



Town of Prosper
"a place where everyone matters"

Town Council Meeting
October 13, 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 Certificates of Appreciation to former members of the Town's Boards and Commissions. **(RB)**



Town of Prosper

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Agenda Item 4.

Presentations

Presentation of a Scenic City Award to members of the Development and Community Services Department.





Town of Prosper

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Agenda Items 5a-5b

- 5a.** Consider and act upon minutes from the following Town Council meetings. **(RB)**
- Regular Meeting – September 22, 2015
 - Work Session – September 30, 2015
- 5b.** Consider and act upon authorizing the Town Manager to execute an Interlocal Agreement for Geographic Information System (GIS) Services between the Town of Prosper and the City of Frisco. **(JW)**



Town of Prosper

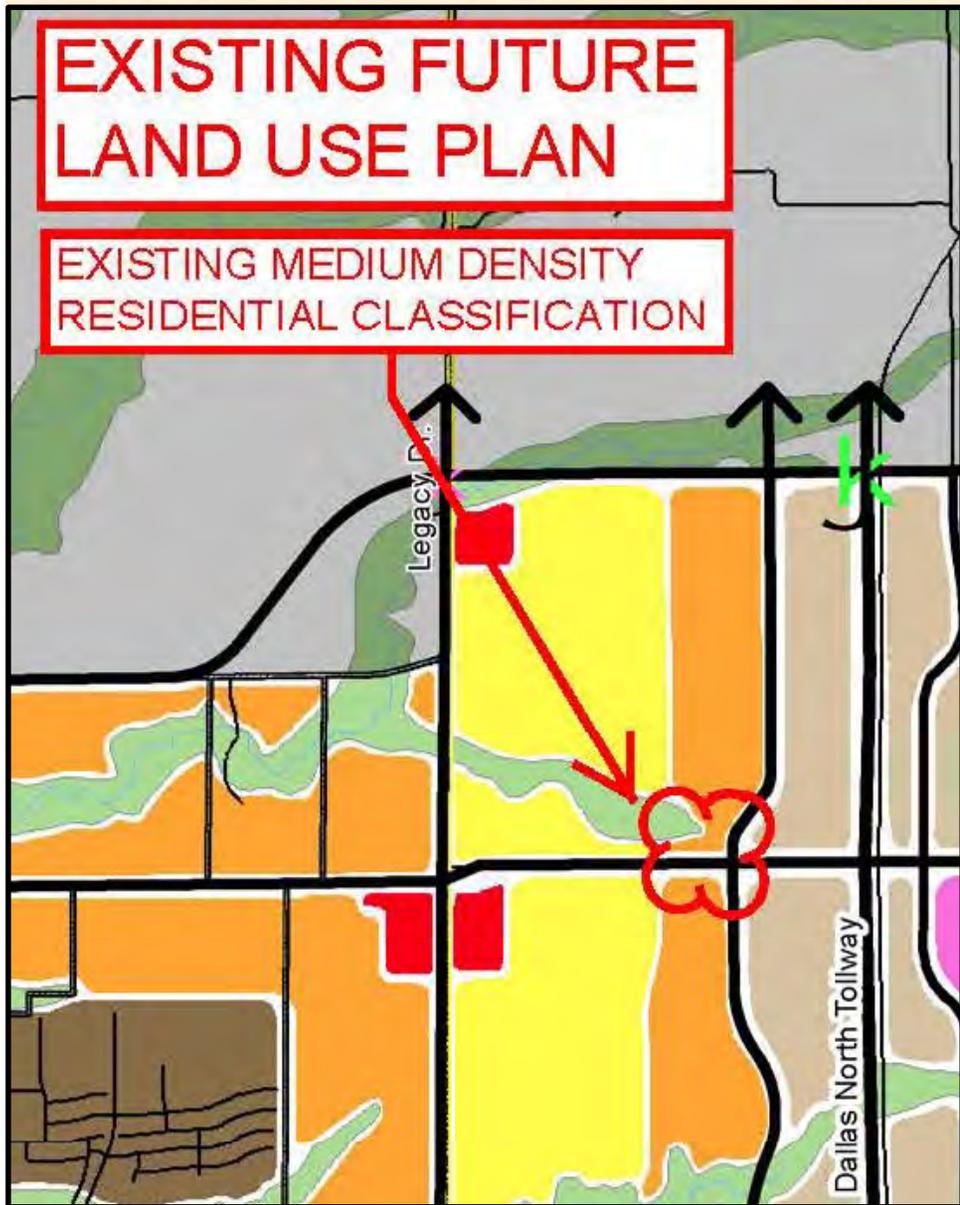
"a place where everyone matters"

Agenda Item 5c

- 5c.** Consider and act upon an ordinance amending the Future Land Use Plan, located on the northwest corner of Prosper Trail and future Shawnee Trail, from Medium Density Residential to Dallas North Tollway District. The property is zoned Single Family-15 (SF-15) and Commercial Corridor (CC). (CA15-0002). [Companion Case Z14-0005] (JW)

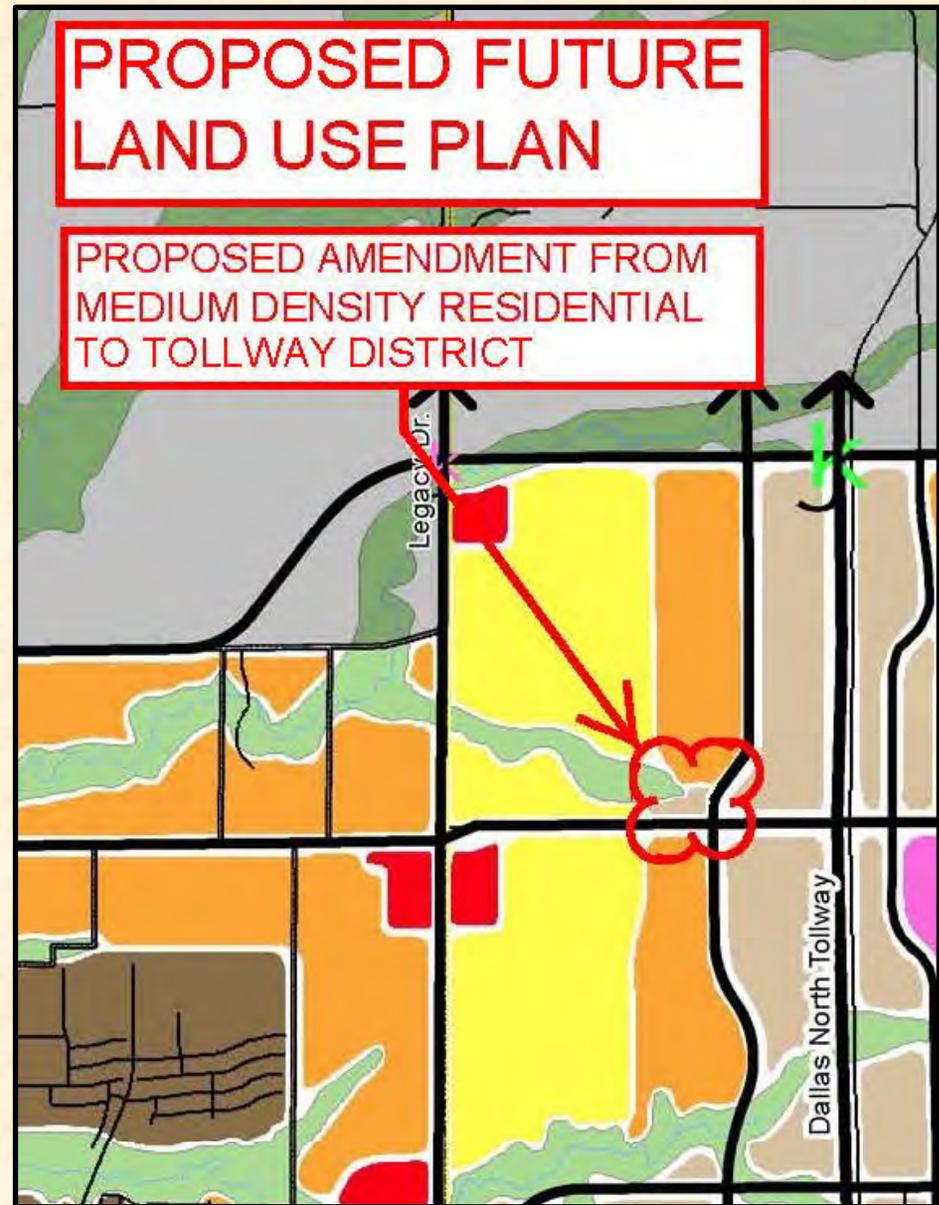
EXISTING FUTURE LAND USE PLAN

EXISTING MEDIUM DENSITY RESIDENTIAL CLASSIFICATION



PROPOSED FUTURE LAND USE PLAN

PROPOSED AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL TO TOLLWAY DISTRICT



