32,095</b>			<b>32,095</b>		
<b>MUNICIPAL COURT</b>															
Year 2020 Needs Assessment	2,416	\$ 220.00	\$ 531,520	2,416	\$ 174.05	\$ 420,505	2,416	\$ 363.19	\$ 877,467	2,416	\$ 325.29	\$ 785,901	2,416	\$ 165.40	\$ 399,606
Added Space for 2024 per Needs Assessment	1,114	\$ 220.00	\$ 245,080	1,114	\$ 174.05	\$ 193,892	1,114	\$ 363.19	\$ 404,594	1,114	\$ 325.29	\$ 362,373	1,114	\$ 165.40	\$ 184,256
	<b>3,530</b>			<b>3,530</b>			<b>3,530</b>			<b>3,530</b>			<b>3,530</b>		
<b>LIBRARY</b>															
Year 2020 Needs Assessment	10,146	\$ 220.00	\$ 2,232,120	10,146	\$ 174.05	\$ 1,765,911	10,146	\$ 363.19	\$ 3,684,926	10,146	\$ 325.29	\$ 3,300,392	10,146	\$ 165.40	\$ 1,678,148
Added Space for 2024 per Needs Assessment	2,369	\$ 220.00	\$ 521,180	2,369	\$ 174.05	\$ 412,324	2,369	\$ 363.19	\$ 860,397	2,369	\$ 325.29	\$ 770,612	2,369	\$ 165.40	\$ 391,833
	<b>12,515</b>			<b>12,515</b>			<b>12,515</b>			<b>12,515</b>			<b>12,515</b>		
<b>TOTAL BUILDING COSTS</b>															
Complete Finish Out	35,701	\$ 220.00	\$ 7,854,220	35,701	\$ 174.05	\$ 6,213,759	35,701	\$ 363.19	\$ 12,966,246	35,701	\$ 325.29	\$ 11,613,178	35,701	\$ 165.40	\$ 5,904,945
Added Space for 2024 per Needs Assessment	12,439	\$ 220.00	\$ 2,736,580	12,439	\$ 174.05	\$ 2,165,008	12,439	\$ 363.19	\$ 4,517,720	12,439	\$ 325.29	\$ 4,046,282	12,439	\$ 165.40	\$ 2,057,411
Additional Shell Space needed to make up 50,000 SF	1,860	\$ 220.00	\$ 409,200	1,860	\$ 174.05	\$ 323,733	1,860	\$ 363.19	\$ 675,533	1,860	\$ 325.29	\$ 605,039	1,860	\$ 165.40	\$ 307,644
<b>SUBTOTAL RAW BUILDING ONLY COSTS</b>	<b>50,000</b>	<b>\$ 220.00</b>	<b>\$ 11,000,000</b>	<b>50,000</b>	<b>\$ 174.05</b>	<b>\$ 8,702,500</b> <sup>1</sup>	<b>50,000</b>	<b>\$ 363.19</b>	<b>\$ 18,159,500</b>	<b>50,000</b>	<b>\$ 325.29</b>	<b>\$ 16,264,500</b>	<b>50,000</b>	<b>\$ 165.40</b>	<b>\$ 8,270,000</b> <sup>1</sup>
<b>ADDITIONAL BUILDING RELATED COSTS (not included in Means)</b>															
Exterior upgrades to brick & punched openings				22,500	\$ 10.00	\$ 225,000 <sup>2</sup>							22,500	\$ 10.00	\$ 225,000 <sup>2</sup>
Interior finish beyond basic paint, carpet, lay-in clg.				50,000	\$ 7.50	\$ 375,000 <sup>2</sup>							50,000	\$ 7.50	\$ 375,000 <sup>2</sup>
