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MINUTES
Special Meeting of the
Prosper Town Council
Prosper Municipal Chambers
108 W. Broadway Street
Prosper, TX 75078
Tuesday, November 29, 2016

1. Call to Order/Roll Call.

The meeting was called to order at 6:01 p.m.

Council Members Present:

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

Council Members Absent:

Deputy Mayor Pro-Tem Jason Dixon

Staff Members Present:

Harlan Jefferson, Town Manager
Robyn Battle, Town Secretary/Public Information Officer
Terrence Welch, Town Attorney
Steve Glass, Deputy Director of Engineering
Alex Glushko, Senior Planner
Leslie Scott, Library Director
Baby Raley, Human Resources Director
Kelly Neal, Finance Director
January Cook, Purchasing Agent
Doug Kowalski, Chief of Police
Ronnie Tucker, Fire Chief

2. Discussion on Cyber-Defense Labs. (RT/DK)

This item will be discussed at a future Town Council meeting.

3. Consider and act upon a Site Plan for a retail shell building in the Shops at Prosper Trail, on 2.1± acres, located 320± feet east of Preston Road, 1,000± feet north of Prosper Trail. This property is zoned Planned Development-68 (PD-68). (D16-0073). (JW)

Senior Planner Alex Glushko presented this item before the Town Council. Per PD-68, site plans and associated landscape and façade plans for outparcel buildings within the Shops at Prosper Trail development shall be approved by the Planning & Zoning Commission and the Town Council. The subject lot is located to the north and west of the Kroger building. The Site Plan shows one 19,600 square foot retail shell building. The Site Plan conforms to the PD-68 development standards, and meets the Town's minimum development requirements.

After discussion, Councilmember Meigs Miller made a motion and Councilmember Dugger seconded the motion to approve a Site Plan for a retail shell building in the Shops at Prosper Trail, on 2.1± acres, located 320± feet east of Preston Road, 1,000± feet north of Prosper Trail subject to:

1. Town staff approval of civil engineering, irrigation plans, open space plans, and address plans; and
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

The motion was approved by a vote of 6-0.

4. Consider and act upon approving a Guaranteed Maximum Price (GMP) Amendment and Second Addendum to the Standard Form of Agreement AIA Document A133-2009 between Pogue Construction Co., L.P., and the Town of Prosper, related to Construction Manager-At-Risk services for the Town of Prosper Town Hall/Multi-Purpose Facility; and authorizing the Town Manager to execute same. (HW)

Purchasing Agent January Cook presented this item before the Town Council. On January 26, 2016, the Town Council approved an anticipated budget for the facility, on-site parking, contingency and escalation in the amount of \$18,502,094. Since that time, higher than expected cost escalations due to the construction market and approved design changes have resulted in a revised construction estimate of \$19.6 million, which was shared with the Council at recent meetings. The proposed GMP for the project is \$19,597,691 which includes the following five alternate items:

- \$ 125,305 Alternate #3: Provide increased capacity of the emergency generator and support system to back up the IT Department server and EOC (Executive Conference Room and Council Chambers) lighting, power, and HVAC. Also upgrade storm rated windows to projectile rated glazing and frames.
- \$ 214,822 Alternate #10: Provide natural stone specified on building exterior, retaining walls, and fountains in lieu of cast stone wainscot.
- \$ 41,205 Alternate #14: Provide conduits on site for path to connect telecommunications to the existing Police/Dispatch center.
- \$ 16,690 Alternate #15: Locate the transformer and generator on the west side of the west drive aisle.
- \$ 33,877 Alternate #17: Finish cupola in thin brick in lieu of EIFS.

Ms. Cook introduced Sam Adams with Pogue Construction, who continued the presentation. Mr. Adams introduced members of the Pogue Construction staff in attendance, and then reviewed the details of the GMP Amendment. The five proposed alternate items were discussed. Mr. Adams stated that the glass to be used in Alternate #3, as well as the price for the glass, needs to be confirmed, and he will forward that information to Town staff. The Council discussed the need for a temporary EOC at this time. Town Manager Harlan Jefferson stated that it would be useful, since it will be several years before the Town builds a public safety facility that contains a permanent EOC. Randall Scott of Randall Scott Architects added that the Executive Conference Room and Council Chambers will not be fully hardened, but the enhancements that will be added in Alternate #3 will allow it to serve as an interim command center in the event of an emergency. The Council discussed whether to retain the cupola on top of the Town Hall facility, but no change was made to the current plans.

After discussion, Councilmember Dugger made a motion and Councilmember Korbuly seconded the motion to approve a Guaranteed Maximum Price (GMP) Amendment and

Second Addendum to the Standard Form of Agreement AIA Document A133-2009 between Pogue Construction Co., L.P., and the Town of Prosper, related to Construction Manager-At-Risk services for the Town of Prosper Town Hall Facility; and authorizing the Town Manager to execute same.

5. 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:

- 5a. Section 551.087 – To discuss and consider economic development incentives.**
- 5b. Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.**

The Town Council recessed into Executive Session at 7:01 p.m.

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

The Town Council reconvened the Regular Session at 7:30 p.m. No action was taken as a result of Executive Session.



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

Councilmember Dugger requested an update on the status of battery back-ups for traffic signals at the intersections of Coleman Street and Prosper Trail, the Dallas North Tollway and First Street. Mr. Jefferson stated that the batteries have been ordered and will be installed this fiscal year. Councilmember Dugger also requested an update on the installation of traffic signals at the intersections of Prosper Trail and Coit Road, and First Street and Coit Road.

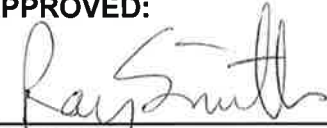
8. Adjourn.

The meeting was adjourned at 9:53 p.m. on Tuesday, November 29, 2016.

These minutes approved on the 13th day of December, 2016.

TOWN OF PROSPER

ATTEST:

Robyn Battle, Town Secretary

APPROVED:



Ray Smith, Mayor