BGE | KERRY R. GILBERT & ASSOCIATES

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EXHIBIT A

± 67.7 ACRES OF LAND

OUT OF THE
COLLIN COUNTY SCHOOL LANDS, SURVEY 12
ABSTRACT NO. 147

OWNER:
PROSPER 67 PARTNERS LTD
5933 DALLAS PARKWAY, SUITE 200-A PH: (214) 696-8100
PLANO, TX 75093

SURVEYOR:
JONES & CARTER, INC.
6509 WINDCREST DRIVE, SUITE 600 PH: (972) 488-3850
PLANO, TX 75024

PLANNER/APPLICANT



— Land Planning Consultants —
2545 Dallas Parkway, Suite 204
Plano, TX 75034
Tel: 972-578-0840



FEBRUARY 23, 2015
KGA #1-292A

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	263.83'	8744.58'	2°17'28"	S 03°31'08" W	578.63'
C2	329.63'	5747.58'	2°17'28"	S 02°51'09" W	529.63'
C3	436.05'	17,388.33'	1°37'41"	S 07°23'55" W	494.29'
C4	124.08'	374.35'	1°37'41"	S 01°43'55" W	164.29'

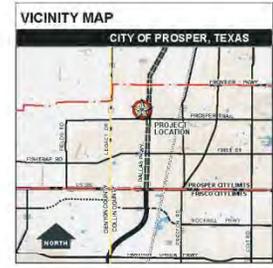
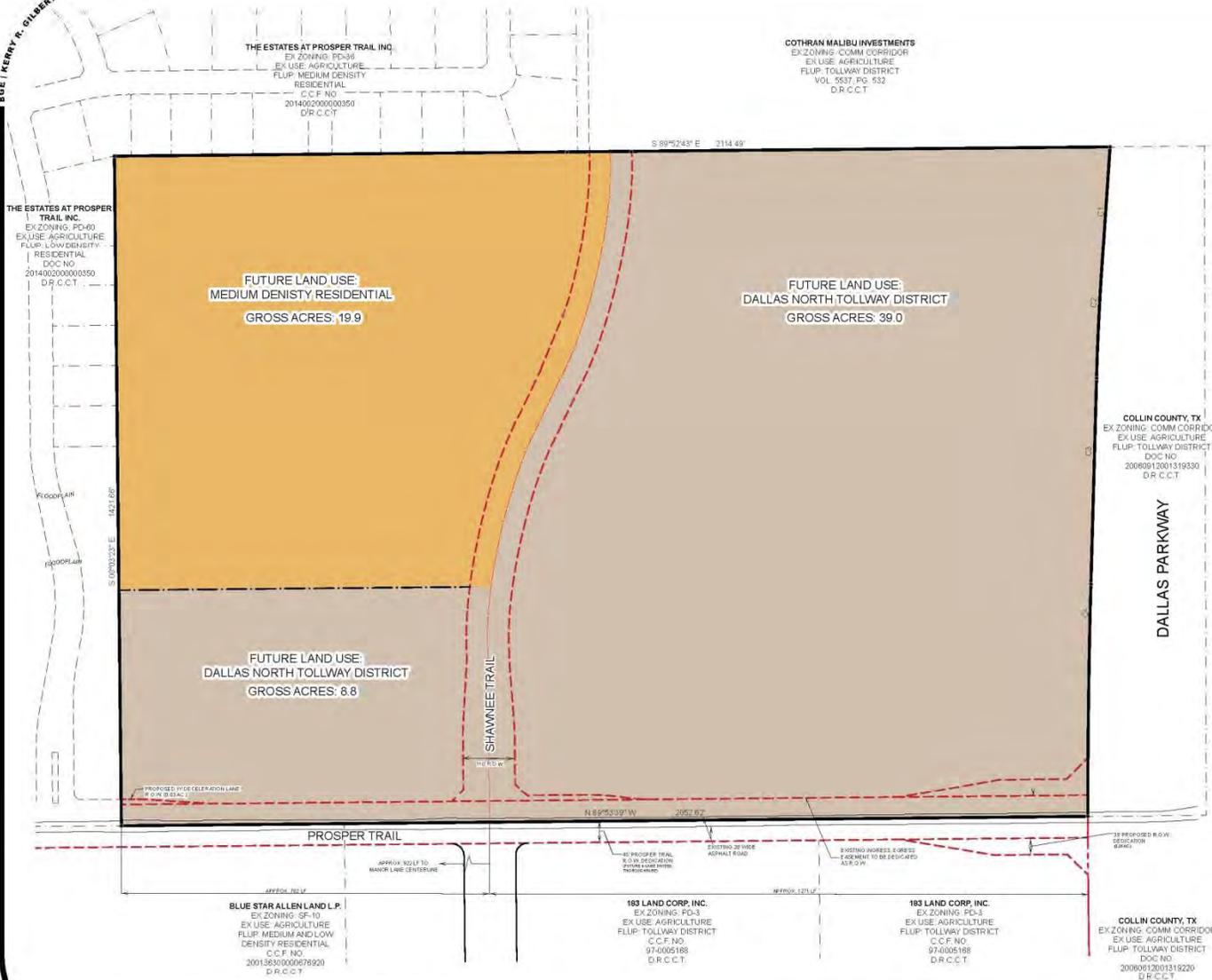
THIS DRAWING IS A GRAPHICAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, THIS DRAWING IS A SCHEMATIC MADE ONLY AND IS NOT FOR CONSTRUCTION OR CONSTRUCTION PURPOSES. THE DRAWING MAY OR MAY NOT INCORPORATE INFORMATION, MEASUREMENTS, DATA AND NOTES, TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO PRESENTING AND VARIATIONS. ALLIED PLANS AND ENVIRONMENTAL ISSUES SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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DALLAS PARKWAY

EXHIBIT C

± 67.7 ACRES OF LAND

OUT OF THE
COLLIN COUNTY SCHOOL LANDS, SURVEY 12
ABSTRACT NO. 147

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PLANO, TX 75093

SURVEYOR:
JONES & CARTER, INC.
6509 WINDCREST DRIVE, SUITE 600 PH: (972) 488-3850
PLANO, TX 75024

PLANNER/APPLICANT



— Land Planning Consultants —
2545 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 281-578-0840



FEBRUARY 23, 2015
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BGE | KERRY R. GILBERT & ASSOCIATES