Additional interior costs for acoustic elements				4,000	\$ 10.00	\$ 40,000 <sup>3</sup>							4,000	\$ 10.00	\$ 40,000 <sup>3</sup>
Foundation cost for structured slab				20,000	\$ 10.00	\$ 200,000 <sup>4</sup>							20,000	\$ 10.00	\$ 200,000 <sup>4</sup>
Upgrade to (2) MRL Elevators, 2,500#						\$ - <sup>14</sup>									\$ - <sup>14</sup>
Fire Alarm System				50,000	\$ 2.00	\$ 100,000							50,000	\$ 2.00	\$ 100,000
Fireproof cabinet(s) for vital documents				50,000	\$ 0.10	\$ 5,000 <sup>13</sup>							50,000	\$ 0.10	\$ 5,000 <sup>13</sup>
<b>ADDITIONAL BUILDING RELATED INFRASTRUCTURE COSTS</b>															
IT/Security	50,000	\$ 5.40	\$ 269,992	50,000	\$ 4.00	\$ 200,000 <sup>9</sup>							50,000	\$ 4.00	\$ 200,000 <sup>9</sup>
IT Equipment Room Infrastructure	50,000	\$ 4.48	\$ 224,083	50,000	\$ 4.48	\$ 224,000 <sup>7</sup>							50,000	\$ 4.48	\$ 224,000 <sup>7</sup>
AV & Equipment	50,000	\$ 14.57	\$ 728,271	50,000	\$ 7.50	\$ 375,000 <sup>10</sup>							50,000	\$ 7.50	\$ 375,000 <sup>10</sup>
Emergency Generator	50,000	\$ 2.80	\$ 140,052	50,000	\$ -	\$ - <sup>12</sup>							50,000	\$ -	\$ - <sup>12</sup>
<b>SUBTOTAL</b>		<b>\$ 247.25</b>	<b>\$ 12,362,399</b>		<b>\$ 229.63</b>	<b>\$ 10,446,500</b>								<b>\$ 220.98</b>	<b>\$ 10,014,000</b>
<b>BUILDING COST CONTINGENCY @ 7% (reduced from 10%)<sup>17</sup></b>		<b>\$ 24.72</b>	<b>\$ 1,236,240</b>		<b>\$ 16.07</b>	<b>\$ 731,255</b>								<b>\$ 15.47</b>	<b>\$ 700,980</b>
<b>SUBTOTAL BUILDING RELATED COSTS</b>		<b>\$ 271.97</b>	<b>\$ 13,598,639</b>		<b>\$ 245.70</b>	<b>\$ 11,177,755</b>								<b>\$ 236.45</b>	<b>\$ 10,714,980</b>
<b>BUILDING RELATED ESCALATION</b>															
Year 2014	8%	\$ 21.76	\$ 1,087,891												
Year 2015	7%	\$ 20.56	\$ 1,028,057	5%	\$ 12.29	\$ 558,888							5%	\$ 11.82	\$ 535,749
Year 2016 to March (bid date) <sup>16</sup>	7%	\$ 22.00	\$ 1,100,021	2.5%	\$ 6.45	\$ 293,416							2.5%	\$ 6.21	\$ 281,268
Reduced from mid-point of construction to projected bid date in first quarter of 2016															
<b>TOTAL BUILDING RELATED COSTS</b>		<b>\$ 336.29</b>	<b>\$ 16,814,608</b>		<b>\$ 264.44</b>	<b>\$ 12,030,059</b>		See below			See below			<b>\$ 254.48</b>	<b>\$ 11,531,997</b>

