



*Prosper is a place where everyone matters.*

**Agenda**  
**Prosper TIRZ No. 1 Board of Directors**  
**Prosper TIRZ No. 2 Board of Directors**  
**Prosper Town Council Meeting**  
Council Chambers  
Prosper Town Hall  
250 W. First Street, Prosper, Texas  
Tuesday, January 26, 2021  
**5:45 PM**

### **Notice Regarding Public Participation**

Governor Greg Abbott has granted a temporary suspension of certain rules to allow for telephone or videoconference public meetings in an effort to reduce in-person meetings that assemble large groups of people, due to the COVID-19 public health emergency.

Individuals may attend the Prosper Town Council meeting in person, or access the meeting via videoconference, or telephone conference call.

**Join the Zoom Meeting** by clicking on the following link:

<https://us02web.zoom.us/j/87047432329>

Enter Meeting ID: 87047432329

To request to speak, click on “Participants” at the bottom of the screen, and click “Raise Hand.” The meeting moderator will acknowledge your request and allow you to speak.

**To join the meeting by phone, dial (346) 248-7799**

Enter Meeting ID: 87047432329

To request to speak, enter \*9, and \*6 to mute/unmute yourself. The meeting moderator will acknowledge your request and allow you to speak.

**If you encounter any problems joining or participating in the meeting, please call our help line at 972-569-1191 for assistance.**

### **MEETING OF THE TOWN OF PROSPER TAX INCREMENT REINVESTMENT ZONE (TIRZ) NO. 1 BOARD OF DIRECTORS**

**TIME: 5:45 P.M.**

**Call to Order/ Roll Call.**

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

- 1.** Consider and act upon the minutes from the January 28, 2020, TIRZ No. 1 Board Meeting. **(ML)**
- 2.** Receive the 2020 Annual Report. **(BP)**

**Adjourn.**

### **MEETING OF THE TOWN OF PROSPER TAX INCREMENT REINVESTMENT ZONE (TIRZ) NO. 2 BOARD OF DIRECTORS**

**TIME: IMMEDIATELY FOLLOWING THE MEETING OF THE TIRZ NO. 1 BOARD OF DIRECTORS**

**Call to Order/ Roll Call.**

- [3.](#) Consider and act upon the minutes from the January 28, 2020, TIRZ No. 2 Board Meeting. **(ML)**
- [4.](#) Receive the 2020 Annual Report. **(BP)**

**Adjourn.**

**MEETING OF THE PROSPER TOWN COUNCIL**

**TIME: IMMEDIATELY FOLLOWING THE MEETING OF THE TIRZ NO. 2 BOARD OF DIRECTORS**

**Call to Order/ Roll Call.**

**Announcements of recent and upcoming events.**

**Presentations.**

5. Presentation and Annual Service Update by Community Waste Disposal. **(CS)**

**CONSENT AGENDA:**

Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff.

- [6.](#) Consider and act upon the minutes from the December 16, 2020, Town Council Joint Meeting. **(ML)**
- [7.](#) Consider and act upon the minutes from the January 12, 2021, Town Council Meeting. **(ML)**
- [8.](#) Consider and act upon the 2021 Prosper Town Council Regular Meeting Schedule. **(ML)**
- [9.](#) Consider and act upon a resolution approving the Town of Prosper and Prosper Economic Development Corporation (PEDC) Investment Policy and Investment Strategy, and approving the list of qualified brokers/dealers and financial institutions that are authorized to engage in investment transactions with the Town of Prosper and the PEDC. **(BP)**
- [10.](#) Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Freese and Nichols, Inc., and the Town of Prosper, Texas, for the America's Water Infrastructure Act of 2018 Risk and Resilience Assessment and Emergency Response Plan Project. **(FJ)**
- [11.](#) Consider and act upon a resolution authorizing the Town to submit a grant application to the Office of the Governor (OOG) for Prosper Police Department SWAT equipment enhancement grant. **(DK)**



- [12.](#) Consider and act upon approving Change Order Number 01 for Bid 2020-81-B to Accelerated Critical Path, Inc., related to construction services for the Prosper Trail/DNT Intersection Improvements project; and authorizing the Town Manager to execute Change Order Number 01 for same. **(HW)**
- [13.](#) Consider and act upon authorizing the Town Manager to execute Amendment Fourteen to the Interlocal Agreement between Collin County and the Town of Prosper, extending the agreement through FY 2020-2021, relating to Animal Control Services. **(AG)**
- [14.](#) Consider and act upon authorizing the Town Manager to execute Amendment Fourteen to the Interlocal Agreement between Collin County and the Town of Prosper for Animal Shelter Services. **(AG)**
- [15.](#) Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. **(AG)**

#### **CITIZEN 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, or request to address the Council via videoconference or telephone.

#### **REGULAR AGENDA:**

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Council during the Citizen Comments portion of the meeting or when the item is considered by the Town Council.

#### **Items for Individual Consideration:**

- [16.](#) Conduct a Public Hearing, and consider and act upon a request to rezone 58.1± acres, from Planned Development-86 (PD-86) to Planned Development (PD), to allow for a Funeral Home with Crematorium and Cemetery, located on the west side of Custer Road, north of US 380. (Z20-0020). **(AG)**
- [17.](#) Conduct a Public Hearing, and consider and act upon a request to rezone 55.8± acres, located on the west side of Good Hope Road, south of Parvin Road, from Agricultural (A) to Planned Development-40 (PD-40), generally to incorporate tracts of land into the Windsong Ranch development. (Z20-0023). **(AG)**

#### **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:

*Section 551.087 – To discuss and consider economic development incentives.*

*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.*

*Section 551.074 - To discuss and consider personnel matters and all matters incident and related thereto.*

*Section 551.074 - To discuss and review the Town Manager's performance evaluation.*

*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.*

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

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

**Adjourn.**

**CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, January 22, 2021, and remained so posted at least 72 hours before said meeting was convened.

\_\_\_\_\_  
Melissa Lee, Town Secretary

\_\_\_\_\_  
Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**NOTICE**

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.



*Prosper is a place where everyone matters.*

**Minutes**

**Town of Prosper TIRZ No. 1  
Board of Directors Meeting**

Council Chambers

Prosper Town Hall

250 W. First Street, Prosper, Texas

Tuesday, January 28, 2020

**MEETING OF THE TOWN OF PROSPER TAX INCREMENT REINVESTMENT ZONE (TIRZ)  
NO. 1 BOARD OF DIRECTORS**

**Call to Order/ Roll Call.**

The meeting was called to order at 5:47 p.m.

**Board Members Present:**

Mayor Ray Smith

Mayor Pro-Tem Curry Vogelsang, Jr.

Councilmember Marcus E. Ray

Councilmember Craig Andres

Councilmember Meigs Miller

Councilmember Jeff Hodges

Commissioner Susan Fletcher, Collin County Commissioners Court

David Bristol, Prosper Economic Development Corporation

**Council Members Absent:**

Deputy Mayor Pro-Tem Jason Dixon

**Staff Members Present:**

Harlan Jefferson, Town Manager

Terry Welch, Town Attorney

Robyn Battle, Town Secretary/Public Information Officer

Chuck Springer, Executive Director of Administrative Services

Betty Pamplin, Finance Director

January Cook, Purchasing Manager

Hulon Webb, Engineering Services Director

Pete Anaya, Assistant Director of Engineering Services – Capital Projects

John Webb, Development Services Director

Alex Glushko, Planning Manager

Doug Kowalski, Police Chief

Scott Brewer, Assistant Police Chief

Stuart Blasingame, Fire Chief

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

Carl Rau, retired Chaplain with the United States Army, led the invocation. The Pledge of Allegiance and the Pledge to the Texas Flag were recited.

- 1. Consider and act upon the minutes from the January 22, 2019, TIRZ No. 1 Board Meeting. (RB)**

Commissioner Fletcher made a motion and Mayor Pro-Tem Vogelsang seconded the motion to approve the minutes from the January 22, 2019, TIRZ No. 1 Board Meeting. The motion was approved by a vote of 8-0.

**2. Receive the 2019 Annual Report. (BP)**

Hulon Webb, Director of Engineering, presented this item before the Board. Mr. Webb reviewed the businesses within the TIRZ that have received Certificates of Occupancy during the reporting period. The Town received reimbursement request No. 5 on June 1, 2019, in the amount of approximately \$3.1 million. Approximately \$15 million has been billed to date. Finance Director Betty Pamplin continued the presentation. TIRZ No. 1 received \$1.4 million in revenue during the reporting period through property tax, sales tax, impact fees, and interest. After expenses, the ending balance on September 30, 2019, for TIRZ No. 1 was \$256,466. Ms. Pamplin reviewed the rollback tax revenue for each taxing entity in the TIRZ, and the appraised value.

Mayor Pro-Tem Vogelsang made a motion and Commissioner Fletcher seconded the motion to approve the 2019 Annual Report as presented. The motion was approved by a vote of 8-0.

**Adjourn.**

The meeting was adjourned at 5:58 p.m. on Tuesday, January 28, 2020.

These minutes approved on the 26<sup>th</sup> day of January 2021.

**APPROVED:**

\_\_\_\_\_  
**Ray Smith, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Melissa Lee, Town Secretary**

**Town of Prosper, Texas**  
*Tax Increment Reinvestment Zone #1*



**Town of Prosper, Texas**

**Tax Increment Reinvestment Zone #1**  
**(TIRZ #1)**

**ANNUAL REPORT**

**2020**

**Town of Prosper, Texas**  
***Tax Increment Reinvestment Zone #1***  
**As of September 30, 2020**

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- 7) TIRZ Fund Financial Statement
- 8) Revenue & Expenditures
  - a) TIRZ Rollback Tax Map
  - b) Rollback Tax Revenue
  - c) Property Tax Revenue
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  - e) Payment Summaries

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**  
As of September 30, 2020

**YEAR END SUMMARY OF MEETINGS/TOWN COUNCIL/BOARD ACTIONS**

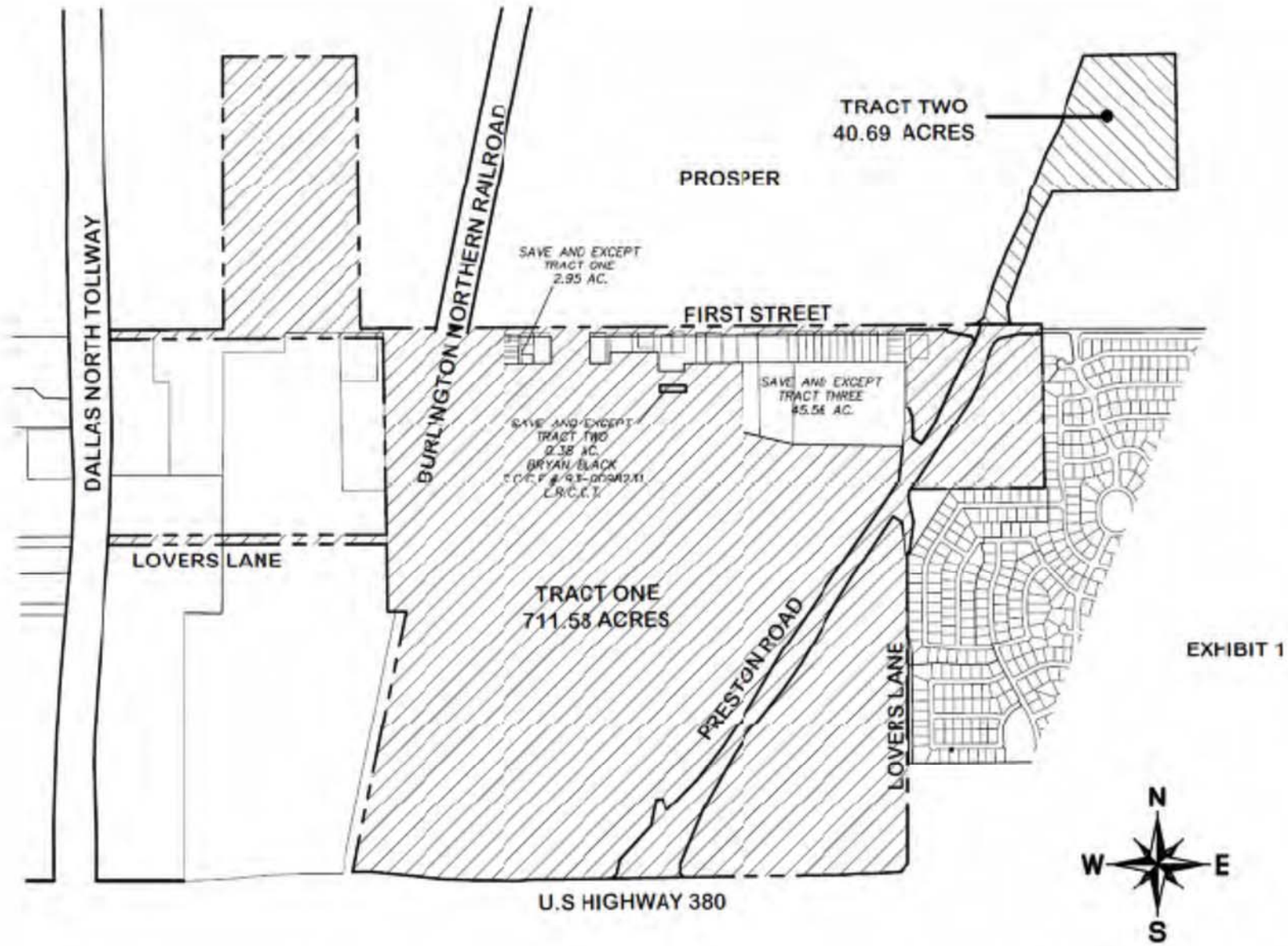
In December 2015, the Town of Prosper Town Council appointed members for the first Tax Increment Reinvestment Zone #1 (TIRZ #1) Board of Directors. In the latter part of 2015 Blue Star Land commenced construction on its Gates of Prosper development at the northeast corner of US 380 and Preston Road with the installation of a large sanitary sewer line from the west, thus marking the first improvements made to the TIRZ #1 site. The first annual TIRZ Board of Directors meeting was held on January 26, 2016. The second annual TIRZ Board of Directors meeting was held on April 11, 2017. The third annual TIRZ Board of Directors meeting was held on January 23, 2018. The fourth annual TIRZ Board of Directors meeting was held on January 22, 2019. The fifth annual TIRZ Board of Directors meeting was held on January 28, 2020. This is the sixth year that the board has reviewed the annual report.

Board members appointed and currently serving are: Town—Mayor Ray Smith, Mayor Pro-Tem Jason Dixon, Deputy Mayor Pro-Tem Craig Andres, and Councilmembers Marcus E. Ray, Amy Bartley, Meigs Miller, and Jeff Hodges. Collin County – County Commissioner Susan Fletcher. Prosper Economic Development Corporation – Vice President David Bristol.