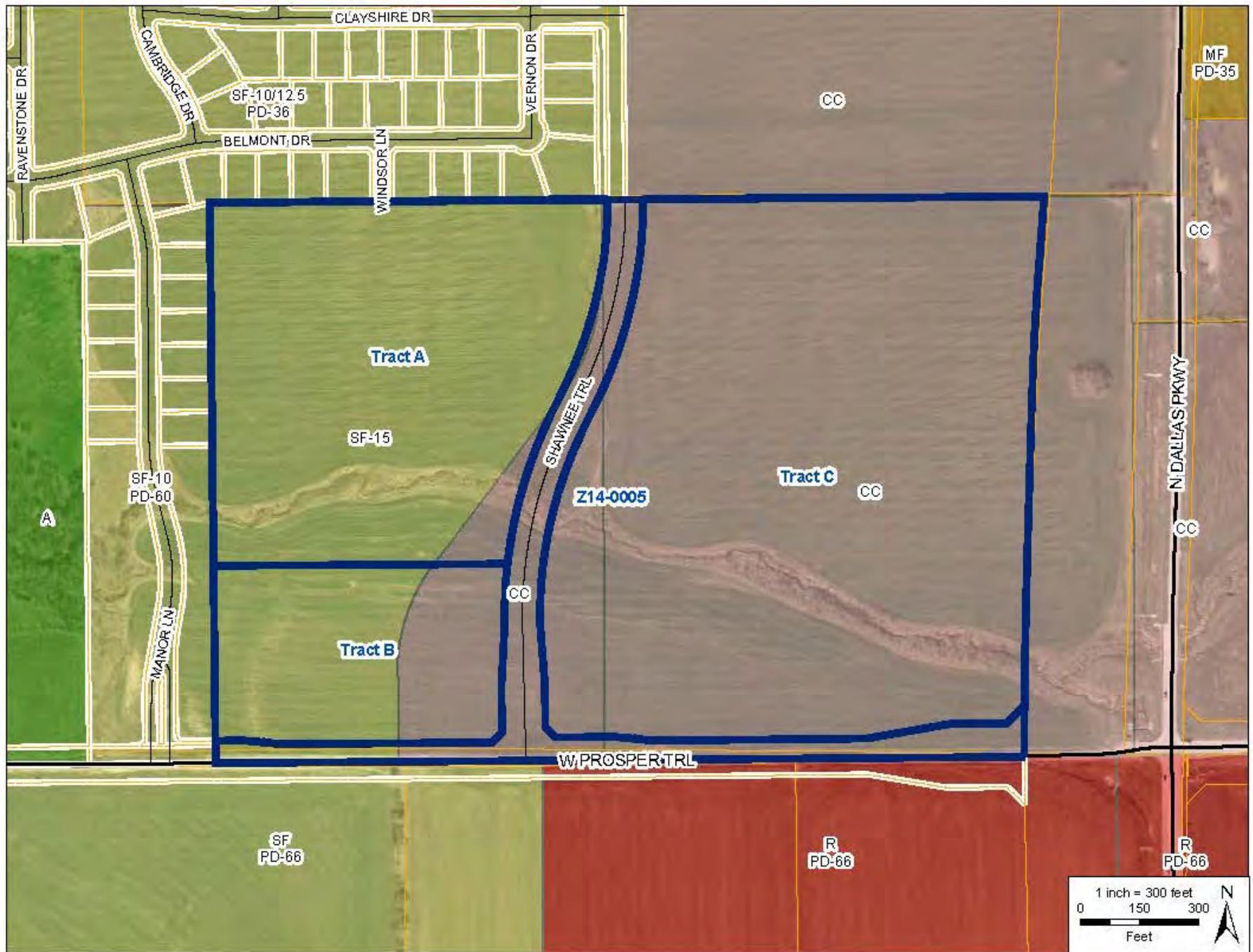


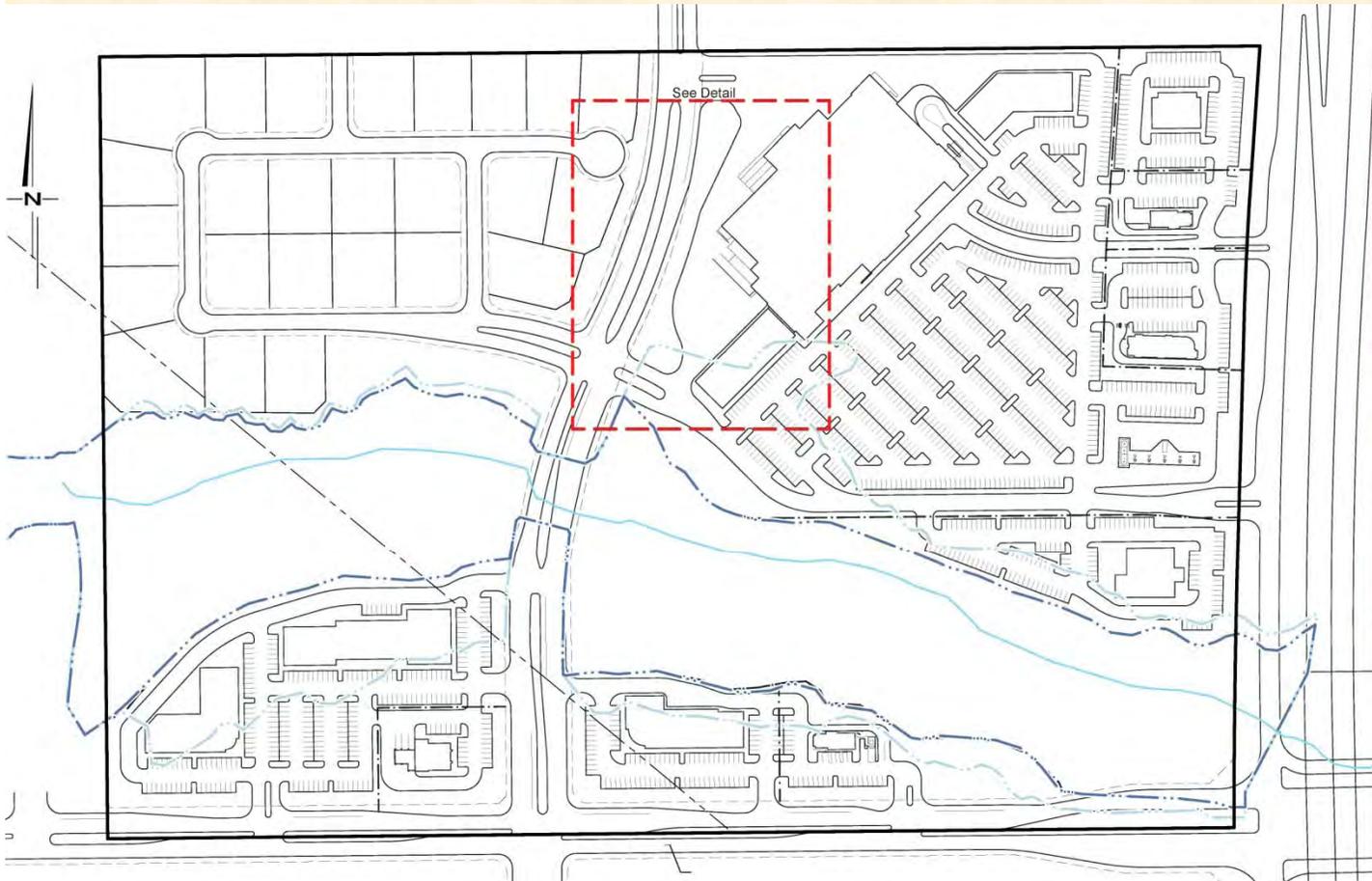
Town of Prosper

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Agenda Item 5d

- 5d.** Consider and act upon an ordinance rezoning 67.7± acres, located on the northwest corner of Prosper Trail and Dallas Parkway, from Single Family-15 (SF- 15) and Commercial Corridor (CC) to Planned Development-Single Family/Office/Retail (PD-SF/O/R). (Z14- 0005). [Companion case CA15-0002] (JW)





LANDSCAPE DETAIL



NOTES:
 THIS IS A REPRESENTATION OF THE TYPICAL LANDSCAPE STANDARDS FOR THE REQUIRED LANDSCAPE BUFFER AND DOES NOT REPRESENT THE ACTUAL LOCATION. FINAL LANDSCAPE PLANS WILL BE SUBMITTED DURING THE PERMITTING PROCESS. LANDSCAPING MUST MEET THE MINIMUM STANDARDS SET FORTH IN EXHIBIT C AND REPRESENTED ABOVE.

**EXHIBIT F
 LANDSCAPE BUFFER**



NOTES:
THE IMAGES WITHIN THIS EXHIBIT SHOW EXAMPLES OF POTENTIAL LANDSCAPING METHODS FOR THE OPEN SPACE AREA WITHIN THE PLANNED DEVELOPMENT. THE INTENT IS TO CREATE NATURAL LANDSCAPE THAT ENHANCES THE EXISTING CREEK AND SURROUNDING AREA.

EXHIBIT F-1 OPEN SPACE LANDSCAPING

Exhibit G



BUILDING 0-1



BUILDING 0-2 (LEFT)



BUILDING 0-2 (RIGHT)