\* This Cost Comparison is being provided at this time based on Unit Costs from the previous Needs Assessment commissioned by the Town of Prosper and updated Escalation Factors from RSA's estimator. These unit costs will be updated in future estimates after further evaluation by the Design Team.

\*\* "Assumed Current Cost" is the \$220/SF unit cost used in the previous Needs Assessment to represent the projected building cost. This amount was used to represent End of Year 2013 fully finished basic building construction before "Infrastructure Costs". The value of \$154.00/SF found in column "2" is 70% of the \$220.00/SF and represents the projected cost to construct unfinished shell space.

\*\*\* Revised from Class A to class B office building due to decreased finish equipment.

- Based on R.S. Means, Square Foot Costs, 2015. Means costs are escalated to January 1, 2015.
- Expected increases to level of finish at interior & exterior. **Reduced to 1/2 of previous number**
- Expected increase for acoustic partitions, acoustic doors, sound absorptive panels, etc. **Reduced to 1/2 of previous number.**
- Expected premium for structured concrete foundation. Possibly not required. Dependant on Geotech Report.
- Represents estimated IT cost of \$125K + Security cost of \$75K. Based on ROM Estimate from DataCom Design Group.
- Includes landscape, trees, flatwork, and irrigation. Area represents assumed site area not devoted to building or parking. **Due to site coverage by building and assumed parking RSA has reduced the amount of site area assumed to be landscaped.**
- Amount from original Needs Assessment estimate increased relative to building size increase.
- Used same cost from Needs Assessment estimate. Not enough information yet to provide realistic ROM estimate.
- Based on ROM estimate from DataComm Design Group
- Based on ROM estimate from DataComm Design Group. RSA has **lowered this cost to approximately 1/2 of the previous amount. The assumption is that Prosper may be able to install a more basic AV system and upgrade over time as budget allows.**
- Assumed number based off of original Needs Assessment estimate.
- Means includes a 17kW generator
- RSA ROM includes concrete parking, utilities from street to building, on-site storm control (no detention), site lighting. **We have reduced this number to \$12/SF of assumed site area. However, until such time as we have a topographic survey, geotechnical report, and a better idea of the building location RSA nor Pogue will be able to determine a safe cost assumption for the sitework.**
- Use standard hydraulic elevators. Means includes two hydraulic elevators. Assume no City requirement for sand oil interceptor. Consider use of vegetable oil.
- Assume no built in vault. Use fireproof cabinet(s). Begin with minimum number and purchase additional cabinets as needed.
- Year 2016 escalation is reduced to reflect a reasonable expectation for of escalation to bid date in early 2016 rather than the previous mid-point if construction. This revision is based on discussions with the CM@R. **Note:** Column 3 continues to reflect the 7% escalation for 2016 that was indicated in the original Needs Assessment
- The Contingency percentage has been lowered from 10% to 7%. At this early stage prior to an accepted design, a fair amount of contingency is advisable. Nevertheless, we have reduced the number to 7%. As the design progresses and becomes more defined, the contingency can be further reduced. The final Construction Documents will need to maintain some contingency to allow the team to deal with unknown factors that may arise during construction. **Note:** Column 3 reflecting the original Needs Assessment estimate has not been lowered from its original 10% Contingency.