During this reporting period, the following buildings received Certificate of Occupancy:

| <b>Business Name</b>                   | <b>Address</b>                                | <b>Area</b> | <b>CO Issued Date</b> |
|--|---|-------------|-----------------------|
| JAMES AVERY                            | 1141 S PRESTON ROAD, SUITE 30                 | 2,887       | 3/19/2020             |
| GATES OF PROSPER, PHASE 2 - BUILDING B | 930, 940, 950, 960, 970, & 980 S PRESTON ROAD | 71,356      | 6/25/2020             |
| GATES OF PROSPER, PHASE 2 - BUILDING D | 1070 S PRESTON ROAD                           | 17,376      | 6/25/2020             |
| GATES OF PROSPER, PHASE 2 - BUILDING E | 1100 S PRESTON ROAD                           | 7,752       | 6/25/2020             |
| GATES OF PROSPER, PHASE 2 - BUILDING F | 1110 S PRESTON ROAD                           | 7,752       | 6/25/2020             |
| GATES OF PROSPER, PHASE 2 - BUILDING C | 900 S PRESTON ROAD                            | 17,595      | 6/25/2020             |
| KOHL'S - SHELL BUILDING                | 920 S PRESTON ROAD                            | 55,222      | 6/25/2020             |
| GATES OF PROSPER, PHASE 2 - BUILDING I | 880 S PRESTON ROAD                            | 8,069       | 6/25/2020             |
| GATES OF PROSPER, PHASE 2 - BUILDING A | 1000 S PRESTON ROAD                           | 34,600      | 9/29/2020             |
|  |   |             |                       |
| PROSPER POLICE STATION AND DISPATCH    | 801 SAFETY WAY                                | 23,159      | 6/29/2020             |

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**  
**As of September 30, 2020**





**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**  
As of September 30, 2020

**PUBLIC INFRASTRUCTURE / BUILDING PROJECTS**

| SUMMARY OF PROJECT COSTS         |                         |                        |                           |                        |
|----------------------------------|-------------------------|------------------------|---------------------------|------------------------|
| DESCRIPTION                      | TOTAL COST              | TIRZ ELIGIBLE CIP COST | TIRZ ELIGIBLE PUBLIC COST | DEVELOPER COST         |
| Thoroughfare                     | \$57,667,225.00         | \$24,756,875.00        | \$6,858,100.00            | \$26,052,250.00        |
| Wastewater                       | \$8,599,210.00          | \$5,697,850.00         | \$0.00                    | \$2,901,390.00         |
| Water                            | \$9,256,850.00          | \$2,753,100.00         | \$2,614,000.00            | \$3,889,750.00         |
| Drainage and Detention/Retention | \$9,756,100.00          | \$1,116,000.00         | \$5,221,050.00            | \$3,089,050.00         |
| Utility Relocations              | \$3,850,000.00          | \$0.00                 | \$1,925,000.00            | \$1,925,000.00         |
| Electrical Duct Bank             | \$5,530,000.00          | \$0.00                 | \$2,500,000.00            | \$3,030,000.00         |
| Parks / Open Space               | \$5,200,000.00          | \$0.00                 | \$2,500,000.00            | \$2,700,000.00         |
| Entry Features and Roundabout    | \$3,275,000.00          | \$0.00                 | \$1,637,500.00            | \$1,637,500.00         |
| <b>GRAND TOTAL</b>               | <b>\$103,134,415.00</b> | <b>\$34,653,825.00</b> | <b>\$23,255,650.00</b>    | <b>\$45,224,940.00</b> |
| <b>TOTAL TIRZ ELIGIBLE COSTS</b> |                         | <b>\$57,909,475</b>    |                           |                        |

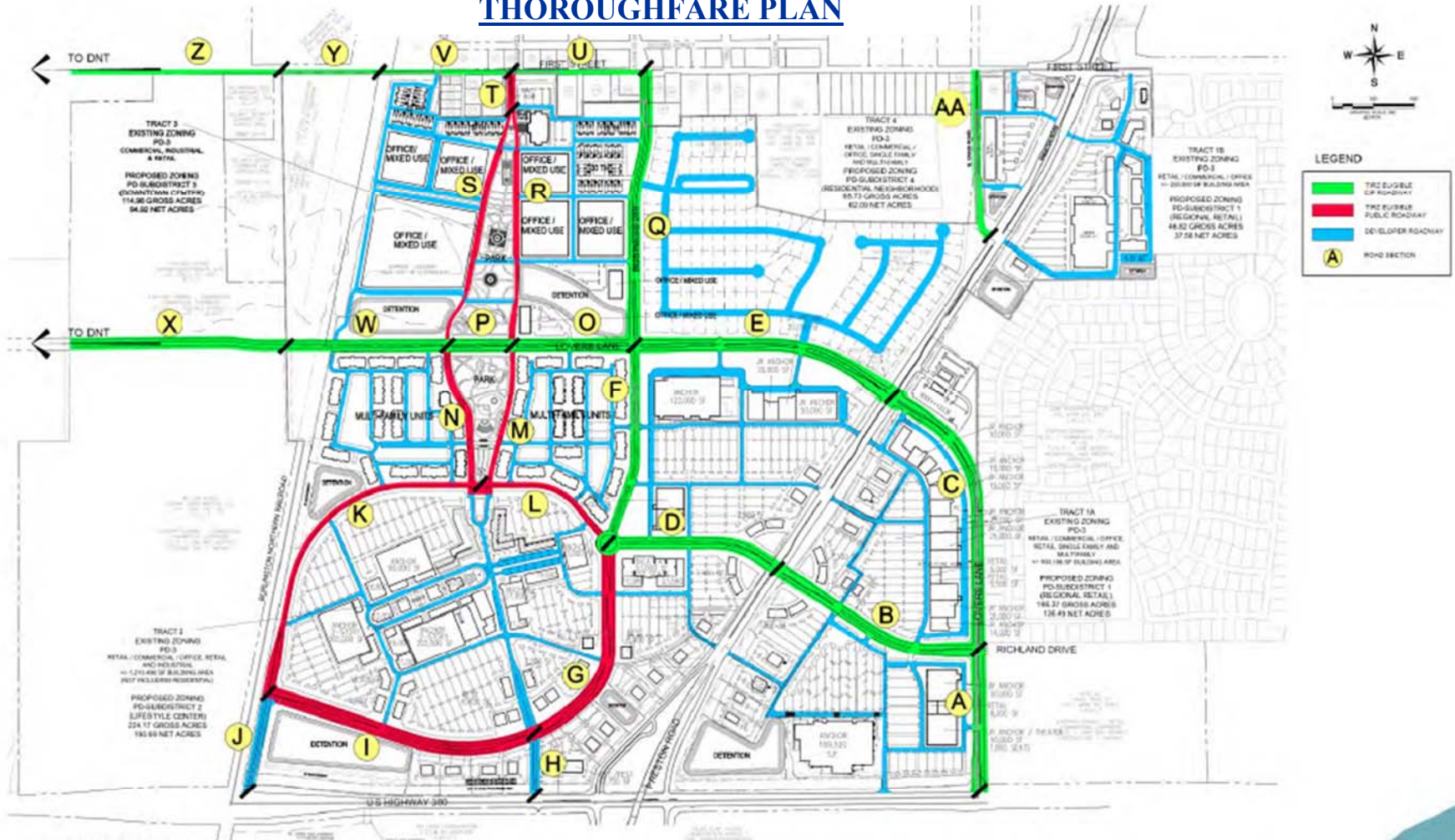
**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**  
As of September 30, 2020

| SUMMARY OF PROJECT COSTS BY PHASE |                   |                  |                 |                 |                 |                |                |                 |                 |
|-----------------------------------|-------------------|------------------|-----------------|-----------------|-----------------|----------------|----------------|-----------------|-----------------|
| DESCRIPTION                       | TOTAL COST        | PHASE 1A         | PHASE 1B        | PHASE 2A        | PHASE 2B        | PHASE 3A       | PHASE 3B       | PHASE 4A        |                 |
| Thoroughfare                      | TOTAL             | \$57,667,225.00  | \$9,219,035.71  | \$6,367,410.71  | \$16,063,285.71 | \$2,935,805.71 | \$6,159,785.71 | \$6,651,785.71  | \$10,270,035.71 |
|                                   | TIRZ ELIG. CIP    | \$24,756,875.00  | \$4,139,392.86  | \$4,515,267.86  | \$302,142.86    | \$2,158,142.86 | \$1,788,392.86 | \$1,650,642.86  | \$10,202,892.86 |
|                                   | TIRZ ELIG. PUBLIC | \$6,858,100.00   | \$67,142.86     | \$67,142.86     | \$4,310,642.86  | \$777,742.86   | \$67,142.86    | \$1,501,142.86  | \$67,142.86     |
|                                   | DEVELOPER COST    | \$26,052,250.00  | \$5,012,500.00  | \$1,785,000.00  | \$11,450,500.00 | 50.00          | \$4,304,250.00 | \$3,500,000.00  | 50.00           |
| Wastewater                        | TOTAL             | \$8,599,240.00   | \$5,901,350.00  | \$671,450.00    | \$1,113,300.00  | 50.00          | \$344,340.00   | \$568,800.00    | 50.00           |
|                                   | TIRZ ELIG. CIP    | \$5,697,850.00   | \$5,210,000.00  | \$487,850.00    | 50.00           | 50.00          | 50.00          | 50.00           | 50.00           |
|                                   | TIRZ ELIG. PUBLIC | 50.00            | 50.00           | 50.00           | 50.00           | 50.00          | 50.00          | 50.00           | 50.00           |
|                                   | DEVELOPER COST    | \$2,901,390.00   | \$691,350.00    | \$183,600.00    | \$1,113,300.00  | 50.00          | \$344,340.00   | \$568,800.00    | 50.00           |
| Water                             | TOTAL             | \$9,256,850.00   | \$1,259,700.00  | \$2,053,300.00  | \$3,487,850.00  | \$360,000.00   | \$587,600.00   | \$1,243,400.00  | \$265,000.00    |
|                                   | TIRZ ELIG. CIP    | \$2,753,100.00   | 50.00           | \$1,291,500.00  | \$1,003,200.00  | 50.00          | 50.00          | \$458,400.00    | 50.00           |
|                                   | TIRZ ELIG. PUBLIC | \$2,614,000.00   | \$468,000.00    | \$466,000.00    | \$645,000.00    | \$360,000.00   | \$205,000.00   | \$205,000.00    | \$265,000.00    |
|                                   | DEVELOPER COST    | \$3,889,750.00   | \$791,700.00    | \$295,800.00    | \$1,839,650.00  | 50.00          | \$382,600.00   | \$580,000.00    | 50.00           |
| Drainage and Detention/Retention  | TOTAL             | \$9,756,100.00   | \$2,043,928.57  | \$1,474,128.57  | \$2,631,928.57  | \$606,328.57   | \$807,128.57   | \$1,692,728.57  | \$499,928.57    |
|                                   | TIRZ ELIG. CIP    | \$1,446,000.00   | \$365,400.00    | \$974,200.00    | 50.00           | \$106,400.00   | 50.00          | 50.00           | 50.00           |
|                                   | TIRZ ELIG. PUBLIC | \$5,221,050.00   | \$839,264.29    | \$249,964.29    | \$2,381,964.29  | \$249,964.29   | \$403,564.29   | \$846,364.29    | \$249,964.29    |
|                                   | DEVELOPER COST    | \$3,089,050.00   | \$839,264.29    | \$249,964.29    | \$249,964.29    | \$249,964.29   | \$403,564.29   | \$846,364.29    | \$249,964.29    |
| Utility Relocations               | TOTAL             | \$3,850,000.00   | 50.00           | 50.00           | \$2,200,000.00  | 50.00          | 50.00          | \$450,000.00    | \$1,200,000.00  |
|                                   | TIRZ ELIG. CIP    | 50.00            | 50.00           | 50.00           | 50.00           | 50.00          | 50.00          | 50.00           | 50.00           |
|                                   | TIRZ ELIG. PUBLIC | \$1,925,000.00   | 50.00           | 50.00           | \$1,100,000.00  | 50.00          | 50.00          | \$225,000.00    | \$600,000.00    |
|                                   | DEVELOPER COST    | \$1,925,000.00   | 50.00           | 50.00           | \$1,100,000.00  | 50.00          | 50.00          | \$225,000.00    | \$600,000.00    |
| Electrical Duct Bank              | TOTAL             | \$5,530,000.00   | \$790,000.00    | \$1,752,500.00  | \$1,095,000.00  | \$472,500.00   | 50.00          | \$262,500.00    | \$1,157,500.00  |
|                                   | TIRZ ELIG. CIP    | 50.00            | 50.00           | 50.00           | 50.00           | 50.00          | 50.00          | 50.00           | 50.00           |
|                                   | TIRZ ELIG. PUBLIC | \$2,500,000.00   | \$790,000.00    | \$1,710,000.00  | 50.00           | 50.00          | 50.00          | 50.00           | 50.00           |
|                                   | DEVELOPER COST    | \$3,030,000.00   | 50.00           | \$42,500.00     | \$1,095,000.00  | \$472,500.00   | 50.00          | \$262,500.00    | \$1,157,500.00  |
| Parks / Open Space                | TOTAL             | \$5,200,000.00   | \$260,000.00    | \$260,000.00    | \$260,000.00    | \$2,080,000.00 | \$260,000.00   | \$2,080,000.00  | 50.00           |
|                                   | TIRZ ELIG. CIP    | 50.00            | 50.00           | 50.00           | 50.00           | 50.00          | 50.00          | 50.00           | 50.00           |
|                                   | TIRZ ELIG. PUBLIC | \$2,500,000.00   | \$260,000.00    | \$260,000.00    | \$260,000.00    | \$1,720,000.00 | 50.00          | 50.00           | 50.00           |
|                                   | DEVELOPER COST    | \$2,700,000.00   | 50.00           | 50.00           | 50.00           | \$360,000.00   | \$260,000.00   | \$2,080,000.00  | 50.00           |
| Entry Features and Roundabout     | TOTAL             | \$3,275,000.00   | \$467,857.14    | \$467,857.14    | \$467,857.14    | \$467,857.14   | \$467,857.14   | \$467,857.14    | \$467,857.14    |
|                                   | TIRZ ELIG. CIP    | 50.00            | 50.00           | 50.00           | 50.00           | 50.00          | 50.00          | 50.00           | 50.00           |
|                                   | TIRZ ELIG. PUBLIC | \$1,637,500.00   | \$233,928.57    | \$233,928.57    | \$233,928.57    | \$233,928.57   | \$233,928.57   | \$233,928.57    | \$233,928.57    |
|                                   | DEVELOPER COST    | \$1,637,500.00   | \$233,928.57    | \$233,928.57    | \$233,928.57    | \$233,928.57   | \$233,928.57   | \$233,928.57    | \$233,928.57    |
| TOTALS                            | TOTAL             | \$103,134,415.00 | \$19,941,871.43 | \$13,046,646.43 | \$27,319,221.43 | \$6,922,571.43 | \$8,626,711.43 | \$13,417,071.43 | \$13,860,321.43 |
|                                   | TIRZ ELIG. CIP    | \$34,653,825.00  | \$9,714,792.86  | \$7,268,817.86  | \$1,305,342.86  | \$2,264,542.86 | \$1,788,392.86 | \$2,109,042.86  | \$10,202,892.86 |
|                                   | TIRZ ELIG. PUBLIC | \$23,255,650.00  | \$2,658,335.71  | \$2,987,035.71  | \$8,931,535.71  | \$3,341,635.71 | \$909,635.71   | \$3,011,435.71  | \$1,416,035.71  |
|                                   | DEVELOPER COST    | \$45,224,940.00  | \$7,568,742.86  | \$2,790,792.86  | \$17,082,342.86 | \$1,316,392.86 | \$5,928,682.86 | \$8,296,592.86  | \$2,241,392.86  |