Exhibit G



BUILDING R-1



BUILDING R-3



BUILDING R-2

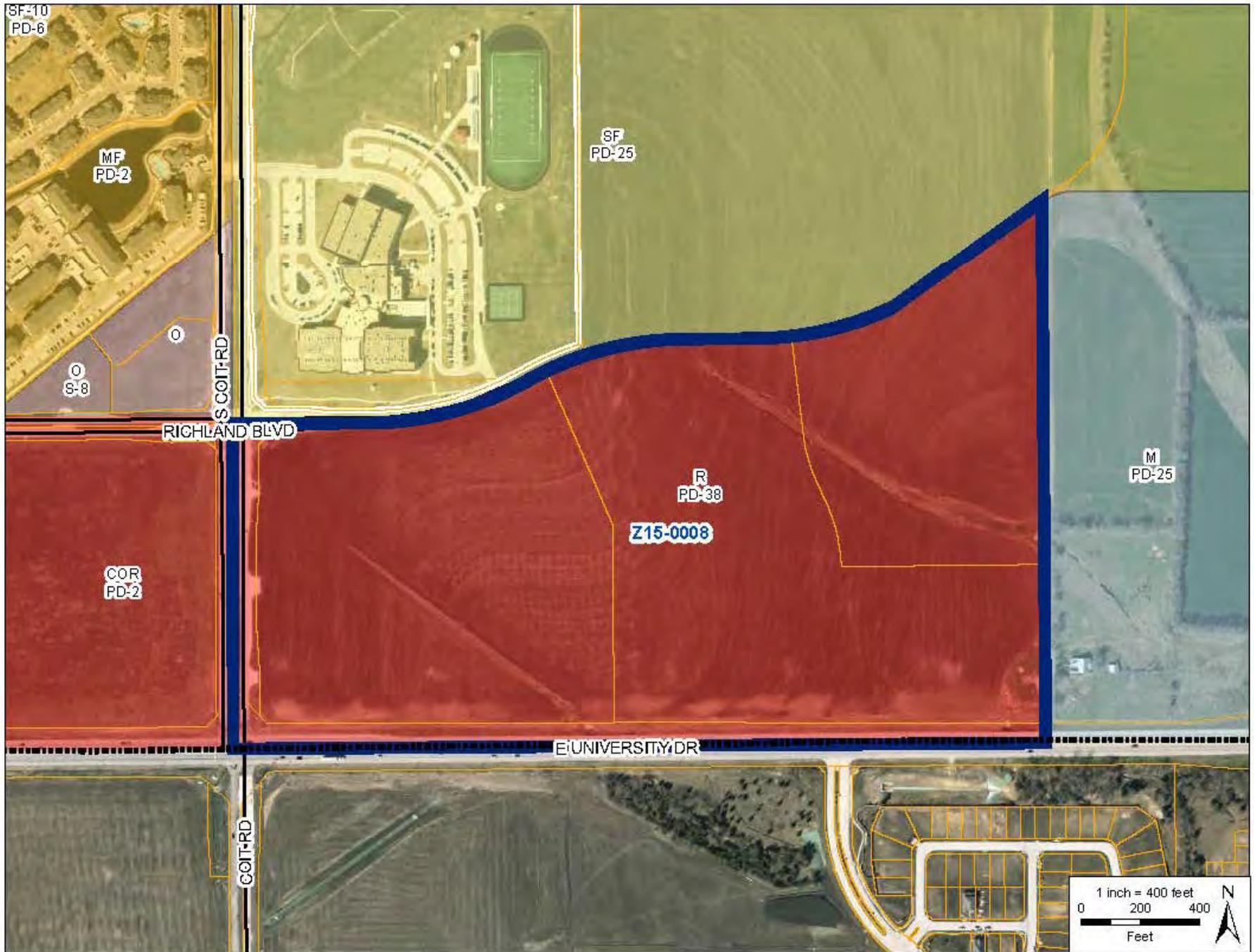


Town of Prosper

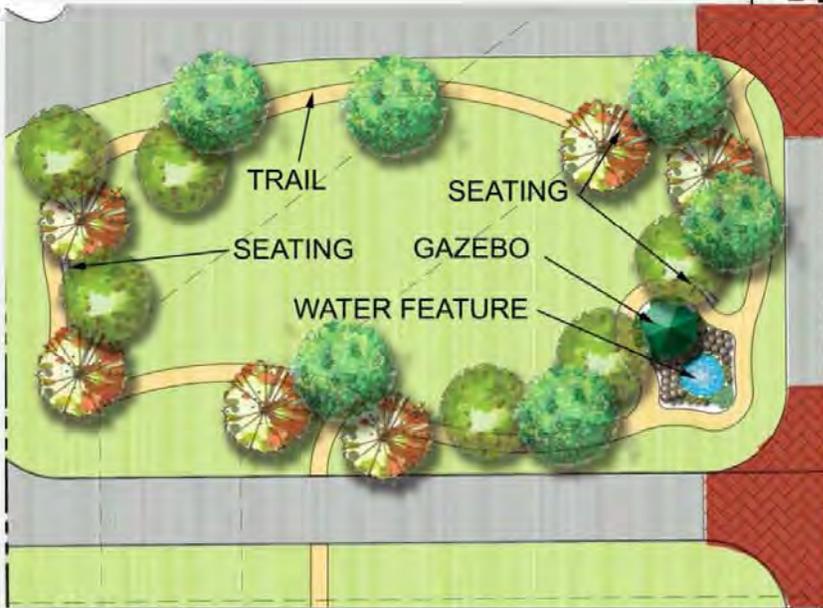
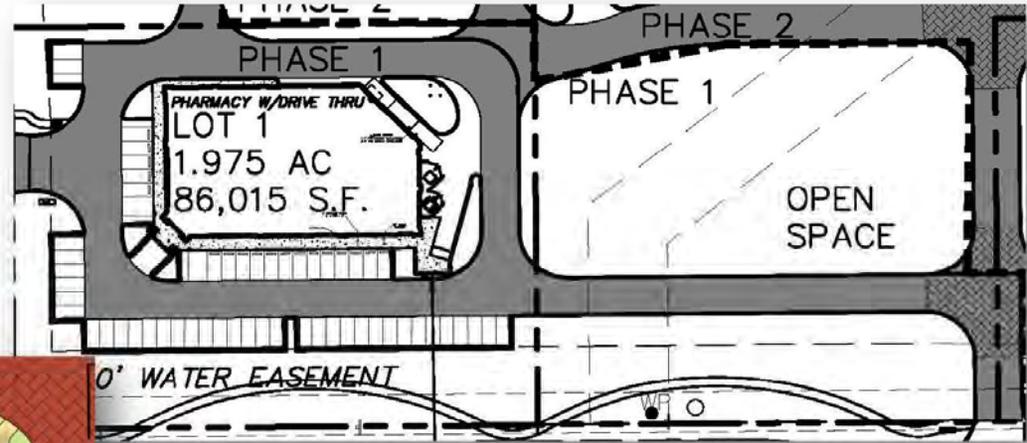
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Agenda Item 5e

- 5e.** Consider and act upon an ordinance amending Planned Development-38 (PD-38), on 83.6± acres, located on the northeast corner of US 380 and Coit Road. (Z15-0008). (JW)

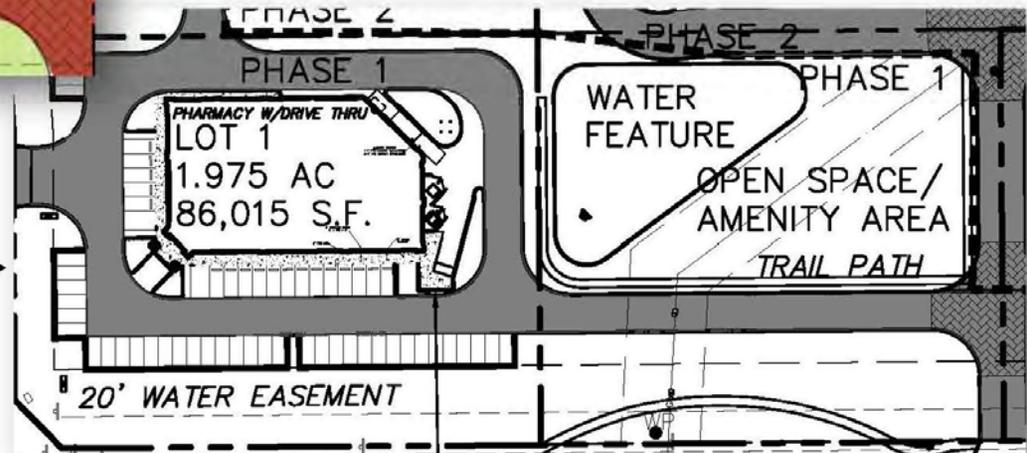


Original Exhibit D did not include amenities on the Open Space lot.



Open Space lot exhibit (Exhibit G-3) removed by applicant from proposed PD. Amenities added to revised Exhibit D (below).

Revised Exhibit D includes amenities on the Open Space lot.





Informational Exhibit





PRELIMINARY OVERALL
HIGH VISIBILITY ELEVATION
NOT TO SCALE



PRELIMINARY
HIGH VISIBILITY ELEVATION



PRELIMINARY
HIGH VISIBILITY ELEVATION

PROSPER CROSSING



SEE ELEVATIONS

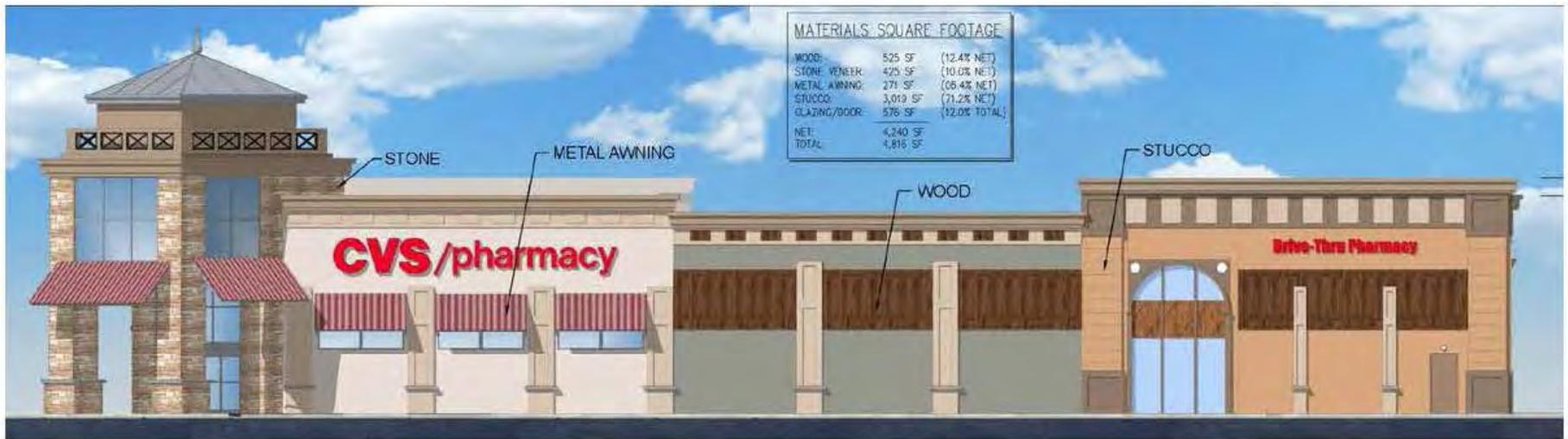


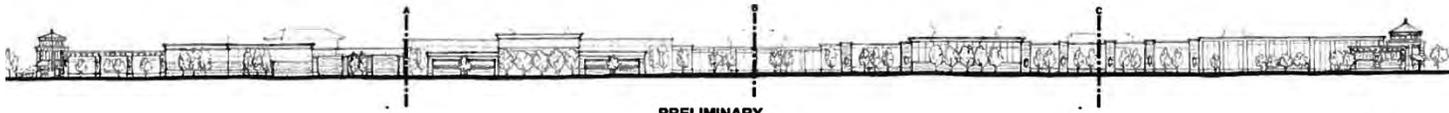
EXHIBIT 'F.3'