**PROSPER TOWN HALL/MULTI-PURPOSE BUILDING  
PRELIMINARY COST COMPARISON\*  
September 22, 2015**

	Town Hall Cost Examples						Class B Office Building***								
	3			4			5			6			7		
	Year 2020 Building Scope + Finished Space to total 50,000 SF Based on Needs Assessment			Year 2020 Building Scope + Finished Space to total 50,000 SF Based on 2015 R. S. Means Data			Year 2020 Building Scope + Finished Space to total 50,000 SF RSA Estimating Consultant			Year 2020 Building Scope + Finished Space to total 50,000 SF North Richland Hills C. H.			Year 2020 Building Scope + Finished Space to total 50,000 SF Based on 2015 R. S. Means Data		
	Building Area (SF)	Assumed Current Cost (\$/SF)**	Total Current Cost (\$)	Building Area (SF)	Assumed Current Cost (\$/SF)	Total Current Cost (\$)	Building Area (SF)	Assumed Current Cost (\$/SF)	Total Current Cost (\$)	Building Area (SF)	Assumed Current Cost (\$/SF)	Total Current Cost (\$)	Building Area (SF)	Assumed Current Cost (\$/SF)	Total Current Cost (\$)
<b>CONSTRUCTION COSTS</b>															
<b>ON-SITE RELATED COSTS</b>															
<b>ON-SITE INFRASTRUCTURE COSTS</b>															
Landscape/Flatwork		\$ 10.08	\$ 504,188	75,000	\$ 5.00	\$ 375,000 <sup>6</sup>							75,000	\$ 5.00	\$ 375,000 <sup>6</sup>
Site Fence			\$ -			\$ -									\$ -
LEED Enhancements			\$ -			\$ -									\$ -
On-Site Water Detention			\$ -			\$ -									\$ -
Site Development/Parking		\$ 36.30	\$ 1,815,000	177,500	\$ 12.00	\$ 2,130,000 <sup>13</sup>							177,500	\$ 12.00	\$ 2,130,000 <sup>13</sup>
Franchise Utility Impact Fees			\$ -			\$ -									\$ -
<b>SUBTOTAL</b>		\$ 46.38	\$ 2,319,188	\$ 17.00	\$ 2,505,000								\$ 17.00	\$ 2,505,000	
<b>ON-SITE COST CONTINGENCY @ 7%<sup>17</sup></b>		\$ 4.64	\$ 231,919	\$ 1.19	\$ 175,350								\$ 1.19	\$ 175,350	
<b>SUBTOTAL ON-SITE COSTS</b>		\$ 51.02	\$ 2,551,106	\$ 18.19	\$ 2,680,350								\$ 18.19	\$ 2,680,350	
<b>ON-SITE RELATED ESCALATION</b>															
Year 2014		8%	\$ 4.08	\$ 185,535											
Year 2015		7%	\$ 3.86	\$ 175,331	5%	\$ 0.85	\$ 125,250						5%	\$ 0.85	\$ 125,250
Year 2016 to March (bid date) <sup>16</sup>		7%	\$ 4.13	\$ 187,604	2.5%	\$ 0.45	\$ 65,756						2.5%	\$ 0.45	\$ 65,756
<b>TOTAL ON-SITE COSTS</b>		\$ 63.09	\$ 3,099,576	\$ 19.49	\$ 2,871,356	See below				See below			\$ 19.49	\$ 2,871,356	
<b>TOTAL ALL BUILDING AND ON-SITE COSTS</b>															
<b>TOTAL ALL BUILDING RELATED COST FROM ABOVE</b>		\$ 336.29	\$ 16,814,608	\$ 264.44	\$ 12,030,059								\$ 254.48	\$ 11,531,997	
<b>TOTAL ALL ON-SITE RELATED COST FROM ABOVE</b>		\$ 63.09	\$ 3,099,576	\$ 19.49	\$ 2,871,356	\$ 363.19	\$ 18,159,500	\$ 325.29	\$ 16,264,500	\$ 19.49	\$ 2,871,356				
<b>CONSTRUCTION MANAGER'S PRE-CONSTRUCTION FEE</b>		\$ 0.15	\$ 7,500	\$ 0.15	\$ 7,500	\$ 0.15	\$ 7,500	\$ 0.15	\$ 7,500	\$ 0.15	\$ 7,500				
<b>SUBTOTAL</b>						\$ 363.34	\$ 18,167,000	\$ 325.44	\$ 16,272,000						
<b>ESCALATION FOR ESTIMATES 5 AND 6</b>															
Year 2014										6%	\$ 19.53	\$ 976,320			
Year 2015						5%	\$ 18.17	\$ 908,350			5%	\$ 17.25	\$ 862,416		
Year 2016 to March (bid date) <sup>16</sup>						2.5%	\$ 9.54	\$ 476,884			2.5%	\$ 9.06	\$ 452,768		
<b>TOTAL BUILDING AND ON-SITE COSTS</b>		\$ 399.53	\$ 19,921,684	\$ 283.93	\$ 14,901,415	\$ 391.04	\$ 19,552,234	\$ 371.27	\$ 18,563,504	\$ 273.96	\$ 14,403,353				