# Town of Prosper, Texas Tax Increment Reinvestment Zone #1 As of September 30, 2020

## THOROUGHFARE PLAN



### THOROUGHFARE PLAN GATES OF PROSPER

PROSPER, TX  
MAY 19, 2014

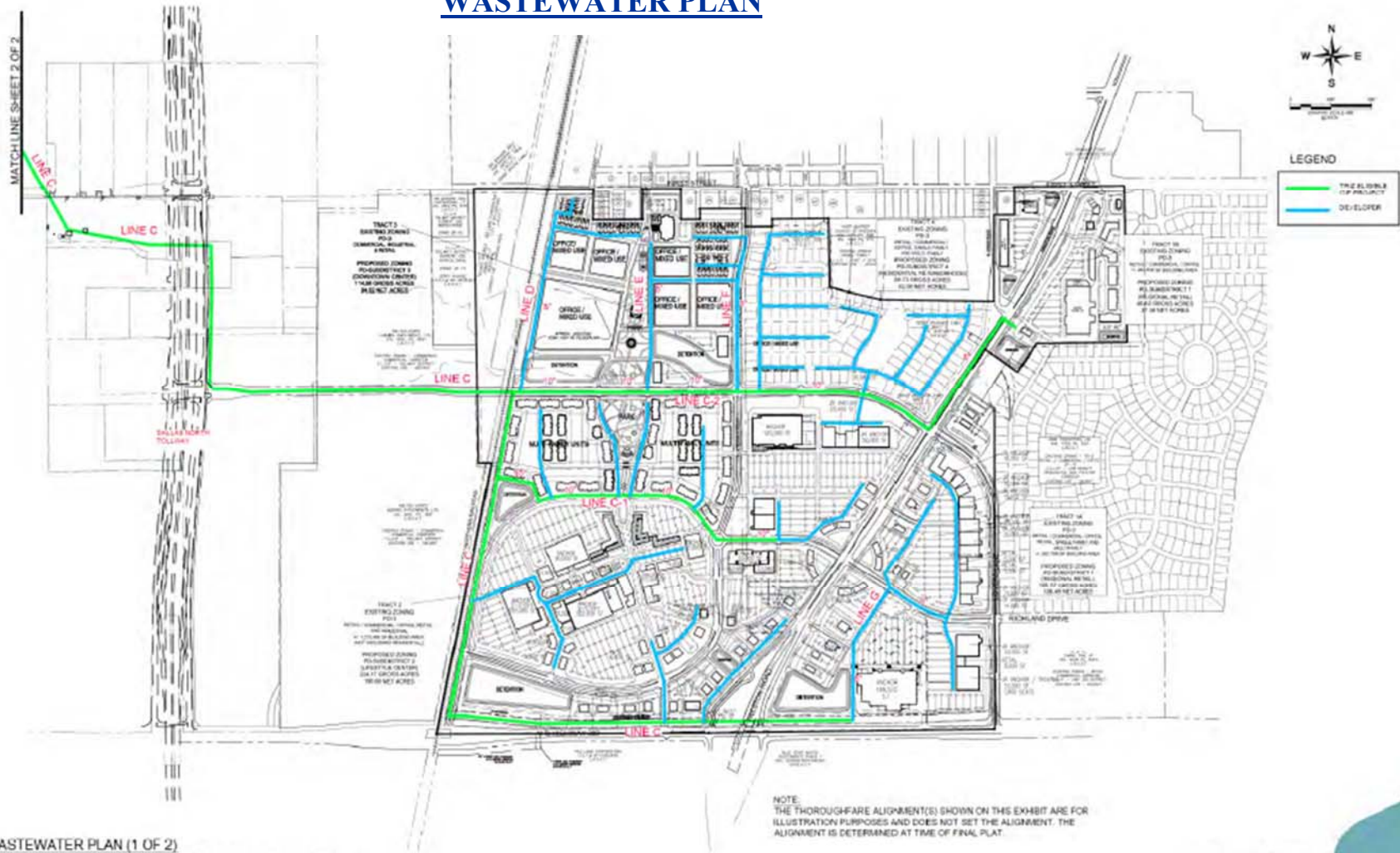
**Kimley»Horn**

5702 Omega Court  
Suite 200  
Frisco, Texas 75034  
972.238.4800  
State of Texas Registration No. P-020

# Town of Prosper, Texas Tax Increment Reinvestment Zone #1

As of September 30, 2020

## WASTEWATER PLAN



WASTEWATER PLAN (1 OF 2)  
**GATES OF PROSPER**

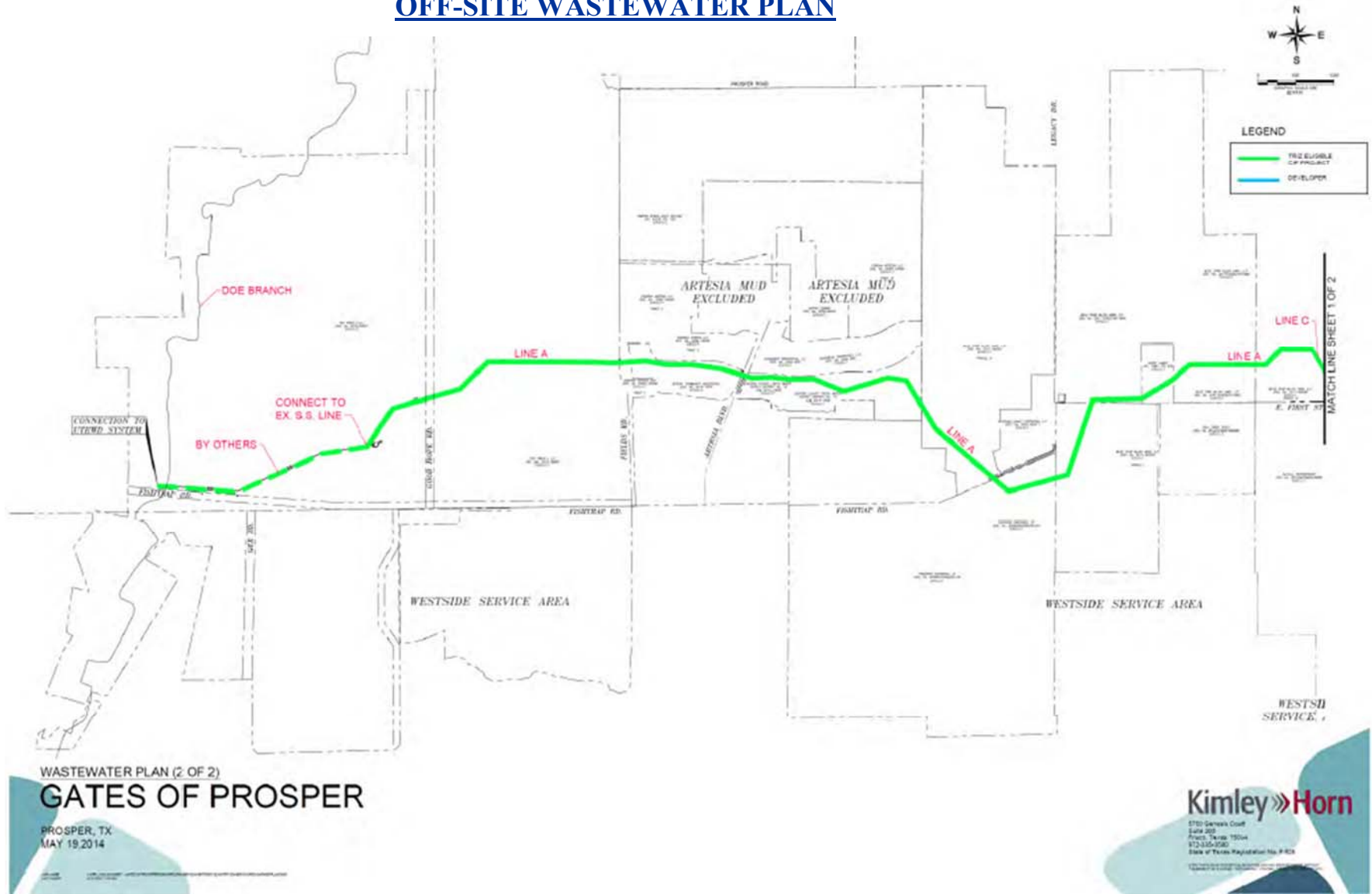
PROSPER, TX  
MAY 19, 2014

**Kimley»Horn**

8781 Delwood Court  
Suite 200  
Frisco, Texas 75034  
(972) 358-3882  
State of Texas Registration No. P-62

Town of Prosper, Texas  
Tax Increment Reinvestment Zone #1  
As of September 30, 2020