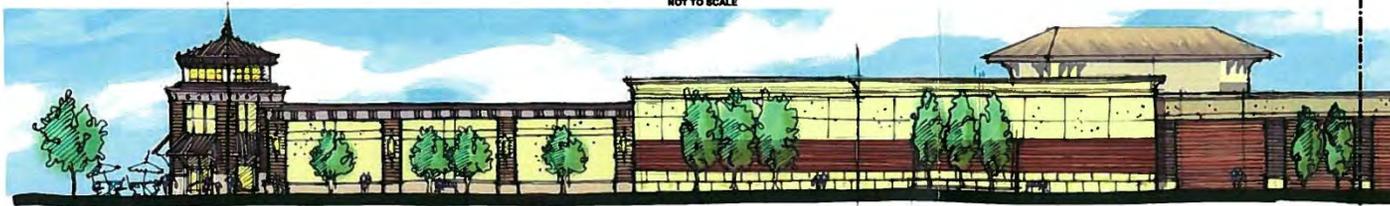
ALBERTA DEVELOPMENT PARTNERS, LLC
340 SOUTH QUINN STREET, SUITE 100
GREENWOOD VILLAGE, COLORADO 80111
P. 303.771.4004
F. 303.771.4006

PROPOSED EXHIBIT F





PRELIMINARY
OVERALL BACK ELEVATION
NOT TO SCALE



PRELIMINARY
ELEVATION LEFT CORNER TO A



PRELIMINARY
ELEVATION A TO B



PRELIMINARY
ELEVATION B TO C



PRELIMINARY
ELEVATION C TO RIGHT CORNER

PROSPER CROSSING



EXHIBIT 'F.2'



ALBERTA DEVELOPMENT PARTNERS, LLC
 1440 SOUTH QUINCY STREET, SUITE 100
 GREENWOOD VILLAGE, COLORADO 80111
 P: 303.771.4004
 F: 303.771.4006

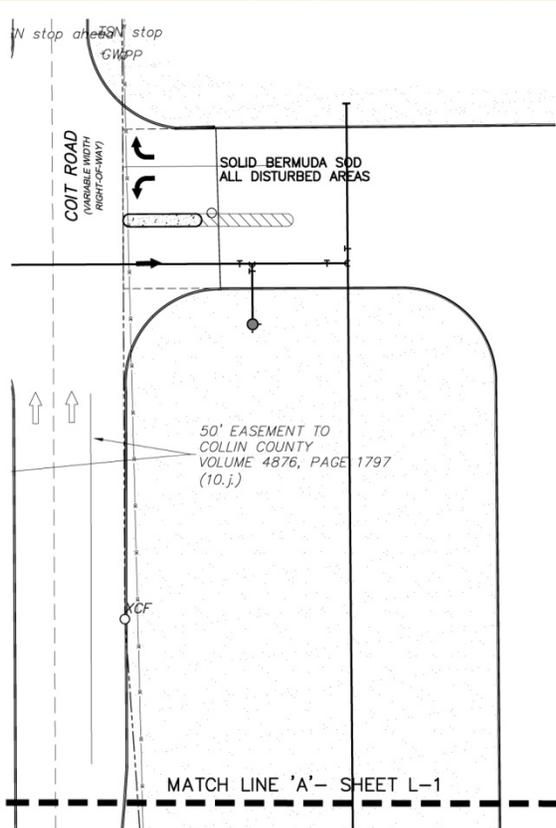
Exhibit F-1



Informational Exhibit

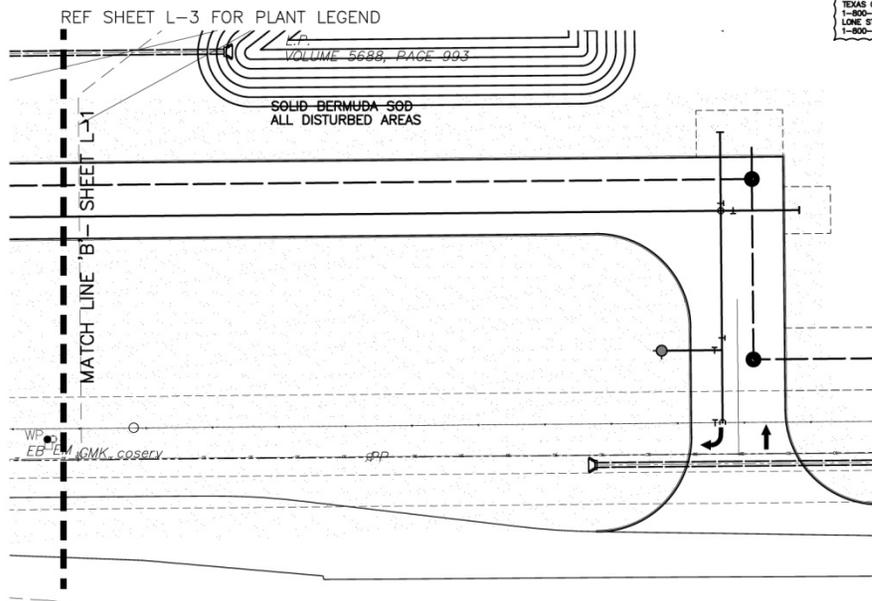


Exhibit G-1



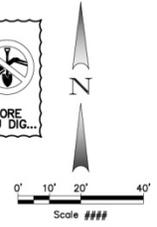
NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 18" OF PARKING
LOT CURBS.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH
TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT
IRRIGATION SYSTEM. SOD TURF IN
ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND
EROSION CONTROL PLANS.



CAUTION!
UNDERGROUND UTILITIES ARE LOCATED IN
THIS AREA. 48 HOURS PRIOR TO ANY
CONSTRUCTION ACTIVITIES, CONTACT LINE
LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-348-8377
TEXAS ONE CALL SYSTEMS
1-800-246-4545
LONG STAR NOTIFICATION CENTER
1-800-688-8344 EXT. 5

BEFORE YOU DIG...



CITY OF PROSPER LANDSCAPE REQUIREMENTS	
PERIMETER BUFFER	30' PERIMETER BUFFER ON HWY 380
REQUIRED	PROVIDED
30'	30'
15' PERIMETER BUFFER ON COLLECTOR STREETS	
REQUIRED	PROVIDED
15'	15'
15' PERIMETER BUFFER ON ADJACENT RESIDENTIAL	
REQUIRED	PROVIDED
NA	NA
5' PERIMETER BUFFER ON ALL OTHER PERIMETERS	
REQUIRED	PROVIDED
5'	5'
PERIMETER BUFFER	1 TREE PER 30 LF AND 15 SHRUBS PER 30 LF
REQUIRED (ADJ UNIVERSITY/380)	PROVIDED
733 / 30 = 24 TREES	14 TREES
1333 / 30 X 15 = 157 SHRUBS	444 SHRUBS
REQUIRED (ADJ COIT RD)	PROVIDED
722 / 30 = 24 TREES	9 TREES
1222 / 30 = 40 SHRUBS	151 SHRUBS
REQUIRED (ADJ RESIDENTIAL)	PROVIDED
NA	NA
REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
526 / 15 = 35 SHRUBS	35 SHRUBS
REQUIRED (ADJ NON-RESIDENTIAL)	PROVIDED
526 / 15 = 35 SHRUBS	35 SHRUBS
REQUIRED PARKING LOT LANDSCAPING	15 SF LANDSCAPE AREA REQUIRED PER EVERY SPACE
REQUIRED	PROVIDED
60 SPACES X 15 = 900 SF	1,023 SF
REQUIRED PARKING LOT TREES	1 TREE PER TERMINUS OF EACH ROW
REQUIRED	PROVIDED
1 TREE LOCATED WITHIN 150 LF OF EVERY PARKING SPACE	
FOUNDATION LANDSCAPING	1 TREE PER AT 10,000 SF
REQUIRED	PROVIDED
14,600 / 10,000 = 2 TREES	2 TREES

(In the event of conflict between these notes and any other plan comments or specifications, Town of Prosper notes shall apply.)

LANDSCAPE NOTES

- Plant material shall be measured and sized according to the latest edition of The Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- Groundcovers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- Trees must be planted four feet (4') or greater from curbs, sidewalks, utility lines, screening walls, and/or other structures. The Town has final approval for all tree placements.
- Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide berming or provide alternative drainage.
- Trees shall not be planted deeper than the base of the trunk flare.
- The tree pit shall be backfilled with native topsoil free of rock and other debris.
- Burlap, wire, and wire baskets shall be loosened and pulled back from the trunk of the tree as much as possible.
- Trees shall not be watered to excess that result in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2" from the trunk of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of the tree.
- Topsoil shall be a minimum of 8" in depth in planting area. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- All plant beds shall be top-dressed with a minimum of 3" of mulch.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
- A visibility triangle must be provided at all intersections, where shrubs are not to exceed 30 inches in height, and trees shall have a minimum clear trunk height of 9 feet.
- Trees planted on a slope shall have the tree well at the average grade of the slope.
- No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover, or some type of fixed cover.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscape areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, diseased, or removed, shall be replaced with plant material of similar size and variety within 30 days, unless otherwise approved in writing by the Town of Prosper.
- Landscape and open areas shall be kept free of trash, litter, and weeds.
- An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the Building Inspection Department is required for each irrigation system.
- No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that the vision of route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- Earthen berms shall not include construction debris. Contractor must correct slope or damage to the smooth finish grade of the berm prior to acceptance.
- All walkways shall meet A.D.A. and I. A. S. requirements.
- Contact Town of Prosper Parks and Recreation Division at (972) 346-3502 for landscape inspection. Note that the installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- Prior to calling for a landscape inspection, contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.