**FREESE  
AND  
NICHOLS**

# **Lower Pressure Plane Pump Station**

## **ALTERNATIVES SITES ANALYSIS**



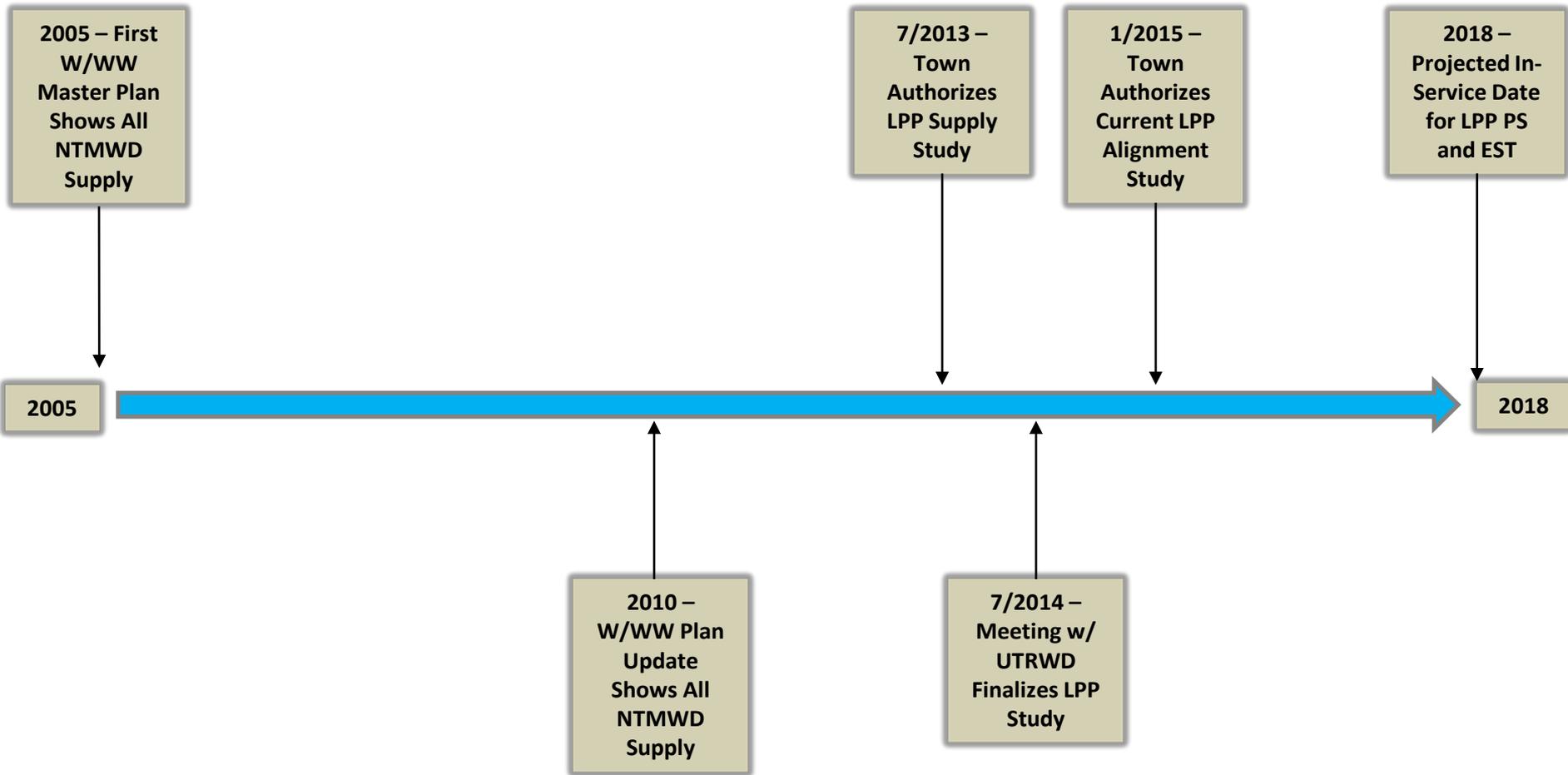
**September 22, 2015**

# Presentation Agenda

- Water Supply Evaluation Timeline
- Recap Previous Options
- Identify Alternative Sites
- Site Analysis
- Cost Comparison
- Recommended Path Forward
- Q&A