PLANTING NOTES:

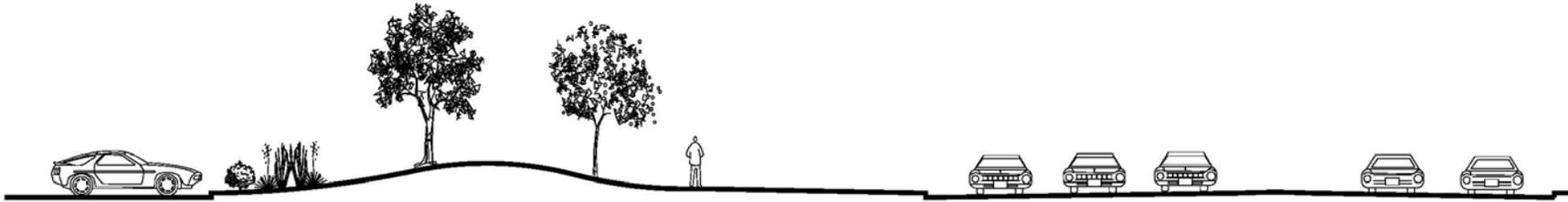
- PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
- ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
- ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
- CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
- MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
- PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
- SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
- CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
- EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRUIERS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
- INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
- INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
- AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
- BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)

EXHIBIT G-1

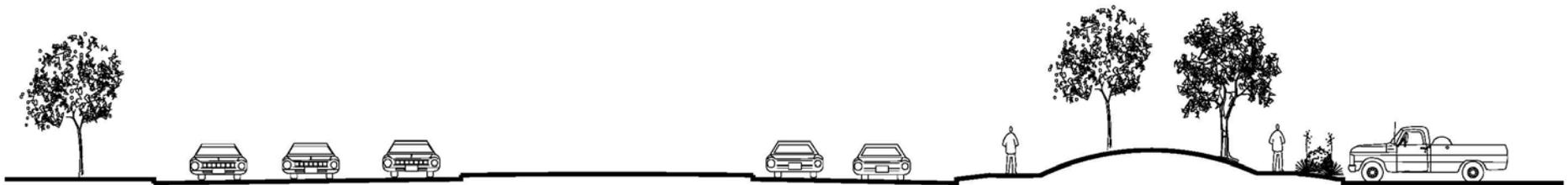


THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN E. FRANK, LANDSCAPE ARCHITECT REGISTRATION NUMBER 805 ON 09/15/15, WHO MAINTAINS THE ORIGINAL FILE. THIS FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(f) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME RESPONSIBILITY FOR ANY MODIFICATION OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

Exhibit G-2



SECTION A-A



SECTION B-B



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

"a place where everyone matters"

Agenda Item 7.

Consider and act upon an ordinance amending Article 1.10, "Code of Ethics," of Chapter 1, "General Provisions," of the Town's Code of Ordinances by repealing the existing Code of Ethics and replacing it with a new Code of Ethics.
(TW)



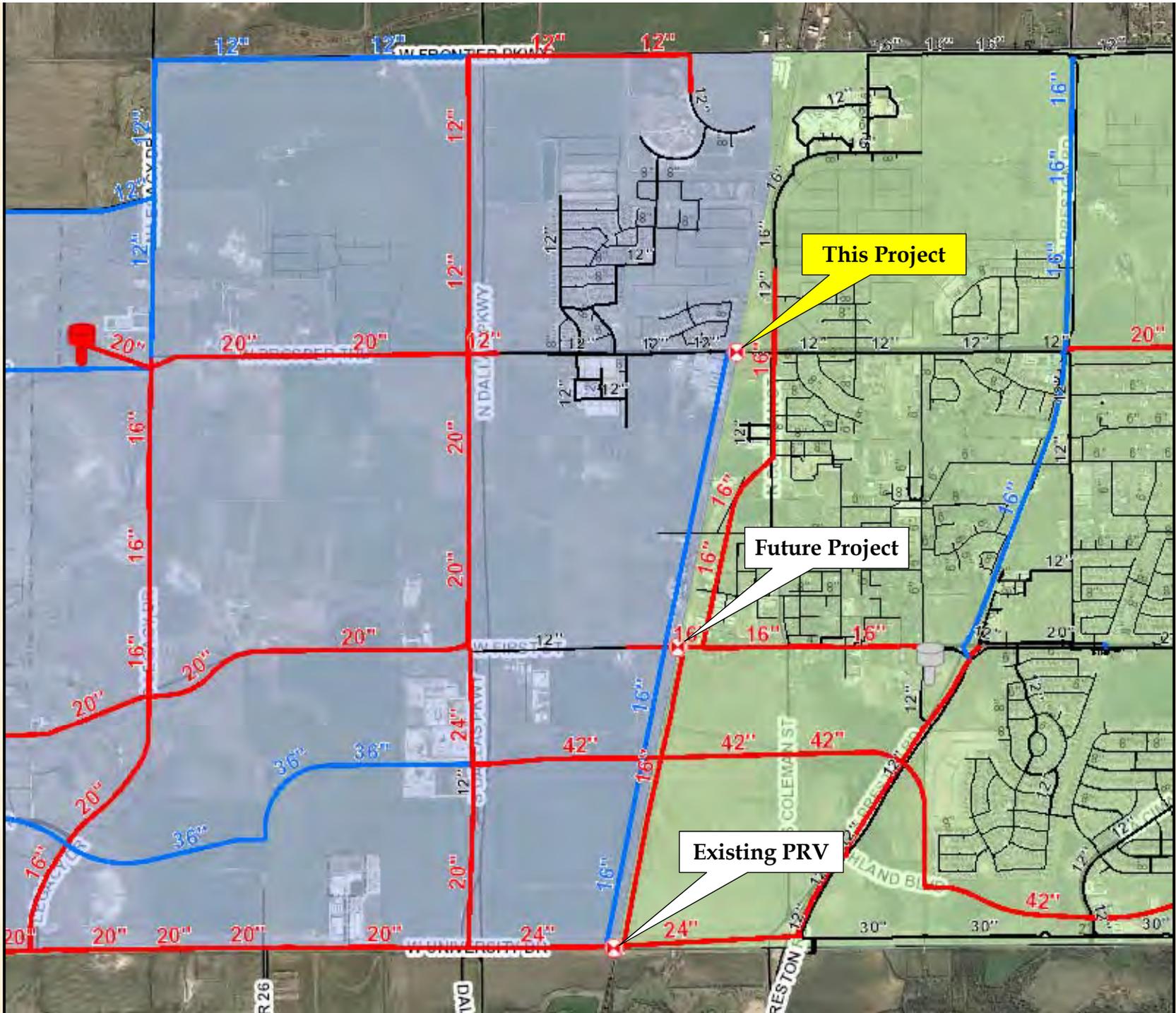
Town of Prosper

"a place where everyone matters"

Agenda Item 8.

Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between the Town of Prosper, Texas, and Alan Plummer Associates, Inc., related to the BNSF Pressure Reducing Valve project.

(MR)





Town of Prosper
"a place where everyone matters"

Agenda Item 9.

Discussion on the Lower Pressure Plane
Ground Storage Tank and Pump Station
Project. **(HW)**



Town of Prosper
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Agenda Item 10.

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:

- 10a. Section 551.087 - To discuss and consider economic development incentives.***

- 10b. 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
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Agenda Item 11.

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 12.

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



Town of Prosper
"a place where everyone matters"

Agenda Item 13.