# Water Supply Evaluation Timeline



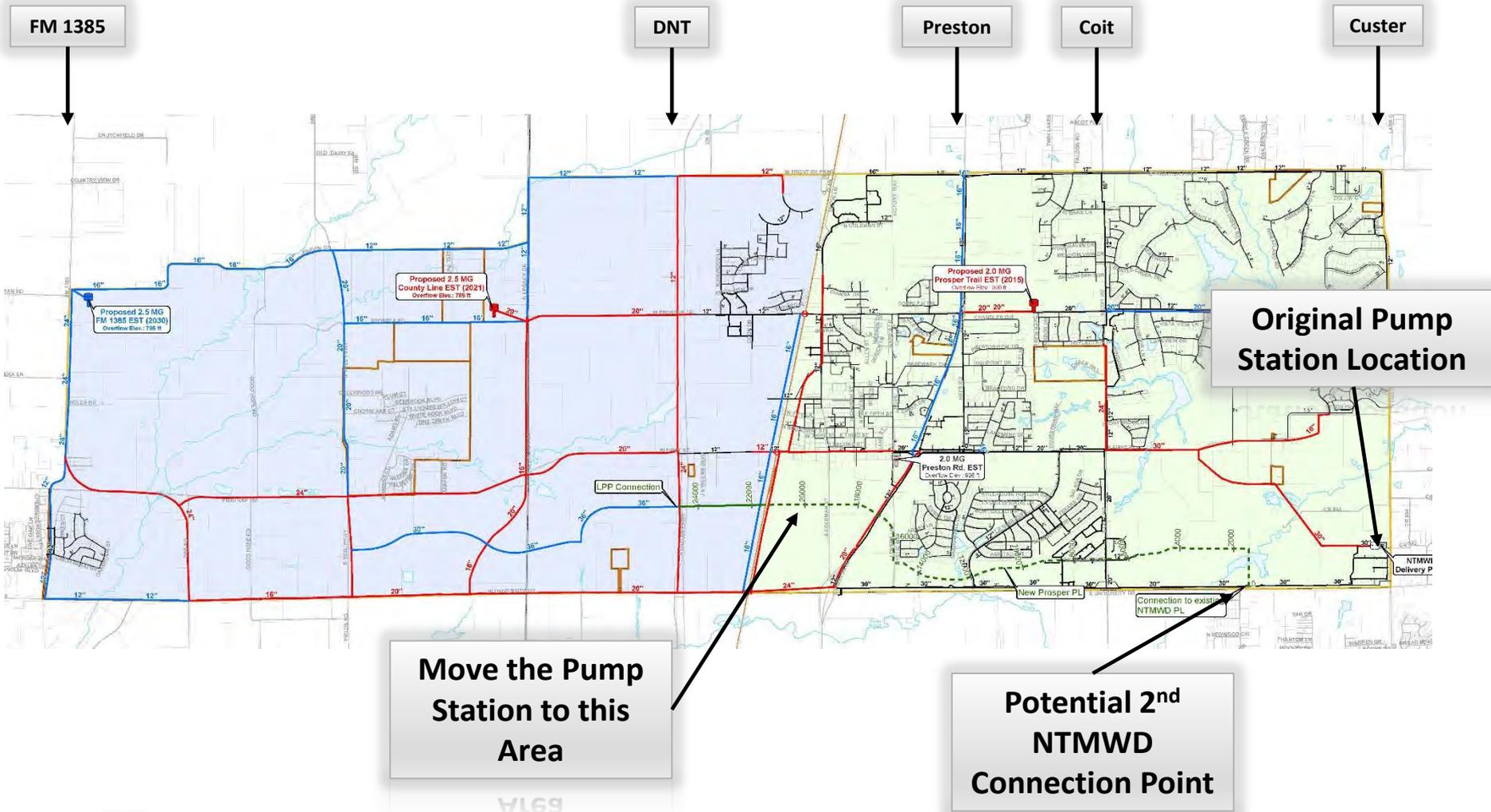
# Lower Pressure Plane Evaluation



Cost Components	NTMWD (Evaluation)	UTRWD (Evaluation)	NTMWD (LPP Site Shift)	UTRWD (Backup)
Capital Improvement Cost	\$ 63,077,700	\$ 48,856,200	\$ 0M - \$ 4M	\$ 5M - \$ 7M
30 year Pumping Costs (2011 Peaking Factor)	\$154,184,808	\$168,005,118	<\$ 9M - \$ 11 M>	-
<b>TOTAL</b>	\$ 217 Million	\$ 217 Million	\$ 208M - \$ 210M	\$ 222M - \$ 224M