Adjourn



**FREESE
AND
NICHOLS**

Lower Pressure Plane Pump Station

PARTIALLY BURIED

GROUND STORAGE TANKS

October 13, 2015



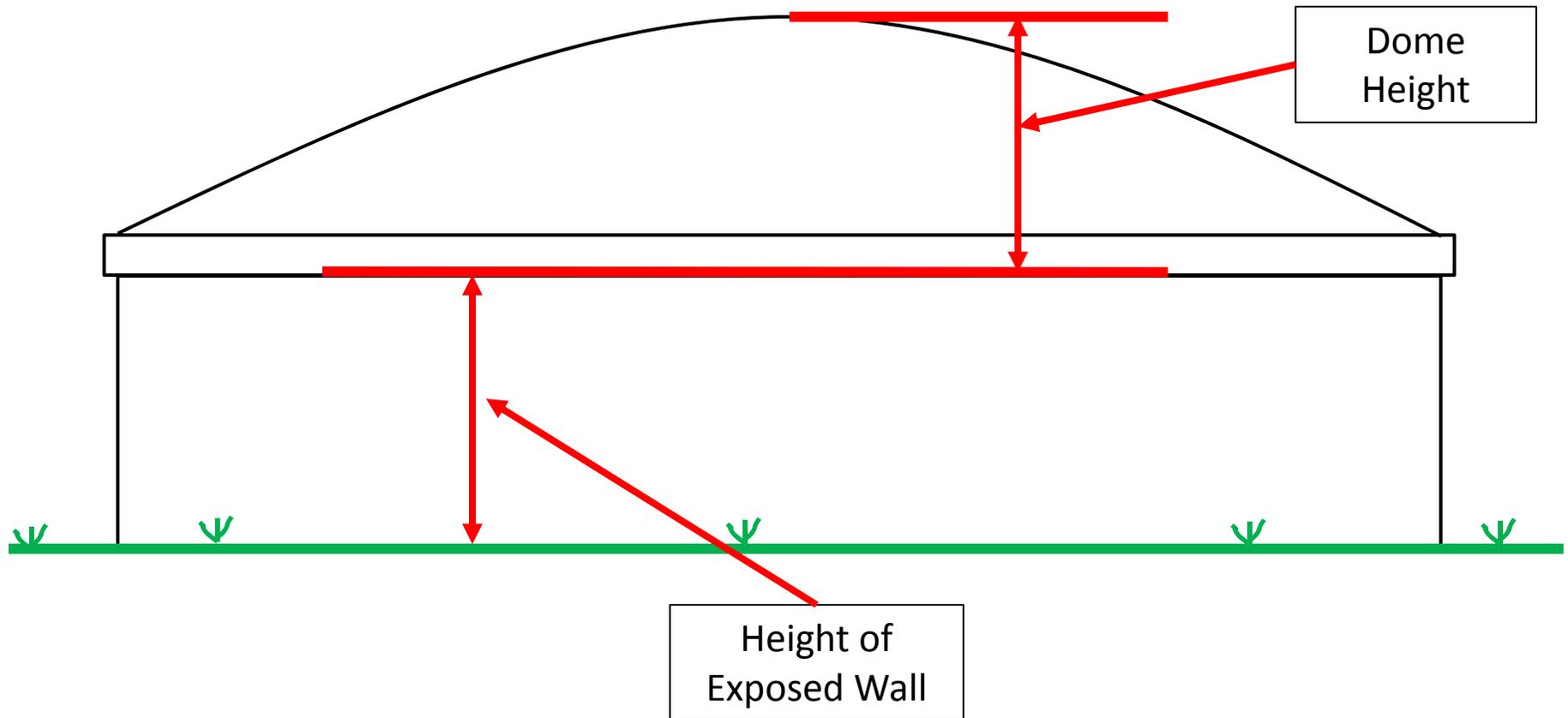
Presentation Agenda



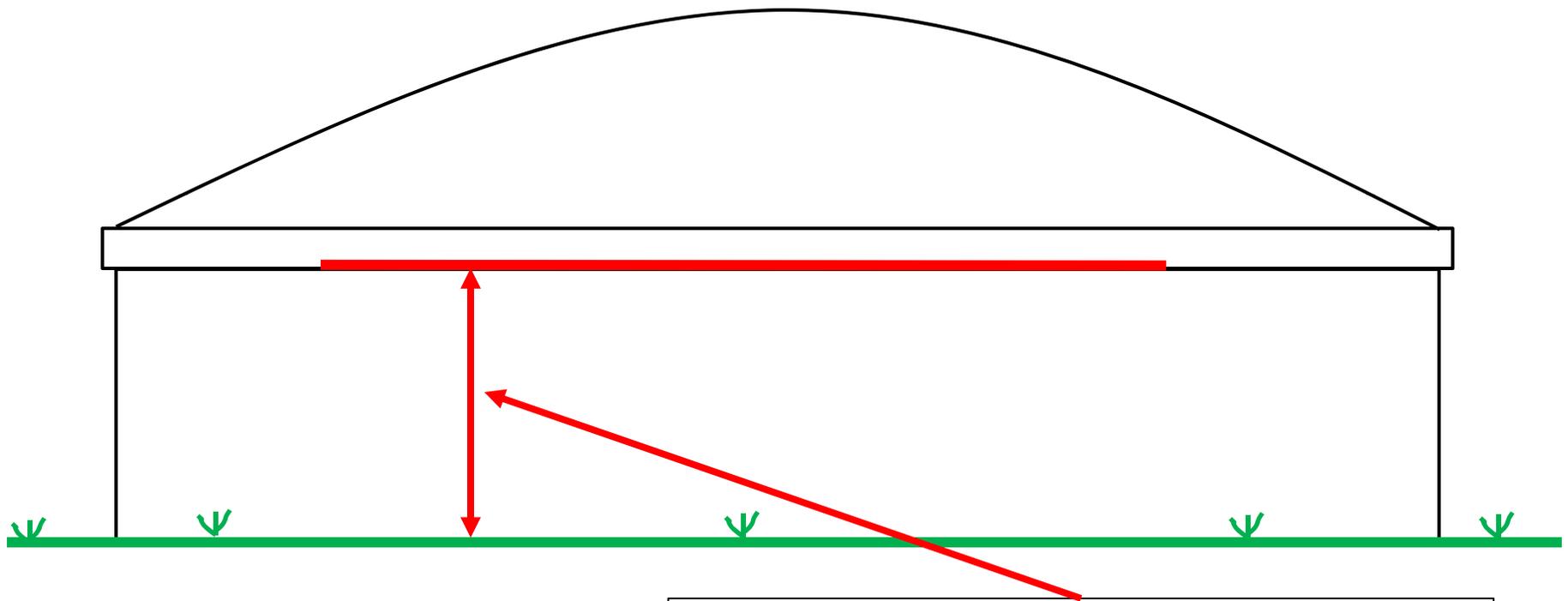
- Site Options Review
- Buried GST Schematic
- Existing Buried Tanks
 - Abilene TX 5.0 MG GST
 - Belton TX 3.0 MG GST
 - Bryan TX 3.0 MG GST
 - Frisco TX 10.0 MG GST
 - Geneva NY 3.0 MG GST
- Initial Phase OPCCs
- Q&A



Buried GST Schematic

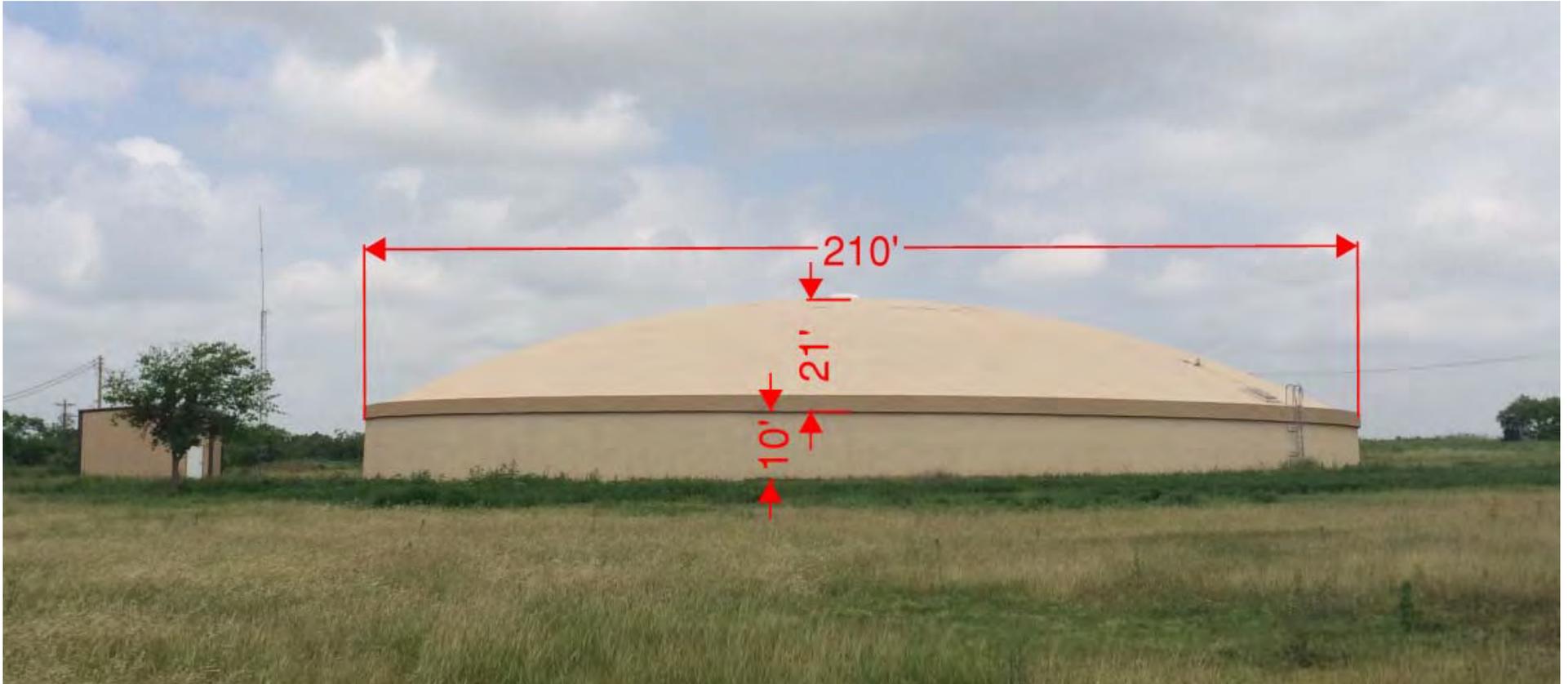


Buried GST Schematic



Option 2 Site = Approximate Maximum of 15'
Option 3 Site = Approximate Maximum of 30'