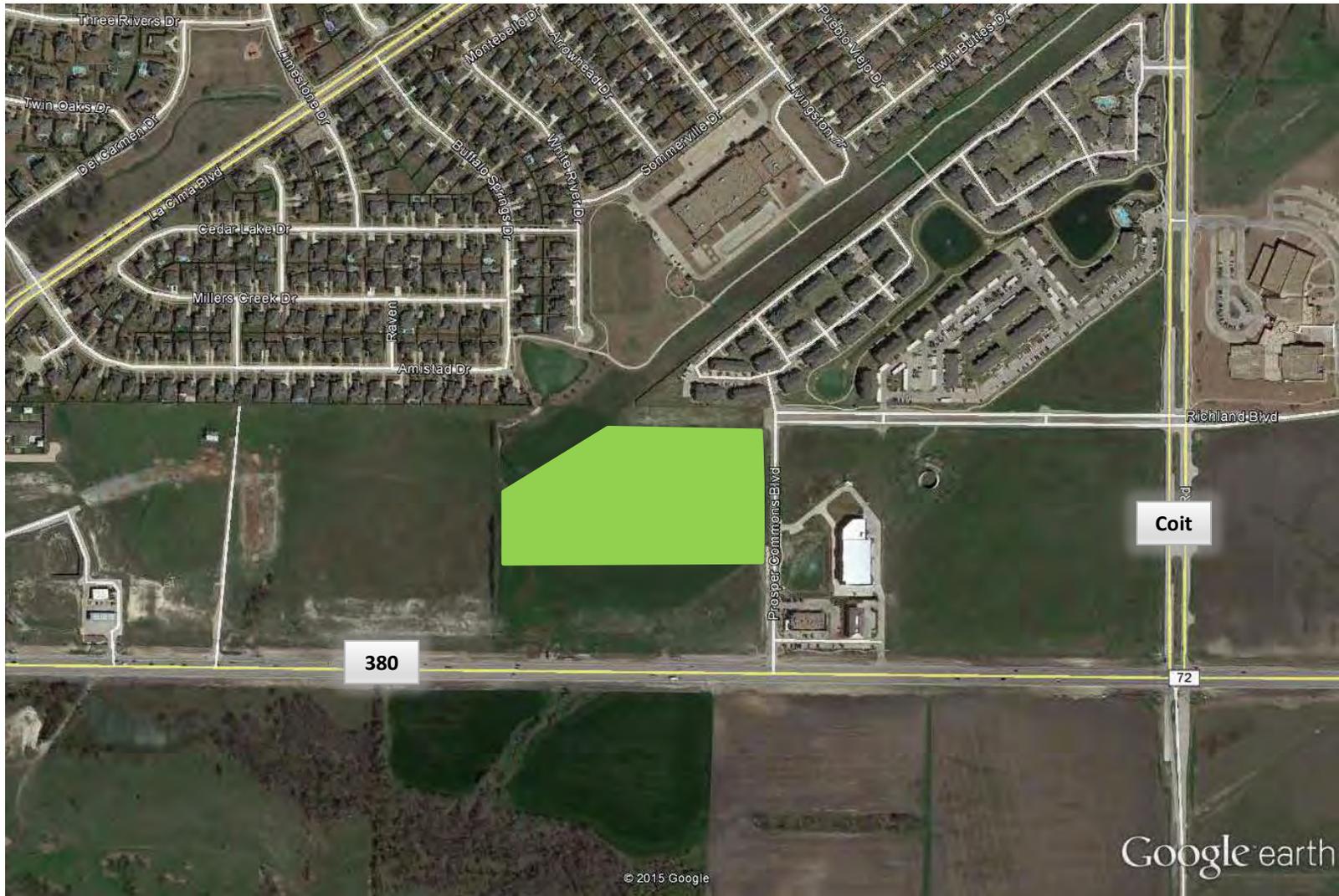
Evaluation did not include Lower Bois d'Arc (NTMWD) or Lake Ralph Hall (UTRWD)

# Recap – Pump Station Locations





# Alternate Sites – Option 2



# Alternate Sites – Option 3



# Site Analysis



- **Pros to Options 1-3**
  - Less Total Pipeline Length
  - Second Connection w/ NTMWD
  - Lower Life Cycle Energy Costs
- **Cons to Options 1-3**
  - Requires New Property
  - Accelerated Capital Costs – Tank and Control Valve/Meter
  - Higher Tank Costs – Mostly Buried



# Cost Comparisons



Cost Item	Option 1 (LaCima/Willow Ridge)	Option 2 (Richland & Prosper Commons)	Option 3 (East of Rogers M.S.)	Option 4 (Custer Rd. Site)
Initial Capital	\$25.8M	\$28.2M	\$26.9M	\$21.7M
Future Capital	\$7.5M	\$6.7M	\$5.0M	\$9.5M
50-Yr. Pumping	\$8.6M	\$6.9M	\$6.2M	\$17.5M
<b>Total</b>	<b>\$41.9</b>	<b>\$41.8M</b>	<b>\$38.1M</b>	<b>\$48.7M</b>



Costs are based on high level concepts for comparison purposes in 2015 dollars. Future Capital only includes tank and control vaults since pump station capacity expansions are equal. Pipeline easement costs are not included. A area of 8 acres was utilized in all costs for PS property

# Q&A