Abilene TX 5.0 MG GST



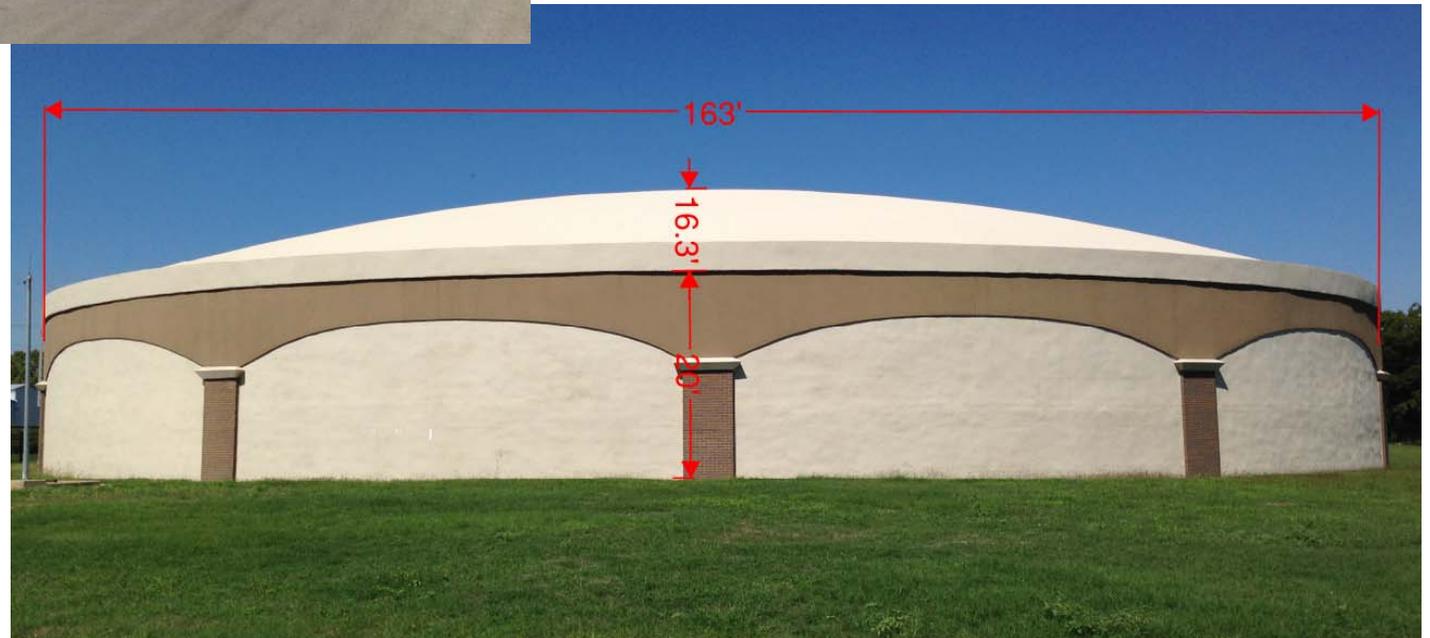
Belton TX 3.0 MG GST



Bryan TX 3.0 MG GST



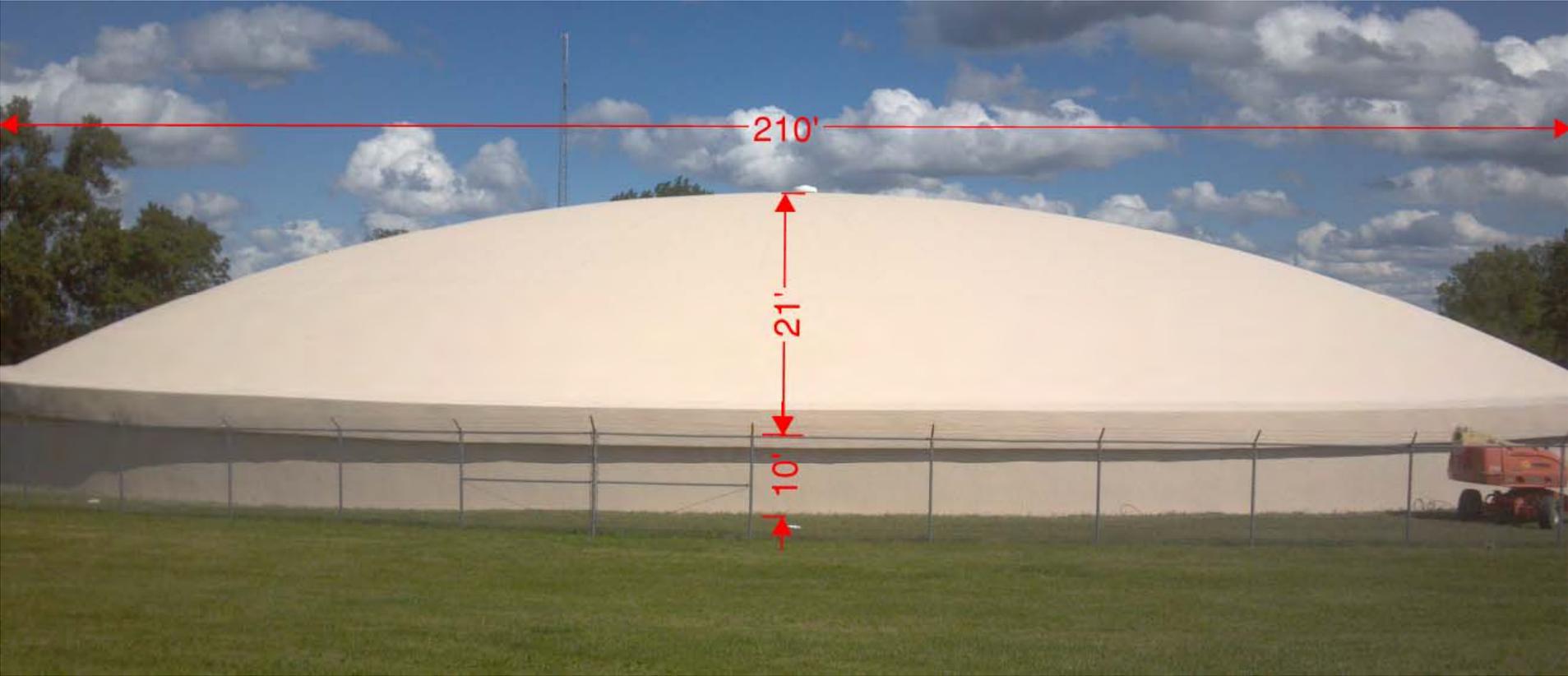
- Brick Pilasters
- Concrete Cornice
- EIFS Arches
(Exterior Insulated Finish System)
- Decorative Fencing



Frisco TX 10.0 MG GST



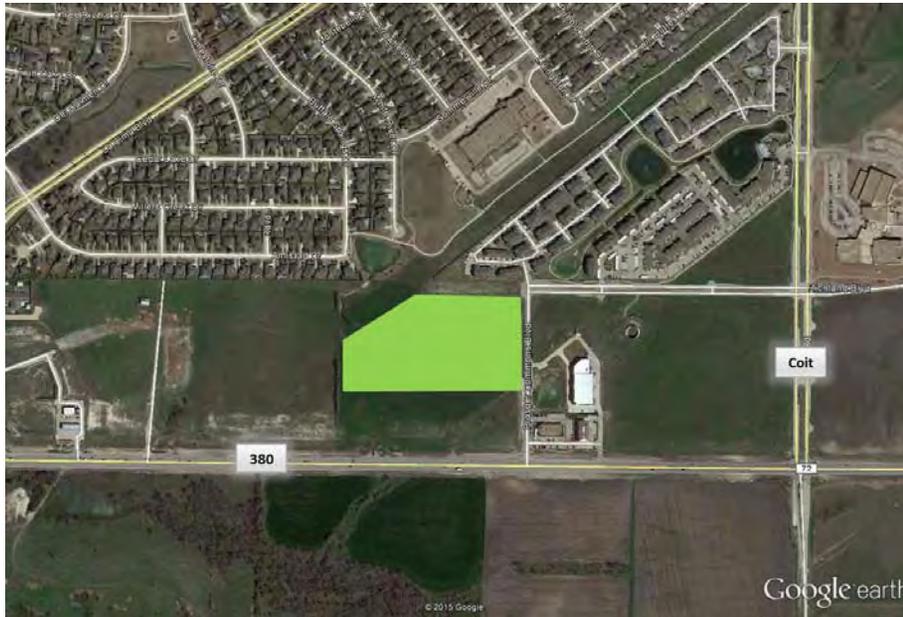
Geneva NY 3.0 MG GST



Initial Phase Conceptual OPCCs



Option 2



- Construction: \$27.3M
- PS Property: \$1.6M (8 ac. @ \$201K/ac)
- Engineering & Surveying: \$3.2M
- Total: \$32.1M

Option 3



- Construction: \$26M
- PS Property: \$1.1M (8 ac. @ \$143K/ac)
- Engineering & Surveying: \$3.2M
- Total: \$30.3M



Costs are based on high level concepts for comparison purposes in 2015 dollars. Pipeline easement costs are not included.

Q&A