**OFF-SITE WASTEWATER PLAN**

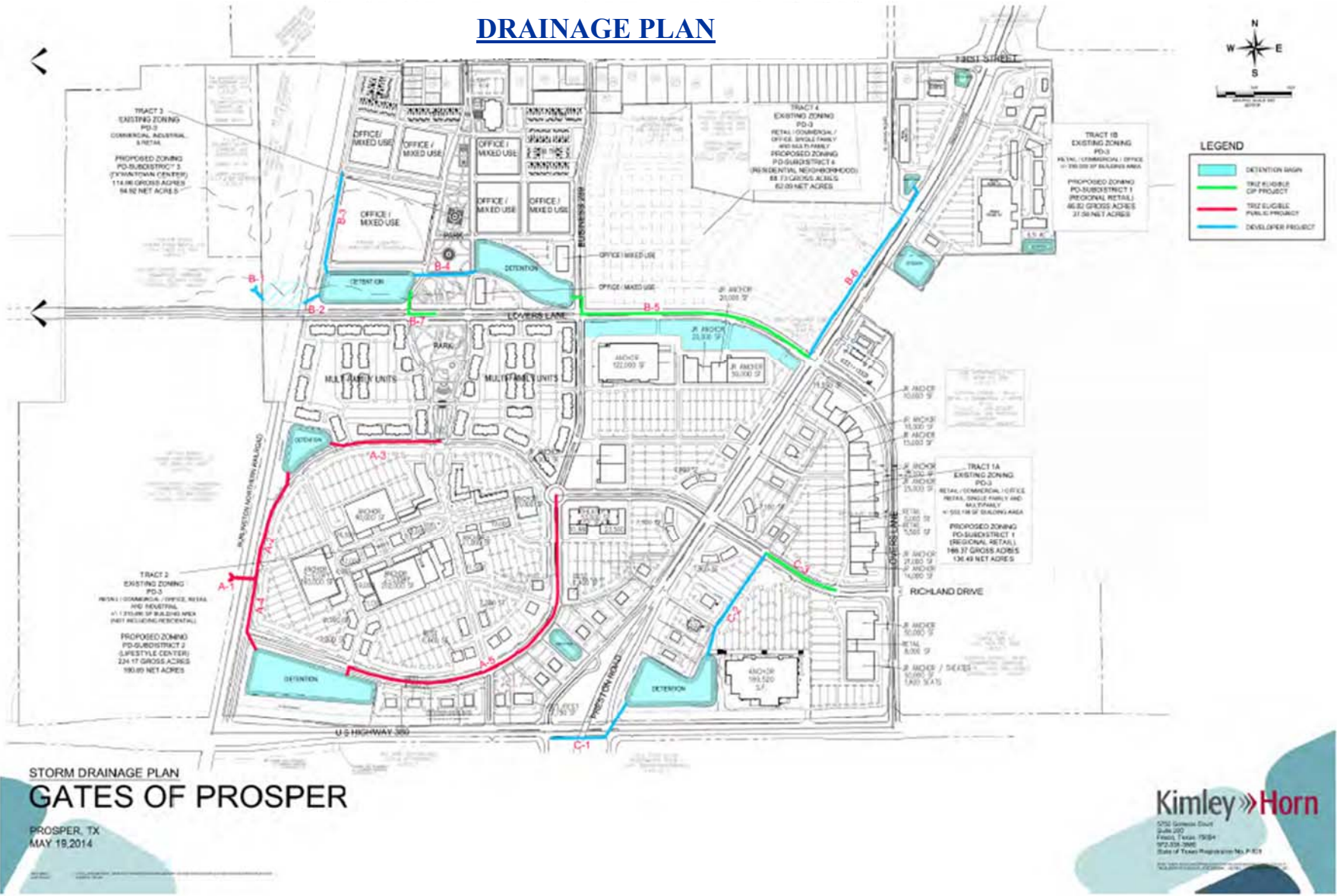






# Town of Prosper, Texas Tax Increment Reinvestment Zone #1 As of September 30, 2020

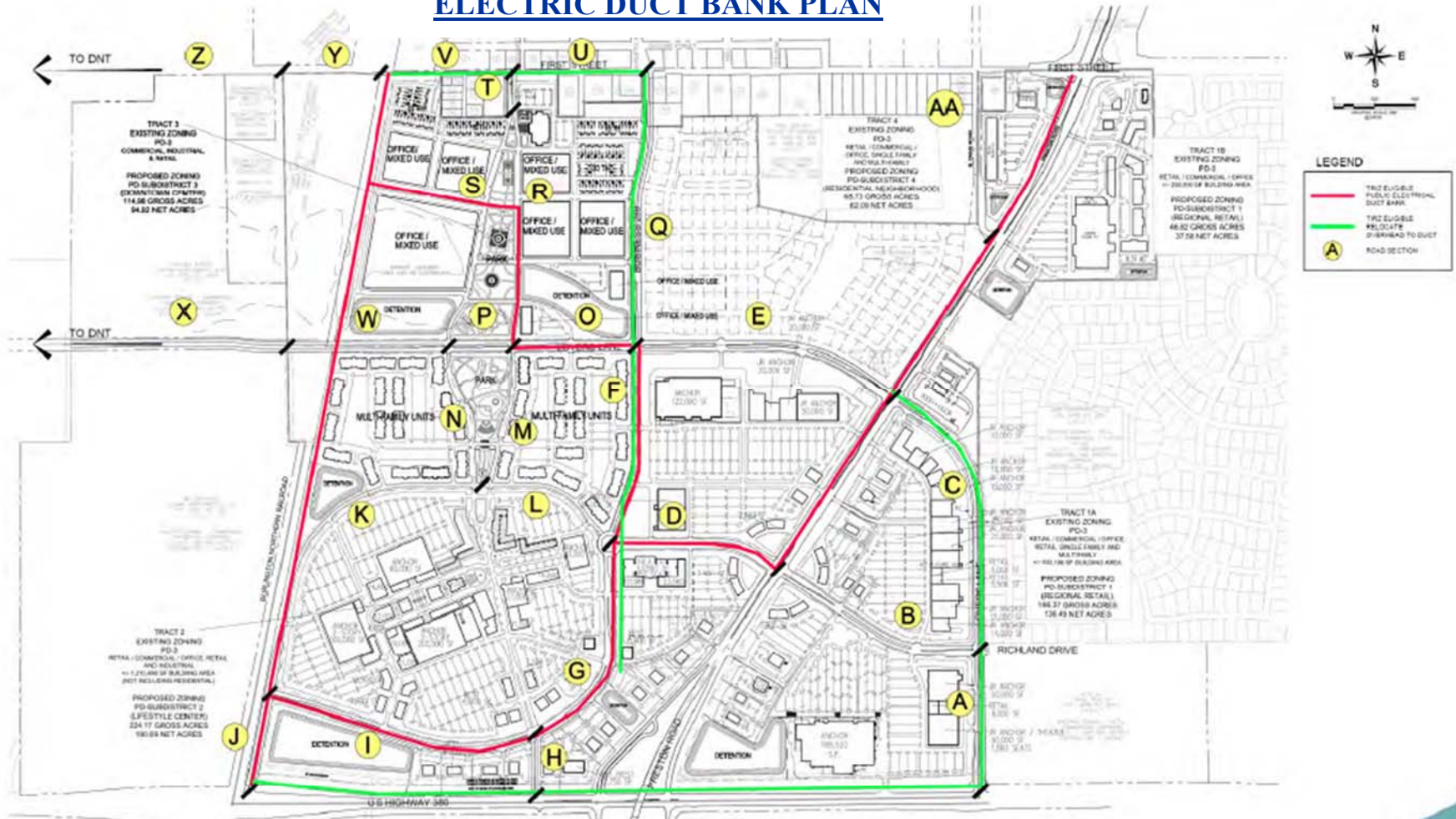
## DRAINAGE PLAN





# Town of Prosper, Texas Tax Increment Reinvestment Zone #1 As of September 30, 2020

## ELECTRIC DUCT BANK PLAN



### PUBLIC ELECTRIC DUCT BANK PLAN GATES OF PROSPER

PROSPER, TX  
MAY 19, 2014

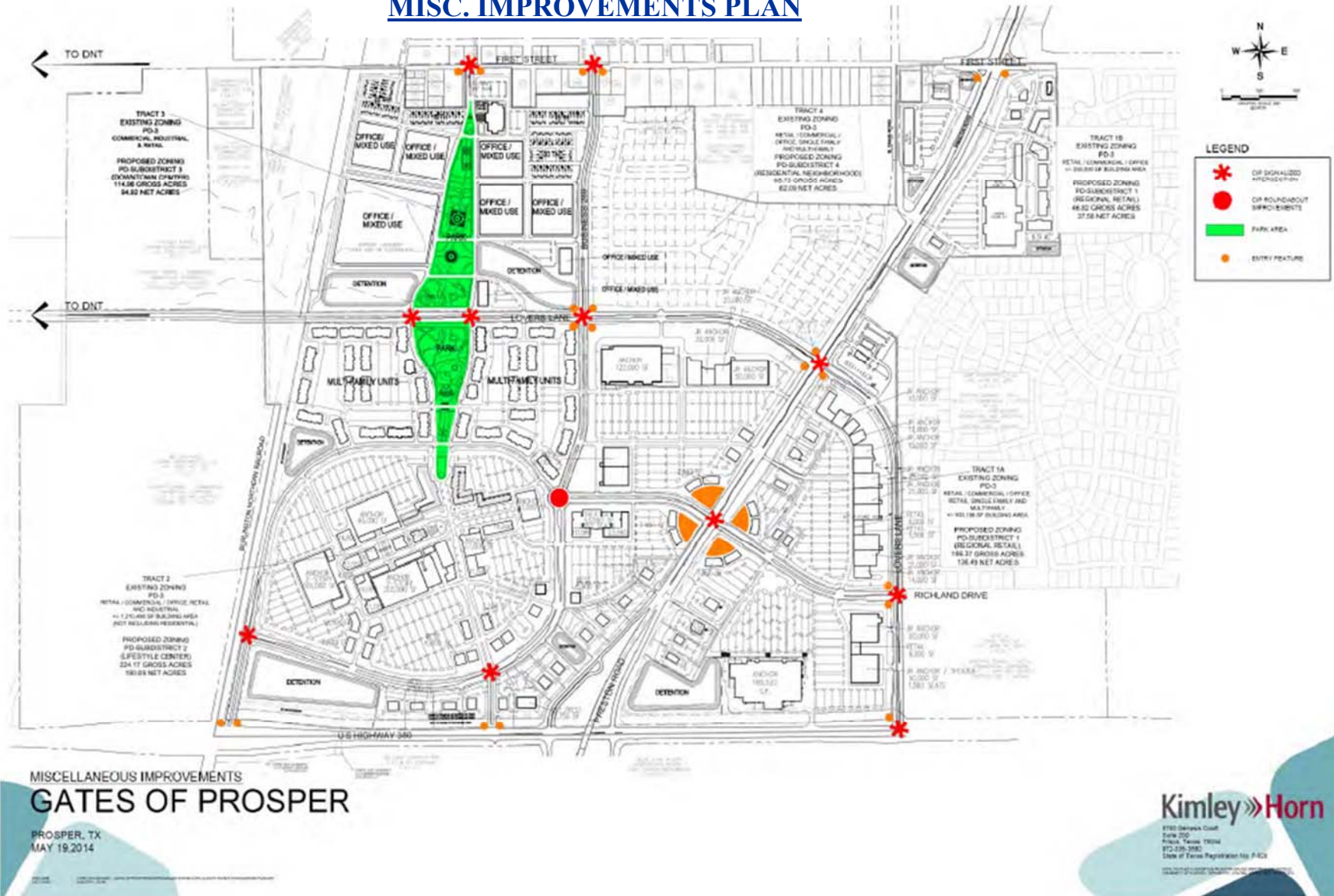
**Kimley»Horn**

3180 Delmar Court  
Suite 200  
Frisco, Texas 75034  
972-336-3983  
State of Texas Registration Exp. 4/30/2021



# Town of Prosper, Texas Tax Increment Reinvestment Zone #1 As of September 30, 2020

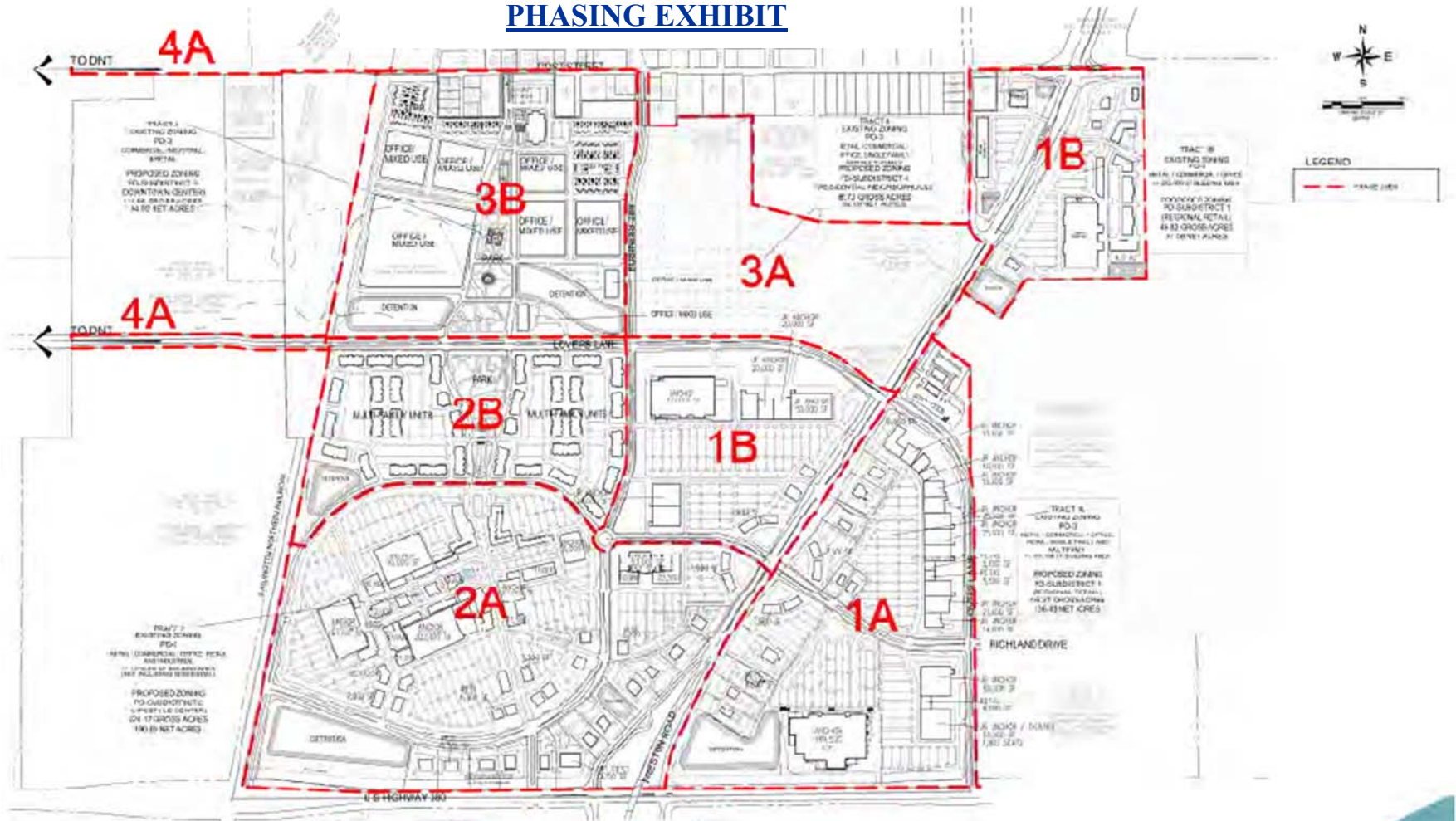
## MISC. IMPROVEMENTS PLAN



# Town of Prosper, Texas Tax Increment Reinvestment Zone #1

As of September 30, 2020

## PHASING EXHIBIT



### PHASING EXHIBIT GATES OF PROSPER

PROSPER, TX  
MAY 19, 2014

**Kimley  Horn**

2700 Glenview Drive  
Dallas, Texas 75244  
972-336-2500  
State of Texas Professional No. P-121



**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

Item 2.

As of September 30, 2020

**PUBLIC INFRASTRUCTURE/BUILDING PROJECTS**

**ROADWAYS**

| Section         | Description                  | Item                     | Quantity | Unit | Cost per Unit | Total Cost      | Phase |
|-----------------|------------------------------|--------------------------|----------|------|---------------|-----------------|-------|
| Section A       | CIP Roadway                  | 4-Lane Road              | 1,030    | LF   | \$725.00      | \$746,750.00    | 1A    |
| Section B       | CIP Roadway                  | 4-Lane Road              | 1,650    | LF   | \$725.00      | \$1,196,250.00  | 1A    |
| Section C       | CIP Roadway                  | 4-Lane Road              | 2,130    | LF   | \$725.00      | \$1,544,250.00  | 1A    |
| Section D       | CIP Roadway                  | 4-Lane Road              | 1,290    | LF   | \$725.00      | \$935,250.00    | 1B    |
| Section E       | CIP Roadway                  | 4-Lane Road              | 1,990    | LF   | \$725.00      | \$1,442,750.00  | 1B    |
| Section F       | CIP Roadway                  | 4-Lane Road              | 1,480    | LF   | \$725.00      | \$1,073,000.00  | 1B    |
| Section G       | TIRZ Eligible Public Roadway | 4-Lane Road              | 1,670    | LF   | \$725.00      | \$1,210,750.00  | 2A    |
| Section H       | Developer Roadway            | 4-Lane Road              | 460      | LF   | \$725.00      | \$333,500.00    | 2A    |
| Section I       | TIRZ Eligible Public Roadway | 4-Lane Road              | 2,020    | LF   | \$725.00      | \$1,464,500.00  | 2A    |
| Section J       | Developer Roadway            | 3-Lane Road              | 690      | LF   | \$425.00      | \$293,250.00    | 2A    |
| Section K       | TIRZ Eligible Public Roadway | 3-Lane Road              | 2,580    | LF   | \$425.00      | \$1,096,500.00  | 2A    |
| Section L       | TIRZ Eligible Public Roadway | 3-Lane Road              | 1,110    | LF   | \$425.00      | \$471,750.00    | 2A    |
| Section M       | TIRZ Eligible Public Roadway | 2-Lane Road              | 1,040    | LF   | \$340.00      | \$353,600.00    | 2B    |
| Section N       | TIRZ Eligible Public Roadway | 2-Lane Road              | 1,050    | LF   | \$340.00      | \$357,000.00    | 2B    |
| Section O       | CIP Roadway                  | 4-Lane Road              | 900      | LF   | \$725.00      | \$652,500.00    | 2B    |
| Section P       | CIP Roadway                  | 4-Lane Road              | 470      | LF   | \$725.00      | \$340,750.00    | 2B    |
| Section Q       | CIP Roadway                  | 4-Lane Road              | 2,050    | LF   | \$725.00      | \$1,486,250.00  | 3A    |
| Section R       | TIRZ Eligible Public Roadway | 2-Lane Road              | 1,690    | LF   | \$340.00      | \$574,600.00    | 3B    |
| Section S       | TIRZ Eligible Public Roadway | 2-Lane Road              | 1,760    | LF   | \$340.00      | \$598,400.00    | 3B    |
| Section T       | TIRZ Eligible Public Roadway | 4-Lane Road              | 360      | LF   | \$725.00      | \$261,000.00    | 3B    |
| Section U       | CIP Roadway                  | 4-Lane Road              | 990      | LF   | \$725.00      | \$717,750.00    | 3B    |
| Section V       | CIP Roadway                  | 4-Lane Road              | 870      | LF   | \$725.00      | \$630,750.00    | 3B    |
| Section W       | CIP Roadway                  | 4-Lane Road              | 1,190    | LF   | \$725.00      | \$862,750.00    | 2B    |
| Section X       | CIP Roadway                  | 4-Lane Road              | 2,650    | LF   | \$725.00      | \$1,921,250.00  | 4A    |
| Section Y       | CIP Roadway                  | 4-Lane Road              | 820      | LF   | \$725.00      | \$594,500.00    | 4A    |
| Section Z       | CIP Roadway                  | 4-Lane Road              | 2,600    | LF   | \$725.00      | \$1,885,000.00  | 4A    |
| Section AA      | CIP Roadway                  | 3-Lane Road              | 1,205    | LF   | \$425.00      | \$512,125.00    | 1B    |
| Subdistrict 01B | Developer Roadways           | 2-Lane Road              | 5,100    | LF   | \$350.00      | \$1,785,000.00  | 1B    |
| Subdistrict 01A | Developer Roadways           | 2-Lane Road              | 13,650   | LF   | \$350.00      | \$4,777,500.00  | 1A    |
| Subdistrict 02  | Developer Roadways           | 2-Lane Road              | 30,925   | LF   | \$350.00      | \$10,823,750.00 | 2A    |
| Subdistrict 03  | Developer Roadways           | 2-Lane Road              | 10,000   | LF   | \$350.00      | \$3,500,000.00  | 3B    |
| Subdistrict 04  | Developer Roadways           | City Std 31' B-B Roadway | 9,565    | LF   | \$450.00      | \$4,304,250.00  | 3A    |

|                               |                |                |                  |                        |
|-------------------------------|----------------|----------------|------------------|------------------------|
| CIP Roadway:                  | LENGTH=        | 23,315         | SUBTOTAL=        | \$16,541,875.00        |
| TIRZ Eligible Public Roadway: | LENGTH=        | 13,280         | SUBTOTAL=        | \$6,388,100.00         |
| Developer Roadway:            | LENGTH=        | 70,390         | SUBTOTAL=        | \$25,817,250.00        |
| <b>TOTAL ROADWAY:</b>         | <b>LENGTH=</b> | <b>106,985</b> | <b>SUBTOTAL=</b> | <b>\$48,747,225.00</b> |

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

Item 2.

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**ADDITIONAL ROADWAY ITEMS**

| Section            | Description          | Item                          | Quantity | Unit | Cost per Unit  | Total Cost     | Phase |
|--------------------|----------------------|-------------------------------|----------|------|----------------|----------------|-------|
| Preston Road       | CIP                  | Median Opening and Turn Lane  | 2        | LS   | \$175,000.00   | \$350,000.00   | 1A    |
| Preston Road       | Developer            | Median Opening and Turn Lane  | 1        | LS   | \$175,000.00   | \$175,000.00   | 1A    |
| Multiple Locations | CIP                  | Traffic Sig. Des. and Const.  | 9        | LS   | \$235,000.00   | \$2,115,000.00 | ALL   |
| Multiple Locations | TIRZ Eligible Public | Traffic Sig. Des. And const.  | 2        | LS   | \$235,000.00   | \$470,000.00   | ALL   |
| Richland Blvd.     | CIP                  | Traffic Roundabout            | 1        | LS   | \$250,000.00   | \$250,000.00   | 1B    |
| Lovers Lane        | CIP                  | RR Crossing Bridge            | 1        | LS   | \$5,500,000.00 | \$5,500,000.00 | 4A    |
|                    |                      |                               |          |      |                |                |       |
| All                | Developer            | Traffic Impact Analysis (TIA) | 1        | LS   | \$60,000.00    | \$60,000.00    | 1A    |

CIP Items= \$8,215,000.00  
TIRZ Eligible Public Items= \$470,000.00  
Developer Items= \$235,000.00  
**SUBTOTAL= \$8,920,000.00**  
  
**TOTAL= \$57,667,225.00**

**WASTEWATER**

| Line            | Description       | Item                | Quantity | Unit | Cost per Unit  | Total Cost     | Phase |
|-----------------|-------------------|---------------------|----------|------|----------------|----------------|-------|
| Lines A and C   | CIP Project       | Trunk Sewer Main    | 1        | LS   | \$5,210,000.00 | \$5,210,000.00 | 1A    |
| Line C-1        | CIP Project       | 10" SSWR            | 3,050    | LF   | \$55.00        | \$167,750.00   | 1B    |
| Line C-2        | CIP Project       | 10" SSWR            | 5,820    | LF   | \$55.00        | \$320,100.00   | 1B    |
| Line D          | Developer Project | 8" SSWR             | 1,660    | LF   | \$45.00        | \$74,700.00    | 3B    |
| Line E          | Developer Project | 8" SSWR             | 1,460    | LF   | \$45.00        | \$65,700.00    | 3B    |
| Line F          | Developer Project | 8" SSWR             | 1,520    | LF   | \$45.00        | \$68,400.00    | 3B    |
| Line G          | Developer Project | 8" SSWR             | 1,110    | LF   | \$45.00        | \$49,950.00    | 1A    |
|                 |                   |                     |          |      |                |                |       |
| Subdistrict 01B | Developer Project | 8" SSWR             | 4,080    | LF   | \$45.00        | \$183,600.00   | 1B    |
| Subdistrict 01A | Developer Project | 8" SSWR             | 10,920   | LF   | \$45.00        | \$491,400.00   | 1A    |
| Subdistrict 02  | Developer Project | 8" SSWR             | 24,740   | LF   | \$45.00        | \$1,113,300.00 | 2A    |
| Subdistrict 03  | Developer Project | 8" SSWR             | 8,000    | LF   | \$45.00        | \$360,000.00   | 3B    |
| Subdistrict 04  | Developer Project | 8" SSWR             | 7,652    | LF   | \$45.00        | \$344,340.00   | 3A    |
| All             | Developer Project | Master Utility Plan | 1        | LS   | \$150,000.00   | \$150,000.00   | 1A    |

CIP Wastewater: TOTAL= \$5,697,850.00  
TIRZ Eligible Public Wastewater: TOTAL=  
Developer Wastewater: TOTAL= \$2,901,390.00  
**TOTAL WASTEWATER: TOTAL= \$8,599,240.00**



**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

Item 2.

As of September 30, 2020

**WATER**

| Section         | Description                  | Item               | Quantity | Unit | Cost per Unit | Total Cost     | Phase |
|-----------------|------------------------------|--------------------|----------|------|---------------|----------------|-------|
| CIP Line 1      | CIP                          | 20" Waterline      | 6,300    | LF   | \$205.00      | \$1,291,500.00 | 1B    |
| CIP Line 2      | CIP                          | 16" Waterline      | 5,280    | LF   | \$190.00      | \$1,003,200.00 | 2A    |
| CIP Line 3a     | CIP                          | 16" Waterline      | 1,860    | LF   | \$190.00      | \$353,400.00   | 3B    |
| CIP Line 3b     | CIP                          | 12" Waterline      | 1,050    | LF   | \$100.00      | \$105,000.00   | 3B    |
| Section A       | TIRZ Eligible Public Project | 12" Waterline      | 990      | LF   | \$100.00      | \$99,000.00    | 1A    |
| Section B       | TIRZ Eligible Public Project | 12" Waterline      | 1,510    | LF   | \$100.00      | \$151,000.00   | 1A    |
| Section C       | TIRZ Eligible Public Project | 12" Waterline      | 2,180    | LF   | \$100.00      | \$218,000.00   | 1A    |
| Section D       | TIRZ Eligible Public Project | 12" Waterline      | 1,240    | LF   | \$100.00      | \$124,000.00   | 1B    |
| Section E       | TIRZ Eligible Public Project | 12" Waterline      | 1,940    | LF   | \$100.00      | \$194,000.00   | 1B    |
| Section F       | TIRZ Eligible Public Project | 12" Waterline      | 1,480    | LF   | \$100.00      | \$148,000.00   | 1B    |
| Section G       | TIRZ Eligible Public Project | 12" Waterline      | 1,650    | LF   | \$100.00      | \$165,000.00   | 2A    |
| Section H       | Developer Project            | 12" Waterline      | 460      | LF   | \$100.00      | \$46,000.00    | 2A    |
| Section I       | TIRZ Eligible Public Project | 12" Waterline      | 2,040    | LF   | \$100.00      | \$204,000.00   | 2A    |
| Section K       | TIRZ Eligible Public Project | 12" Waterline      | 1,710    | LF   | \$100.00      | \$171,000.00   | 2A    |
| Section L       | TIRZ Eligible Public Project | 12" Waterline      | 1,050    | LF   | \$100.00      | \$105,000.00   | 2A    |
| Section M       | TIRZ Eligible Public Project | 12" Waterline      | 1,040    | LF   | \$100.00      | \$104,000.00   | 2B    |
| Section O       | TIRZ Eligible Public Project | 12" Waterline      | 900      | LF   | \$100.00      | \$90,000.00    | 2B    |
| Section P       | TIRZ Eligible Public Project | 12" Waterline      | 470      | LF   | \$100.00      | \$47,000.00    | 2B    |
| Section Q       | TIRZ Eligible Public Project | 12" Waterline      | 2,050    | LF   | \$100.00      | \$205,000.00   | 3A    |
| Section R       | TIRZ Eligible Public Project | 12" Waterline      | 1,450    | LF   | \$100.00      | \$145,000.00   | 3B    |
| Section T       | TIRZ Eligible Public Project | 12" Waterline      | 600      | LF   | \$100.00      | \$60,000.00    | 3B    |
| Section W       | TIRZ Eligible Public Project | 12" Waterline      | 1,190    | LF   | \$100.00      | \$119,000.00   | 2B    |
| Section X       | TIRZ Eligible Public Project | 12" Waterline      | 2,650    | LF   | \$100.00      | \$265,000.00   | 4A    |
| Subdistrict 01B | Developer Project            | 8" & 12" Waterline | 5,100    | LF   | \$58.00       | \$295,800.00   | 1B    |
| Subdistrict 01A | Developer Project            | 8" & 12" Waterline | 13,650   | LF   | \$58.00       | \$791,700.00   | 1A    |
| Subdistrict 02  | Developer Project            | 8" & 12" Waterline | 30,925   | LF   | \$58.00       | \$1,793,650.00 | 2A    |
| Subdistrict 03  | Developer Project            | 8" & 12" Waterline | 10,000   | LF   | \$58.00       | \$580,000.00   | 3B    |
| Subdistrict 04  | Developer Project            | 8" Waterline       | 9,565    | LF   | \$40.00       | \$382,600.00   | 3A    |

|                             |                |                |               |                       |
|-----------------------------|----------------|----------------|---------------|-----------------------|
| CIP Water:                  | LENGTH=        | 14,490         | TOTAL=        | \$2,753,100.00        |
| TIRZ Eligible Public Water: | LENGTH=        | 26,140         | TOTAL=        | \$2,614,000.00        |
| Developer Water:            | LENGTH=        | 69,700         | TOTAL=        | \$3,889,750.00        |
| <b>TOTAL WATER:</b>         | <b>LENGTH=</b> | <b>110,330</b> | <b>TOTAL=</b> | <b>\$9,256,850.00</b> |

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

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**DRAINAGE**

| Section  | Description                  | Item           | Quantity | Unit | Cost per Unit | Total Cost   | Phase |
|----------|------------------------------|----------------|----------|------|---------------|--------------|-------|
| Line A-1 | TIRZ Eligible Public Project | 4 - 8'x4' MBC  | 180      | LF   | \$1,100.00    | \$198,000.00 | 2A    |
| Line A-2 | TIRZ Eligible Public Project | 2 - 8'x4' MBC  | 1,440    | LF   | \$580.00      | \$835,200.00 | 2A    |
| Line A-3 | TIRZ Eligible Public Project | 10'x4' RCB     | 1,100    | LF   | \$310.00      | \$341,000.00 | 2A    |
| Line A-4 | TIRZ Eligible Public Project | 2 - 8'x4' MBC  | 130      | LF   | \$580.00      | \$75,400.00  | 2A    |
| Line A-5 | TIRZ Eligible Public Project | 10'x4' RCB     | 1,060    | LF   | \$310.00      | \$328,600.00 | 2A    |
|          |                              | 2 - 8'x4' MBC  | 610      | LF   | \$580.00      | \$353,800.00 | 2A    |
| Line B-1 | Developer Project            | 2 - 10'x4' MBC | 240      | LF   | \$620.00      | \$148,800.00 | 3B    |
| Line B-2 | Developer Project            | 2 - 10'x4' MBC | 310      | LF   | \$620.00      | \$192,200.00 | 3B    |
| Line B-3 | Developer Project            | 2 - 8'x4' MBC  | 870      | LF   | \$580.00      | \$504,600.00 | 3B    |
| Line B-4 | Developer Project            | 2 - 10'x4' MBC | 560      | LF   | \$620.00      | \$347,200.00 | 3B    |
| Line B-5 | CIF Project                  | 6'x3' RCB      | 710      | LF   | \$200.00      | \$142,000.00 | 1B    |
|          |                              | 2 - 6'x3' MBC  | 610      | LF   | \$400.00      | \$244,000.00 | 1B    |
|          |                              | 2 - 8'x4' MBC  | 660      | LF   | \$580.00      | \$382,800.00 | 1B    |
|          |                              | 10'x4' RCB     | 120      | LF   | \$310.00      | \$37,200.00  | 1B    |
|          |                              | 2 - 8'x4' MBC  | 290      | LF   | \$580.00      | \$168,200.00 | 1B    |
| Line B-6 | Developer Project            | 5'x3' RCB      | 640      | LF   | \$180.00      | \$115,200.00 | 3A    |
|          |                              | 6'x3' RCB      | 960      | LF   | \$200.00      | \$192,000.00 | 3A    |
| Line B-7 | CIF Project                  | 8'x3' RCB      | 380      | LF   | \$280.00      | \$106,400.00 | 2B    |
| Line C-1 | Developer Project            | 2 - 8'x4' MBC  | 770      | LF   | \$580.00      | \$446,600.00 | 1A    |
| Line C-2 | Developer Project            | 2 - 9'x4' MBC  | 970      | LF   | \$600.00      | \$582,000.00 | 1A    |
| Line C-3 | CIF Project                  | 2 - 8'x4' MBC  | 630      | LF   | \$580.00      | \$365,400.00 | 1A    |

|                             |                |               |               |                       |
|-----------------------------|----------------|---------------|---------------|-----------------------|
| CIP Storm:                  | LENGTH=        | 3,400         | TOTAL=        | \$1,446,000.00        |
| TIRZ Eligible Public Storm: | LENGTH=        | 5,840         | TOTAL=        | \$2,132,000.00        |
| *Developer Storm:           |                |               | TOTAL=        | \$2,528,600.00        |
| <b>TOTAL STORM:</b>         | <b>LENGTH=</b> | <b>13.240</b> | <b>TOTAL=</b> | <b>\$6,106,600.00</b> |

**DETENTION/STUDIES**

| Section | Description        | Item                      | Quantity | Unit | Cost per Unit  | Total Cost     | Phase |
|---------|--------------------|---------------------------|----------|------|----------------|----------------|-------|
|         | *Developer Project | Detention/Retention Ponds | 1        | LS   | \$3,499,500.00 | \$3,499,500.00 | ALL   |
|         | *Developer Project | Master Drainage/Det. Plan | 1        | LS   | \$150,000.00   | \$150,000.00   | 1A    |

SUBTOTAL= \$3,649,500.00

\*Half of the Developer Drainage and Detention Cost is TIRZ eligible per the original Development and Financing Agreement.

TOTAL STORM= \$9,756,100.00

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

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**PUBLIC ELECTRICAL DUCT BANK**

| Section  | Description | Item                        | Quantity | Unit | Cost per Unit | Total Cost     | Phase |
|--|-------------|-----------------------------|----------|------|---------------|----------------|-------|
| Section A  | N/A         | Public Electrical Duct Bank | 1,030    | LF   | \$250.00      | \$257,500.00   | 1A    |
| Section C  | N/A         | Public Electrical Duct Bank | 2,130    | LF   | \$250.00      | \$532,500.00   | 1A    |
| Section D  | N/A         | Public Electrical Duct Bank | 1,290    | LF   | \$250.00      | \$322,500.00   | 1B    |
| Section F  | N/A         | Public Electrical Duct Bank | 1,480    | LF   | \$250.00      | \$370,000.00   | 1B    |
| Section G  | N/A         | Public Electrical Duct Bank | 1,670    | LF   | \$250.00      | \$417,500.00   | 2A    |
| Section I  | N/A         | Public Electrical Duct Bank | 2,020    | LF   | \$250.00      | \$505,000.00   | 2A    |
| Section J  | N/A         | Public Electrical Duct Bank | 690      | LF   | \$250.00      | \$172,500.00   | 2A    |
| Section O  | N/A         | Public Electrical Duct Bank | 900      | LF   | \$250.00      | \$225,000.00   | 2B    |
| Section R  | N/A         | Public Electrical Duct Bank | 990      | LF   | \$250.00      | \$247,500.00   | 2B    |
| Internal   | N/A         | Public Electrical Duct Bank | 4,630    | LF   | \$250.00      | \$1,157,500.00 | 4A    |
| From Section J North to First Street                                       |             |                             |          |      |               |                |       |
| Internal   | N/A         | Public Electrical Duct Bank | 1,050    | LF   | \$250.00      | \$262,500.00   | 3B    |
| From Section R West to Railroad  |             |                             |          |      |               |                |       |
| Internal   | N/A         | Public Electrical Duct Bank | 4,240    | LF   | \$250.00      | \$1,060,000.00 | 1B    |
| From intersection of Preston and Richland NE along Preston to First Street |             |                             |          |      |               |                |       |

|                                |                                      |                              |
|--------------------------------|--------------------------------------|------------------------------|
|                                | TIRZ Eligible CIP Items Subtotal=    |                              |
|                                | TIRZ Eligible Public Items Subtotal= | \$2,500,000.00               |
|                                | Developer Items Subtotal=            | \$3,030,000.00               |
| <b>TOTAL DUCT BANK LENGTH=</b> | <b>22,120</b>                        | <b>TOTAL= \$5,530,000.00</b> |



**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

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**AMENITIES**

| Section | Description          | Item                          | Quantity | Unit | Cost per Unit  | Total Cost     | Phase |
|---------|----------------------|-------------------------------|----------|------|----------------|----------------|-------|
|         | Public and Developer | Parks/Open Space              | 1        | LS   | \$5,200,000.00 | \$5,200,000.00 | ALL   |
|         | Public and Developer | Entry Features and Roundabout | 1        | LS   | \$3,275,000.00 | \$3,275,000.00 | ALL   |

CIP Items Subtotal      \$0.00  
Public Items Subtotal    \$4,137,500.00  
Developer Items Subtotal \$4,337,500.00  
Amenities Subtotal      \$8,475,000.00

**UTILITY RELOCATIONS**

| Section | Description                 | Item                          | Quantity | Unit | Cost per Unit  | Total Cost     | Phase |
|---------|-----------------------------|-------------------------------|----------|------|----------------|----------------|-------|
|         | TIRZ Eligible Public Projec | US 380 Overhead to Duct       | 1        | LS   | \$2,200,000.00 | \$2,200,000.00 | 2A    |
|         | TIRZ Eligible Public Projec | Business 289 Overhead to Duct | 1        | LS   | \$450,000.00   | \$450,000.00   | 3B    |
|         | TIRZ Eligible Public Projec | First Street Overhead to Duct | 1        | LS   | \$1,200,000.00 | \$1,200,000.00 | 4A    |

CIP Items Subtotal  
\*TIRZ Eligible Public Items Subtotal    \$1,925,000.00  
\*Developer Items Subtotal                \$1,925,000.00  
SUBTOTAL=                                    \$3,850,000.00

\*50% of the Utility relocation costs are TIRZ eligible as per the original Development and Financing Agreement.

**OTHER MISC. ITEMS**

| Section | Description | Item | Quantity | Unit | Cost per Unit | Total Cost | Phase |
|---------|-------------|------|----------|------|---------------|------------|-------|
|         |             |      |          |      |               |            |       |

CIP Items Subtotal      \$0.00  
Public Items Subtotal    \$0.00  
Developer Items Subtotal \$0.00  
SUBTOTAL=                \$0.00

TOTAL= \$12,325,000.00



**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

Item 2.

As of September 30, 2020

**CAPITAL IMPROVEMENT PLAN BUDGET**

**Reimbursement Request No. 6 - June 22, 2020**

| <b>Payee</b>                      | <b>Project</b> | <b>Purpose</b>                                      | <b>Amount</b>          |
|-----------------------------------|----------------|---|------------------------|
| Durable Specialties, Inc.         | Gates Phase 1  | Traffic Signal at Preston and Richland              | 14,367.44              |
| Durable Specialties, Inc.         | Gates Phase 1  | Traffic Signal at Lovers and Hwy 380                | 122,305.50             |
| Durable Specialties, Inc.         | Gates Phase 1  | Traffic Signal at Lovers and Hwy 380                | 2,305.97               |
| Durable Specialties, Inc.         | Gates Phase 1  | Traffic Signal at Preston and Richland              | 3,328.80               |
| <b>Total Gates Phase I</b>        |                |   | <b>\$142,307.71</b>    |
| Rone Engineering                  | Gates Phase II | Testing - Detention pond, Richland, Lovers, Coleman | 4,725.20               |
| Rone Engineering                  | Gates Phase II | Testing - Detention pond, Richland, Lovers, Coleman | 7,307.07               |
| Rone Engineering                  | Gates Phase II | Testing - Detention pond, Richland, Lovers, Coleman | 4,178.08               |
| Rone Engineering                  | Gates Phase II | Testing - Detention pond, Richland, Lovers, Coleman | 2,757.80               |
| Rone Engineering                  | Gates Phase II | Testing - Detention pond, Richland, Lovers, Coleman | 1,011.75               |
| Rone Engineering                  | Gates Phase II | Testing - Detention pond, Richland, Lovers, Coleman | 203.20                 |
| Rone Engineering                  | Gates Phase II | Testing - Detention pond, Richland, Lovers, Coleman | 1,593.05               |
| Rone Engineering                  | Gates Phase II | Testing - Detention pond, Richland, Lovers, Coleman | 4,310.85               |
| Rone Engineering                  | Gates Phase II | Testing - Detention pond, Richland, Lovers, Coleman | 1,452.25               |
| Rone Engineering                  | Gates Phase II | Testing - Detention pond, Richland, Lovers, Coleman | 2,280.82               |
| Rone Engineering                  | Gates Phase II | Testing - Detention pond, Richland, Lovers, Coleman | 1,623.55               |
| Mario Sinacola & Sons Excav.      | Gates Phase II | Detention pond, Richland, Lovers, Coleman           | 35,627.40              |
| Mario Sinacola & Sons Excav.      | Gates Phase II | Public Grading                                      | 32,220.00              |
| Mario Sinacola & Sons Excav.      | Gates Phase II | Detention pond, Richland, Lovers, Coleman           | 560,795.49             |
| Mario Sinacola & Sons Excav.      | Gates Phase II | Detention pond, Richland, Lovers, Coleman           | 289,104.89             |
| Mario Sinacola & Sons Excav.      | Gates Phase II | Detention pond, Richland, Lovers, Coleman           | 147,144.60             |
| Mario Sinacola & Sons Excav.      | Gates Phase II | Detention pond, Richland, Lovers, Coleman           | 354,625.65             |
| Mario Sinacola & Sons Excav.      | Gates Phase II | Detention pond, Richland, Lovers, Coleman           | 153,266.71             |
| Mario Sinacola & Sons Excav.      | Gates Phase II | Detention pond, Richland, Lovers, Coleman           | 275,686.17             |
| Mario Sinacola & Sons Excav.      | Gates Phase II | Detention pond, Richland, Lovers, Coleman           | 220,733.88             |
| Mario Sinacola & Sons Excav.      | Gates Phase II | Detention pond, Richland, Lovers, Coleman           | 129,224.70             |
| Mario Sinacola & Sons Excav.      | Gates Phase II | Detention pond, Richland, Lovers, Coleman           | 3,434,994.80           |
| Mario Sinacola & Sons Excav.      | Gates Phase II | Detention pond, Richland, Lovers, Coleman           | 449,128.65             |
| Mario Sinacola & Sons Excav.      | Gates Phase II | Detention pond, Richland, Lovers, Coleman           | 168,796.71             |
| SMR(Offsite Landscape Dsgn)       | Gates Phase II | Median Landscape Design                             | 9,200.00               |
| White Construction Inc. (ATT)     | Gates Phase II | ATT relo Infrastructure                             | 112,700                |
| Atmos/Utilitex                    | Gates Phase II | Franchise gas Infrastructure and relo               | 45,716.50              |
| Atmos/Mission                     | Gates Phase II | Franchise gas Infrastructure and relo               | 45,908.73              |
| Atmos/Mlsson                      | Gates Phase II | Franchise gas Infrastructure and relo               | 32,109.45              |
| Superscapes-Median Landsc.        | Gates Phase II | Town Requirement                                    | 6,044.89               |
| HLM Construction Mgmt. LLC.       | Gates Phase II | TIRZ Infrastructure construction mgmt. services     | 55,865.00              |
| HLM Construction Mgmt. LLC        | Gates Phase II | TIRZ Infrastructure construction mgmt. services     | 87,726.00              |
| HLM Construction Mgmt. LLC        | Gates Phase II | TIRZ Infrastructure construction mgmt. services     | 79,939.00              |
| <b>Total Gates Phase 2</b>        |                |   | <b>\$7,064,255.55</b>  |
| <b>Interest</b>                   | 3.5%           |   | <b>\$373,827.14</b>    |
| <b>Total Due Reimbursement #6</b> |                |   | <b>\$7,580,390.40</b>  |
| Reimbursement No. 1               | FY15           |   | 4,110,750.63           |
| Reimbursement No. 2               | FY16           |   | 2,867,876.09           |
| Reimbursement No. 3               | FY17           |   | 2,118,275.54           |
| Reimbursement No. 4               | FY18           |   | 2,809,767.19           |
| Reimbursement No. 5               | FY19           |   | 3,125,024.60           |
| <b>Total Billed To Date</b>       |                |   | <b>\$22,612,084.45</b> |

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

As of September 30, 2020

**ANNUAL FINANCIAL REPORT**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ District. Information is contained in detail on the financial statement.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

\$ 3,147,962      Total Revenue

**2. Amount and purpose of expenditures from the fund:**

\$ 3,125,728      Total Expenditures

**3. Amount of Principal and Interest due on outstanding indebtedness is as follows:**

A. Contributions /Advances from developers— \$14,951,090.37

B. Bonds issued and payment schedule to retire bonds— none

**4. Tax Increment base and current captured appraised value retained by the zone:**

A. Tax Increment base and current captured appraised value retained for Tax Year 2019:

| Taxing<br>Jurisdiction | Net Taxable Value<br>Tax Year<br>2019 | Base Year*<br>Value (with AG)<br>Jan. 1, 2008 | Captured App. Value<br>Fiscal Year<br>2019-2020 |
|------------------------|---------------------------------------|---|---|
| Town of Prosper        | \$110,997,781                         | \$4,507,850                                   | \$106,489,931                                   |
| Collin County          | \$110,997,781                         | \$4,507,850                                   | \$106,489,931                                   |

B. Tax Increment base and expected captured appraised value for Tax Year 2020:

| Taxing<br>Jurisdiction | Net Taxable Value<br>Tax Year<br>2020 | Base Year*<br>Value (with AG)<br>Jan. 1, 2008 | Captured App. Value<br>Fiscal Year<br>2020-2021 |
|------------------------|---------------------------------------|---|---|
| Town of Prosper        | \$156,835,545                         | \$4,507,850                                   | \$152,327,695                                   |
| Collin County          | \$156,835,545                         | \$4,507,850                                   | \$152,327,695                                   |

\* Base Year Value as of January 1, 2008, is for Fiscal Year 2007-2008.

**5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment-financing plan adopted by the governing body of the municipality.**

A. Captured appraised value shared by the municipality and other participating taxing jurisdictions received in Fiscal Year 2019-2020:

| Taxing<br>Jurisdiction | Participation<br>Per \$100/Value | Amount of<br>Fiscal Year<br>2019-2020<br>Increment |
|------------------------|----------------------------------|--|
| Town of Prosper (70%)  | \$ 0.520000                      | \$ 386,349   |
| Collin County (50%)    | \$ 0.174951                      | \$ 92,846  |
| <b>Total</b>           | <b>\$ 0.694951</b>               | <b>\$ 479,195</b>                                  |

B. Amount of tax increment received in 2020 from the municipality and the other taxing jurisdictions based on 2019 valuations: **\$ 479,195.**

**Town of Prosper, Texas**  
***Tax Increment Reinvestment Zone #1***

**As of September 30, 2020**

**ANNUAL FINANCIAL REPORT**

C. Expected appraised value shared by the municipality and other participating taxing jurisdictions to be received in Fiscal Year 2020-2021:

| Taxing<br>Jurisdiction | Participation<br>Per \$100/Value | Amount of<br>Fiscal Year<br>2020-2021<br>Increment |
|------------------------|----------------------------------|--|
| Town of Prosper (70%)  | \$ 0.520000                      | \$ 554,473   |
| Collin County (50%)    | \$ 0.172531                      | \$ 131,406   |
| <b>Total</b>           | <b>\$ 0.692531</b>               | <b>\$ 685,879</b>                                  |

D. Other information: None

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

As of September 30, 2020

**TIRZ FUND FINANCIAL STATEMENT**

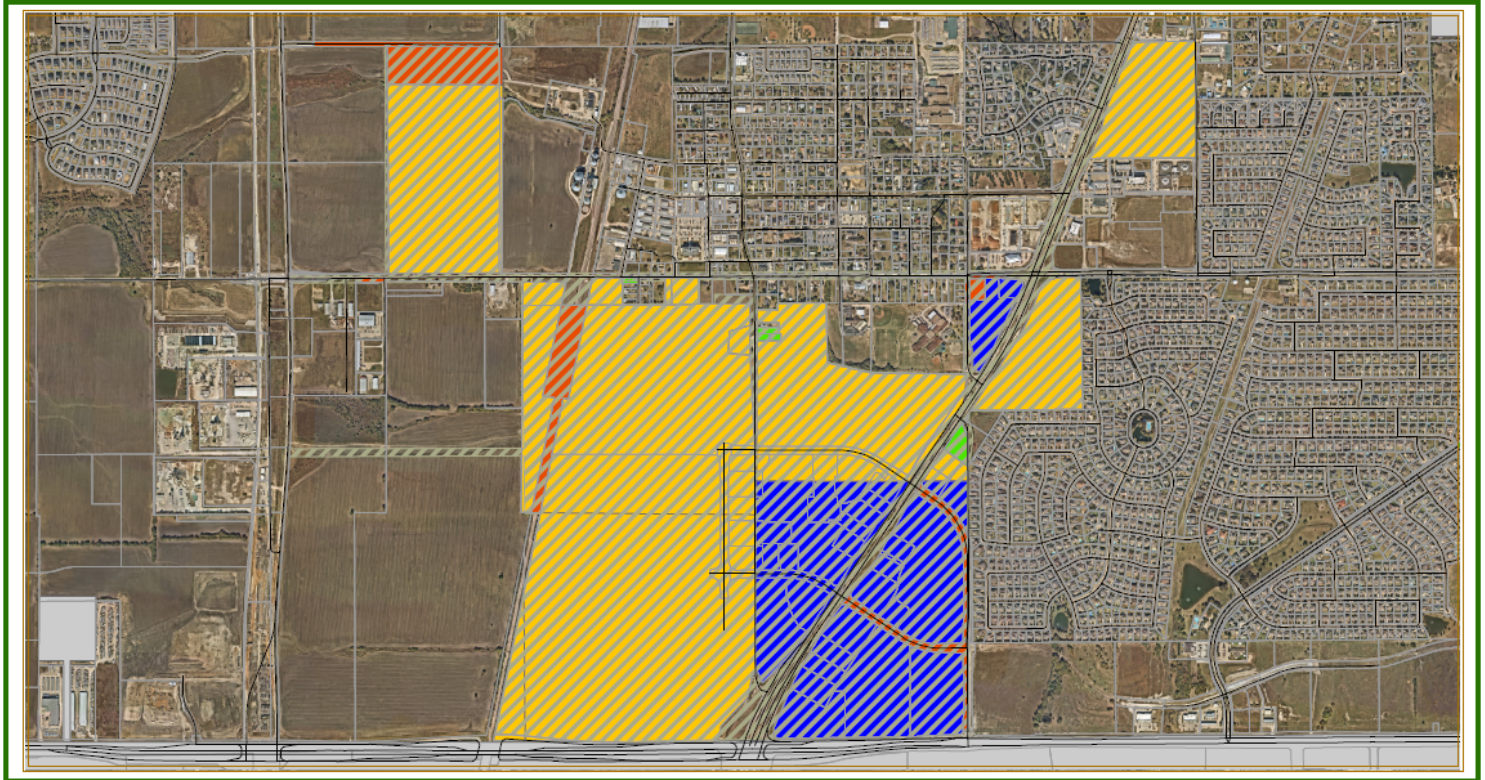
|                               |           | <b>CAPITAL<br/>PROJECTS</b> |           | <b>DEBT<br/>SERVICE</b> |           | <b>TOTAL</b>     |
|-------------------------------|-----------|-----------------------------|-----------|-------------------------|-----------|------------------|
| <b>Beginning Balance:</b>     |           |                             |           |                         |           |                  |
| <i>10/01/19</i>               | <b>\$</b> | <b>256,466</b>              | <b>\$</b> | <b>-</b>                | <b>\$</b> | <b>256,466</b>   |
| <b>Revenues:</b>              |           |                             |           |                         |           |                  |
| Property Tax:                 |           |                             |           |                         |           |                  |
| Town                          | \$        | 386,349                     | \$        | -                       | \$        | 386,349          |
| Delinquent                    |           | -                           |           | -                       |           | -                |
| County                        |           | 92,846                      |           | -                       |           | 92,846           |
| Property Rollback Taxes       |           | 28,840                      |           | -                       |           | 28,840           |
| Sales Tax                     |           | 937,267                     |           | -                       |           | 937,267          |
| Impact Fees:                  |           |                             |           |                         |           |                  |
| Water Impact Fees             |           | 322,458                     |           | -                       |           | 322,458          |
| Wastewater Impact Fees        |           | 195,276                     |           | -                       |           | 195,276          |
| Thoroughfare Impact Fees      |           | 1,166,049                   |           | -                       |           | 1,166,049        |
| 380 Construction Sales Office |           | -                           |           | -                       |           | -                |
| Interest                      |           | 18,877                      |           | -                       |           | 18,877           |
| <b>TOTAL REVENUES</b>         | <b>\$</b> | <b>3,147,962</b>            | <b>\$</b> | <b>-</b>                | <b>\$</b> | <b>3,147,962</b> |
| <b>Expenditures:</b>          |           |                             |           |                         |           |                  |
| Land Purchases                | \$        | -                           | \$        | -                       | \$        | -                |
| Professional Services         |           | -                           |           | -                       |           | -                |
| Construction/Improvements:    |           |                             |           |                         |           |                  |
| MDB Sewer                     |           | 191,138                     |           | -                       |           | 191,138          |
| Richland & Lovers             |           | 17,513                      |           | -                       |           | 17,513           |
| Gates Phase 1                 |           | 2,727,598                   |           | -                       |           | 2,727,598        |
| Gates Phase 2                 |           | -                           |           | -                       |           | -                |
| Lovers Lane                   |           | -                           |           | -                       |           | -                |
| SH289 Median Openings         |           | -                           |           | -                       |           | -                |
| Interest Expense              |           | 189,480                     |           | -                       |           | 189,480          |
| <b>TOTAL EXPENDITURES</b>     | <b>\$</b> | <b>3,125,728</b>            | <b>\$</b> | <b>-</b>                | <b>\$</b> | <b>3,125,728</b> |
| <b>Ending Balance:</b>        |           |                             |           |                         |           |                  |
| <i>09/30/20</i>               | <b>\$</b> | <b>278,700</b>              | <b>\$</b> | <b>-</b>                | <b>\$</b> | <b>278,700</b>   |






Town of Prosper, Texas  
Tax Increment Reinvestment Zone #1

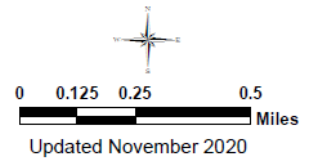
Item 2.

As of September 30, 2020

TIRZ 1 Property Tax Rollback



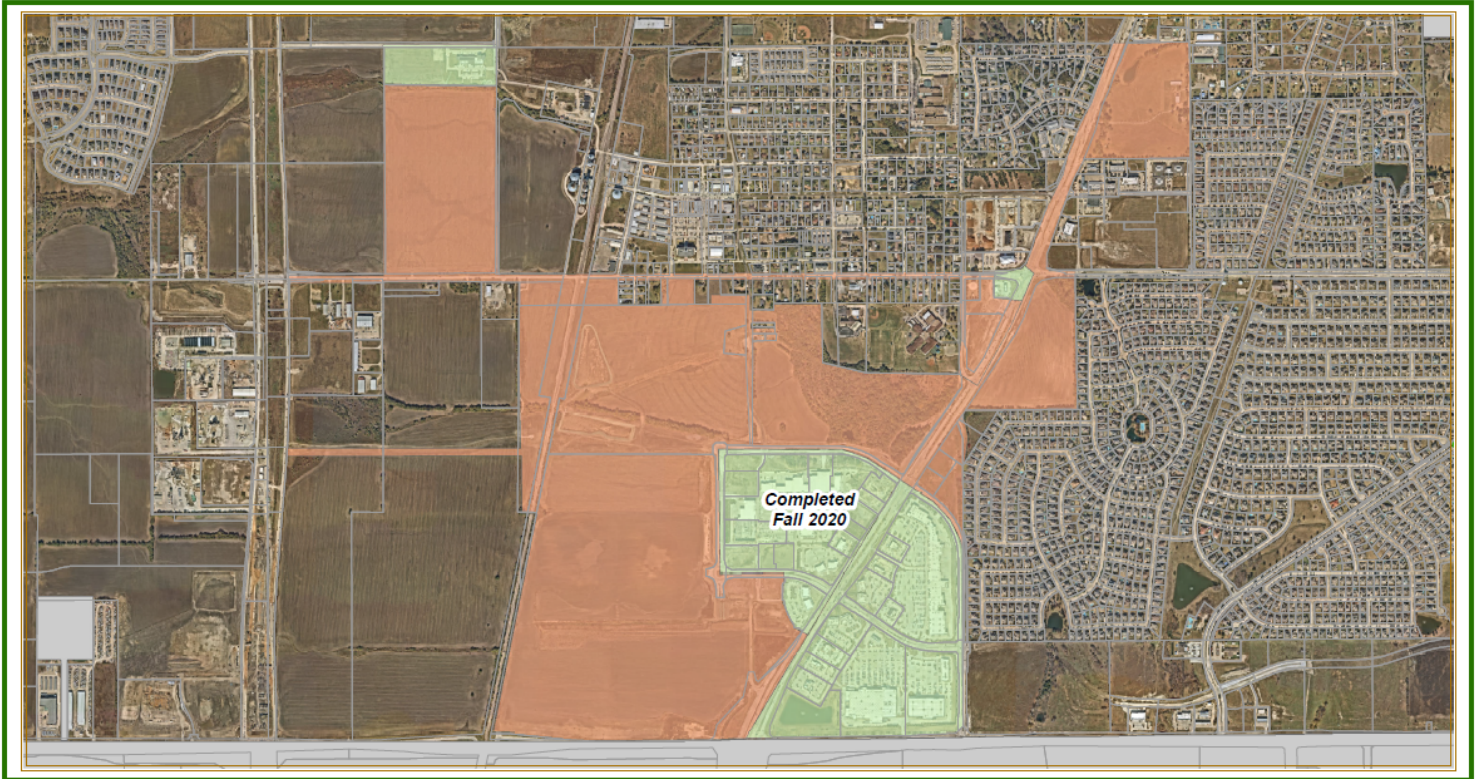
-  TIRZ 1 District
-  Agricultural Land
-  Exempt Properties
-  Properties Not Applicable to Rollback Tax
-  Rollback Taxes Collected








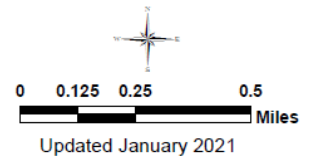
**Town of Prosper, Texas**  
***Tax Increment Reinvestment Zone #1***  
**As of September 30, 2020**

**TIRZ #1 STATUS**



**STATUS**

-  Complete
-  Under Construction
-  Undeveloped



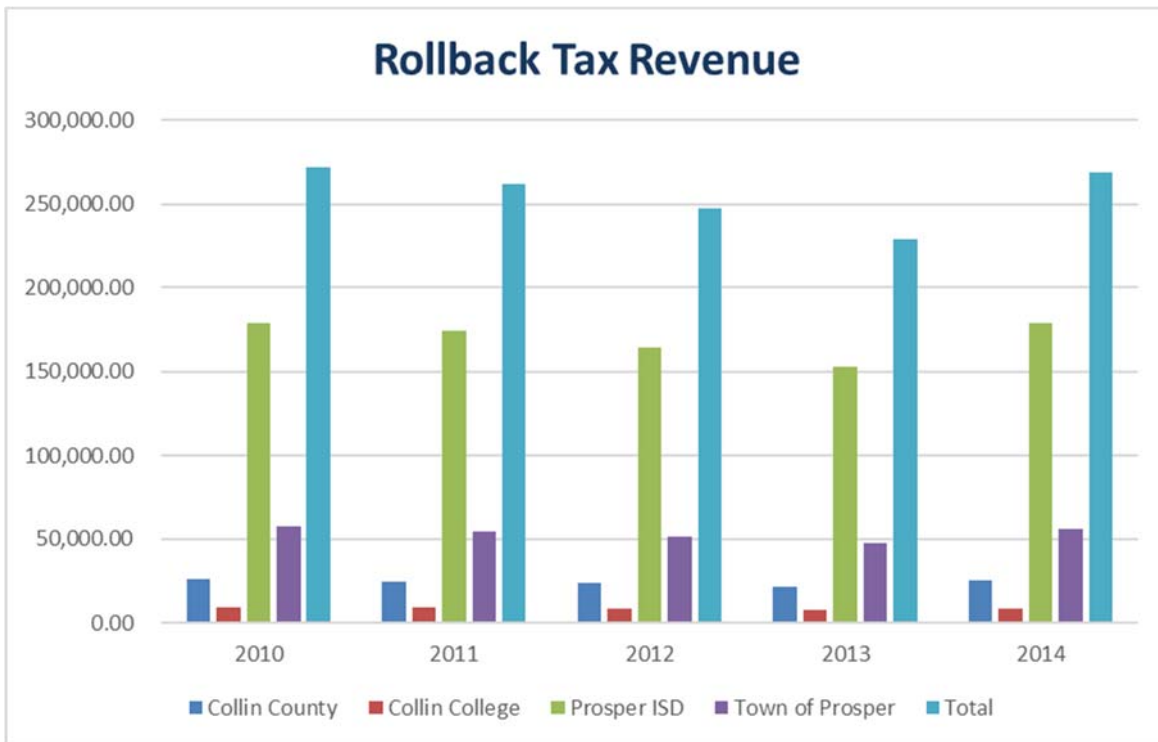
**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**  
As of September 30, 2020

**REVENUES & EXPENDITURES**

**ROLLBACK TAX REVENUE**

Collected in Fiscal Year 2017

|                        | Collin County | Collin College | Prosper ISD | Town of Prosper | Total        |
|------------------------|---------------|----------------|-------------|-----------------|--------------|
| <b>2010</b>            | 26,367.06     | 9,481.15       | 179,076.09  | 57,128.58       | 272,052.88   |
| <b>2011</b>            | 25,008.06     | 8,992.48       | 174,014.48  | 54,184.15       | 262,199.17   |
| <b>2012</b>            | 23,633.32     | 8,498.06       | 164,448.53  | 51,205.53       | 247,785.44   |
| <b>2013</b>            | 21,708.96     | 7,645.48       | 152,648.25  | 47,531.19       | 229,533.88   |
| <b>2014</b>            | 25,225.28     | 8,797.72       | 179,260.51  | 55,817.65       | 269,101.16   |
| <b>TOTAL BY ENTITY</b> | 121,942.68    | 43,414.89      | 849,447.86  | 265,867.10      | 1,280,672.53 |



**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

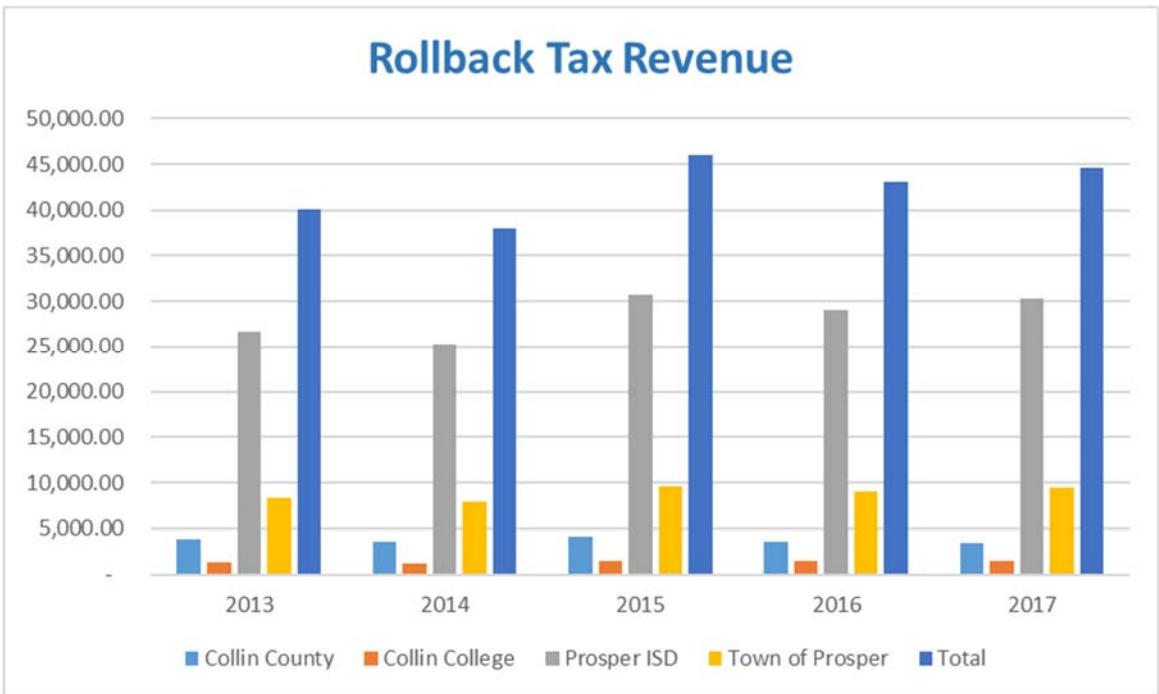
As of September 30, 2020

**REVENUES & EXPENDITURES**

**ROLLBACK TAX REVENUE**

Collected in Fiscal Year 2019

|                        | <b>Collin County</b> | <b>Collin College</b> | <b>Prosper ISD</b> | <b>Town of Prosper</b> | <b>Total</b> |
|------------------------|----------------------|-----------------------|--------------------|------------------------|--------------|
| <b>2013</b>            | 3,797.76             | 1,337.50              | 26,704.27          | 8,315.10               | 40,154.63    |
| <b>2014</b>            | 3,563.16             | 1,242.71              | 25,321.12          | 7,884.42               | 38,011.41    |
| <b>2015</b>            | 4,147.60             | 1,510.83              | 30,784.42          | 9,585.57               | 46,028.42    |
| <b>2016</b>            | 3,618.79             | 1,410.42              | 28,999.65          | 9,029.84               | 43,058.70    |
| <b>2017</b>            | 3,481.92             | 1,445.51              | 30,246.73          | 9,418.14               | 44,592.30    |
| <b>TOTAL BY ENTITY</b> | 18,609.23            | 6,946.97              | 142,056.19         | 44,233.07              | 211,845.46   |





**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

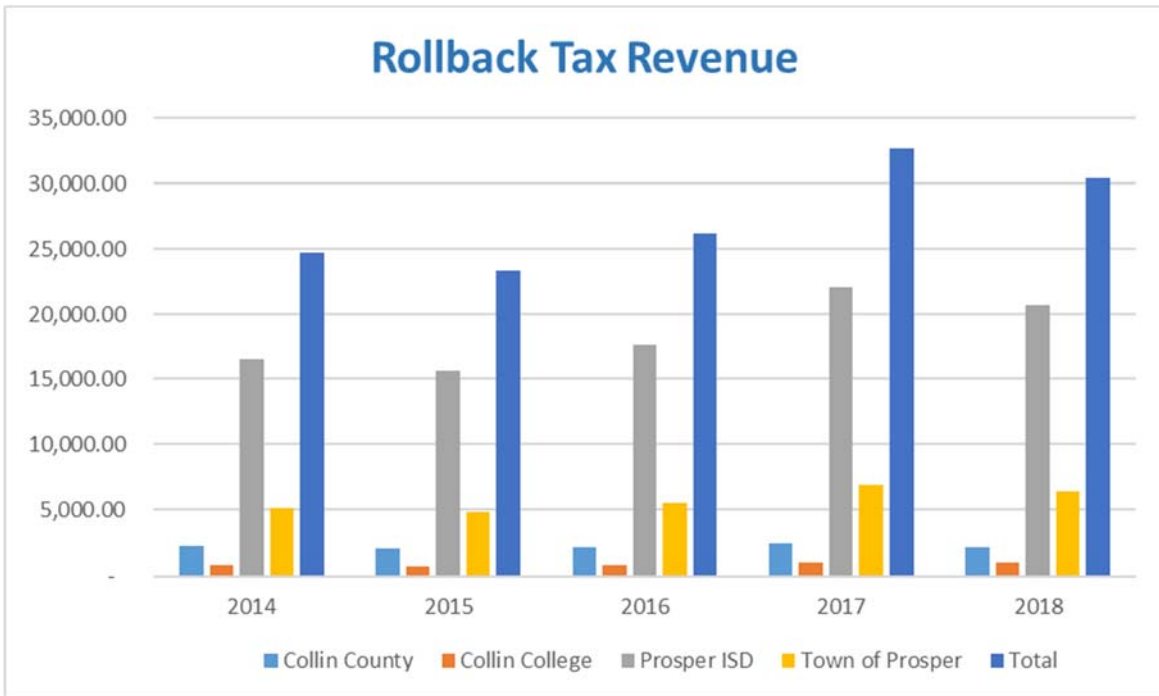
As of September 30, 2020

**REVENUES & EXPENDITURES**

**ROLLBACK TAX REVENUE**

Collected in Fiscal Year 2020

|                        | <b>Collin County</b> | <b>Collin College</b> | <b>Prosper ISD</b> | <b>Town of Prosper</b> | <b>Total</b> |
|------------------------|----------------------|-----------------------|--------------------|------------------------|--------------|
| <b>2014</b>            | 2,321.47             | 809.65                | 16,497.27          | 5,136.88               | 24,765.27    |
| <b>2015</b>            | 2,102.91             | 766.02                | 15,608.31          | 4,860.08               | 23,337.32    |
| <b>2016</b>            | 2,204.35             | 859.15                | 17,664.79          | 5,500.41               | 26,228.70    |
| <b>2017</b>            | 2,548.35             | 1,057.94              | 22,137.02          | 6,892.96               | 32,636.27    |
| <b>2018</b>            | 2,242.24             | 1,007.38              | 20,712.67          | 6,449.45               | 30,411.74    |
| <b>TOTAL BY ENTITY</b> | 11,419.32            | 4,500.14              | 92,620.06          | 28,839.78              | 137,379.30   |



**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

As of September 30, 2020

**REVENUES & EXPENDITURES**

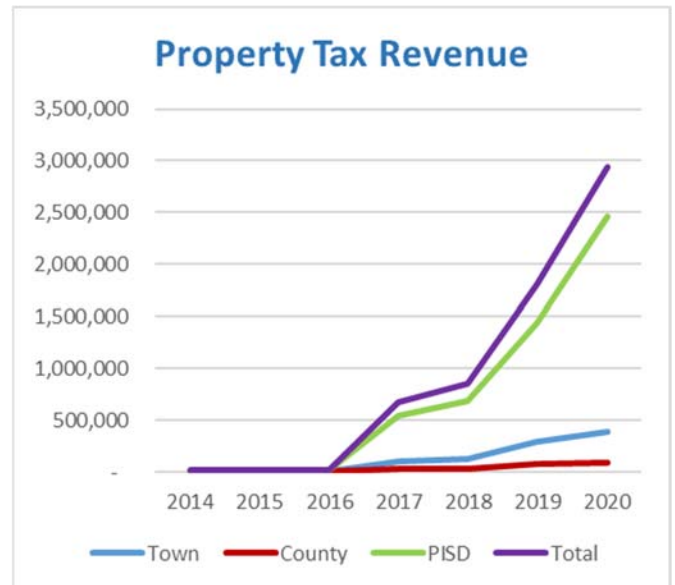
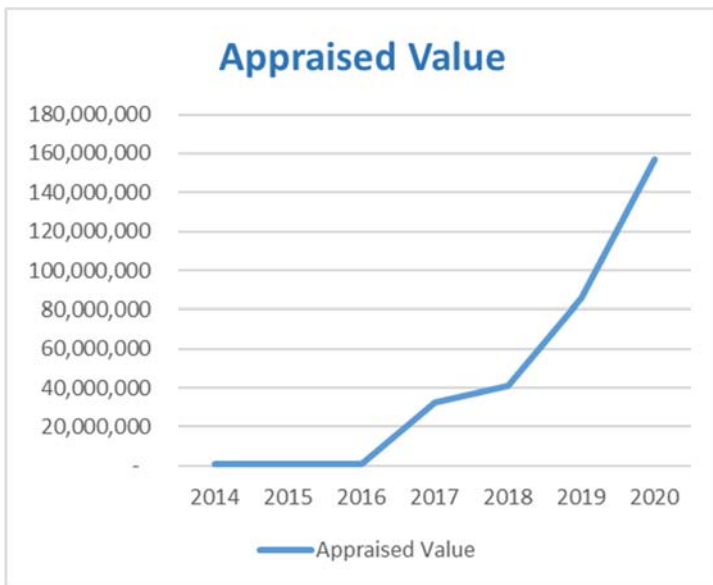
**PROPERTY TAX REVENUE**

| Property Taxes (Town)-70% |                 |                 |          |         |            |
|---------------------------|-----------------|-----------------|----------|---------|------------|
| Date                      | Appraised Value | Less Base Value | Tax Rate | Amount  | TIRZ Total |
| 2/13/2020                 | 110,647,781     | 4,507,850       | 0.520000 | 551,928 | 386,349    |

| Property Taxes (County)-50% |                 |                 |          |         |            |
|-----------------------------|-----------------|-----------------|----------|---------|------------|
| Date                        | Appraised Value | Less Base Value | Tax Rate | Amount  | TIRZ Total |
| 2/13/2020                   | 110,647,781     | 4,507,850       | 0.174951 | 185,693 | 92,846     |

| Prosper ISD |                 |          |           |
|-------------|-----------------|----------|-----------|
| Date        | Appraised Value | Tax Rate | Total     |
| 2/13/2020   | 110,647,781     | 1.568350 | 1,735,344 |

\*Prosper ISD tax revenue is not remitted to TIRZ—information only



**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

**As of September 30, 2020**

**REVENUES & EXPENDITURES**

| <b>THOROUGHFARE IMPACT FEES</b>        |               |   |                       |            |
|--|---------------|---|-----------------------|------------|
| Project                                | Permit Number | Site Address                                  | Amount Paid           | Date       |
| GATES OF PROSPER, PHASE 2 - BUILDING B | SH19-0019     | 930, 940, 950, 960, 970, & 980 S PRESTON ROAD | \$268,441.27          | 10/17/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING C | SH19-0020     | 900 S PRESTON ROAD                            | \$66,192.39           | 10/17/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING E | SH19-0022     | 1100 S PRESTON ROAD                           | \$29,163.02           | 10/31/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING F | SH19-0023     | 1110 S PRESTON ROAD                           | \$29,163.02           | 10/31/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING G | SH19-0024     | 1140 S PRESTON ROAD                           | \$28,824.44           | 10/31/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING H | SH19-0025     | 1150 S PRESTON ROAD                           | \$28,824.44           | 10/31/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING D | SH19-0021     | 1070 S PRESTON ROAD                           | \$65,368.51           | 11/19/2019 |
| JAMES AVERY                            | FO19-0040     | 1141 S PRESTON ROAD, SUITE 30                 | \$0.00                | 12/12/2019 |
| KOHL'S                                 | SH19-0026     | 920 S PRESTON ROAD                            | \$207,745.16          | 12/20/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING I | SH19-0030     | 880 S PRESTON ROAD                            | \$36,837.36           | 2/7/2020   |
| GATES OF PROSPER, PHASE 2 - BUILDING A | SH19-0027     | 1000 S PRESTON ROAD                           | \$130,165.20          | 2/25/2020  |
| FIRST WATCH RESTAURANT                 | FO20-0001     | 1111 S PRESTON ROAD, SUITE 10                 | \$2,418.00            | 3/16/2020  |
| HOBBY LOBBY                            | COM19-0042    | 1050 S PRESTON ROAD                           | \$206,910.00          | 7/21/2020  |
| TIFFS TREATS                           | FO20-0019     | 1070 S PRESTON ROAD, SUITE 10                 | \$0.00                | 8/19/2020  |
| T-MOBILE                               | FO20-0020     | 880 S PRESTON ROAD, SUITE 40                  | \$0.00                | 9/16/2020  |
| GATES OF PROSPER, PHASE 2 - BUILDING L | SH20-0011     | 820 S PRESTON ROAD                            | \$65,996.27           | 9/18/2020  |
| GATES OF PROSPER FOUNTAIN              | COM20-0033    | 1100 S PRESTON ROAD                           | \$0.00                | 9/30/2020  |
|  |               | <b>Total</b>                                  | <b>\$1,166,049.08</b> |            |
| <b>WATER IMPACT FEES</b>               |               |   |                       |            |
| Project                                | Permit Number | Site Address                                  | Amount Paid           | Date       |
| GATES OF PROSPER, PHASE 2 - BUILDING B | SH19-0019     | 930, 940, 950, 960, 970, & 980 S PRESTON ROAD | \$95,515.00           | 10/17/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING C | SH19-0020     | 900 S PRESTON ROAD                            | \$49,667.00           | 10/17/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING E | SH19-0022     | 1100 S PRESTON ROAD                           | \$12,226.00           | 10/31/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING F | SH19-0023     | 1110 S PRESTON ROAD                           | \$12,226.00           | 10/31/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING G | SH19-0024     | 1140 S PRESTON ROAD                           | \$27,508.00           | 10/31/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING H | SH19-0025     | 1150 S PRESTON ROAD                           | \$12,226.00           | 10/31/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING D | SH19-0021     | 1070 S PRESTON ROAD                           | \$12,226.00           | 11/19/2019 |
| JAMES AVERY                            | FO19-0040     | 1141 S PRESTON ROAD, SUITE 30                 | \$0.00                | 12/12/2019 |
| KOHL'S                                 | SH19-0026     | 920 S PRESTON ROAD                            | \$12,226.00           | 12/20/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING I | SH19-0030     | 880 S PRESTON ROAD                            | \$27,508.00           | 2/7/2020   |
| GATES OF PROSPER, PHASE 2 - BUILDING A | SH19-0027     | 1000 S PRESTON ROAD                           | \$24,452.00           | 2/25/2020  |
| FIRST WATCH RESTAURANT                 | FO20-0001     | 1111 S PRESTON ROAD, SUITE 10                 | \$0.00                | 3/16/2020  |
| HOBBY LOBBY                            | COM19-0042    | 1050 S PRESTON ROAD                           | \$12,226.00           | 7/21/2020  |
| TIFFS TREATS                           | FO20-0019     | 1070 S PRESTON ROAD, SUITE 10                 | \$0.00                | 8/19/2020  |
| T-MOBILE                               | FO20-0020     | 880 S PRESTON ROAD, SUITE 40                  | \$0.00                | 9/16/2020  |
| GATES OF PROSPER, PHASE 2 - BUILDING L | SH20-0011     | 820 S PRESTON ROAD                            | \$24,452.00           | 9/18/2020  |
| GATES OF PROSPER FOUNTAIN              | COM20-0033    | 1100 S PRESTON ROAD                           | \$0.00                | 9/30/2020  |
|  |               | <b>Total</b>                                  | <b>\$322,458.00</b>   |            |
| <b>WASTEWATER IMPACT FEES</b>          |               |   |                       |            |
| Project                                | Permit Number | Site Address                                  | Amount Paid           | Date       |
| GATES OF PROSPER, PHASE 2 - BUILDING B | SH19-0019     | 930, 940, 950, 960, 970, & 980 S PRESTON ROAD | \$70,548.00           | 10/17/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING C | SH19-0020     | 900 S PRESTON ROAD                            | \$25,398.00           | 10/17/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING E | SH19-0022     | 1100 S PRESTON ROAD                           | \$9,030.00            | 10/31/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING F | SH19-0023     | 1110 S PRESTON ROAD                           | \$9,030.00            | 10/31/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING G | SH19-0024     | 1140 S PRESTON ROAD                           | \$9,030.00            | 10/31/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING H | SH19-0025     | 1150 S PRESTON ROAD                           | \$9,030.00            | 10/31/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING D | SH19-0021     | 1070 S PRESTON ROAD                           | \$9,030.00            | 11/19/2019 |
| JAMES AVERY                            | FO19-0040     | 1141 S PRESTON ROAD, SUITE 30                 | \$0.00                | 12/12/2019 |
| KOHL'S                                 | SH19-0026     | 920 S PRESTON ROAD                            | \$9,030.00            | 12/20/2019 |
| GATES OF PROSPER, PHASE 2 - BUILDING I | SH19-0030     | 880 S PRESTON ROAD                            | \$9,030.00            | 2/7/2020   |
| GATES OF PROSPER, PHASE 2 - BUILDING A | SH19-0027     | 1000 S PRESTON ROAD                           | \$18,060.00           | 2/25/2020  |
| FIRST WATCH RESTAURANT                 | FO20-0001     | 1111 S PRESTON ROAD, SUITE 10                 | \$0.00                | 3/16/2020  |
| HOBBY LOBBY                            | COM19-0042    | 1050 S PRESTON ROAD                           | \$9,030.00            | 7/21/2020  |
| TIFFS TREATS                           | FO20-0019     | 1070 S PRESTON ROAD, SUITE 10                 | \$0.00                | 8/19/2020  |
| T-MOBILE                               | FO20-0020     | 880 S PRESTON ROAD, SUITE 40                  | \$0.00                | 9/16/2020  |
| GATES OF PROSPER, PHASE 2 - BUILDING L | SH20-0011     | 820 S PRESTON ROAD                            | \$9,030.00            | 9/18/2020  |
| GATES OF PROSPER FOUNTAIN              | COM20-0033    | 1100 S PRESTON ROAD                           | \$0.00                | 9/30/2020  |
|  |               | <b>Total</b>                                  | <b>\$195,276.00</b>   |            |
|  |               | <b>Grand Total</b>                            | <b>\$1,683,783.08</b> |            |

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #1**

Item 2.

As of September 30, 2020

**REVENUES & EXPENDITURES**

**PAYMENT SUMMARIES**

By Project:

| TIRZ 1 Totals | MDB Sewer           | Richland & Lovers | Gates Phase 1     | Gates Phase 2       | Lovers Lane | SH289 Median Openings | Interest     | Construction Total   | Totals               |
|---------------|---------------------|-------------------|-------------------|---------------------|-------------|-----------------------|--------------|----------------------|----------------------|
| Amount        | 5,802,881.59        | 371,316.79        | 5,022,242.02      | 9,725,280.16        | 3,355.75    | 335,233.80            | 1,351,774.34 | 21,260,310.11        | <b>22,612,084.45</b> |
| Paid          | 735,203.43          | 371,316.79        | 4,855,109.97      | 9,000.00            | 3,355.75    | 335,233.80            | 1,351,774.34 | 6,309,219.74         | <b>7,660,994.08</b>  |
| Remaining     | <b>5,067,678.16</b> | -                 | <b>167,132.05</b> | <b>9,716,280.16</b> | -           | -                     | -            | <b>14,951,090.37</b> | <b>14,951,090.37</b> |

By Payment Request:

|                                |                  | MDB Sewer           | Richland & Lovers | Gates Phase 1     | Gates Phase 2       | Lovers Lane | SH289 Median Openings | Interest   |                     |
|--------------------------------|------------------|---------------------|-------------------|-------------------|---------------------|-------------|-----------------------|------------|---------------------|
|                                | Amount           | 3,636,320.41        | 139,196.42        | -                 | -                   | -           | 335,233.80            | -          | 4,110,750.63        |
| <b>Reimbursement #1 Totals</b> | Paid             | 735,203.43          | 139,196.42        | -                 | -                   | -           | 335,233.80            | -          | 1,209,633.65        |
|                                | <b>Remaining</b> | <b>2,901,116.98</b> | -                 | -                 | -                   | -           | -                     | -          | <b>2,901,116.98</b> |
|                                | Amount           | 2,127,917.68        | 47,549.09         | 545,177.30        | -                   | 3,355.75    | -                     | 143,876.27 | 2,867,876.09        |
| <b>Reimbursement #2 Totals</b> | Paid             | -                   | 47,549.09         | 545,177.30        | -                   | 3,355.75    | -                     | 143,876.27 | 739,958.41          |
|                                | <b>Remaining</b> | <b>2,127,917.68</b> | -                 | -                 | -                   | -           | -                     | -          | <b>2,127,917.68</b> |
|                                | Amount           | 38,643.50           | 26,549.41         | 1,804,866.36      | 9,000.00            | -           | -                     | 239,216.27 | 2,118,275.54        |
| <b>Reimbursement #3 Totals</b> | Paid             | -                   | 26,549.41         | 1,804,866.36      | 9,000.00            | -           | -                     | 239,216.27 | 2,079,632.04        |
|                                | <b>Remaining</b> | <b>38,643.50</b>    | -                 | -                 | -                   | -           | -                     | -          | <b>38,643.50</b>    |
|                                | Amount           | -                   | 132,461.49        | 2,378,999.15      | 21,075.20           | -           | -                     | 277,231.35 | 2,809,767.19        |
| <b>Reimbursement #4 Totals</b> | Paid             | -                   | 132,461.49        | 2,378,999.15      | -                   | -           | -                     | 277,231.35 | 2,788,691.99        |
|                                | <b>Remaining</b> | -                   | -                 | -                 | <b>21,075.20</b>    | -           | -                     | -          | <b>21,075.20</b>    |
|                                | Amount           | -                   | 25,560.38         | 293,199.21        | 2,488,641.70        | -           | -                     | 317,623.31 | 3,125,024.60        |
| <b>Reimbursement #5 Totals</b> | Paid             | -                   | 25,560.38         | 126,067.16        | -                   | -           | -                     | 317,623.31 | 469,250.85          |
|                                | <b>Remaining</b> | -                   | -                 | <b>167,132.05</b> | <b>2,488,641.70</b> | -           | -                     | -          | <b>2,655,773.75</b> |
|                                | Amount           | -                   | -                 | 142,307.71        | 7,064,255.55        | -           | -                     | 373,827.14 | 7,580,390.40        |
| <b>Reimbursement #6 Totals</b> | Paid             | -                   | -                 | -                 | -                   | -           | -                     | 373,827.14 | 373,827.14          |
|                                | <b>Remaining</b> | -                   | -                 | <b>142,307.71</b> | <b>7,064,255.55</b> | -           | -                     | -          | <b>7,206,563.26</b> |

By Payments Made:

|                           | Total Charges | 2017         | 2018         | 2019         | 2020         | 2021 | Total Payments | Remaining Balance    |
|---------------------------|---------------|--------------|--------------|--------------|--------------|------|----------------|----------------------|
| <b>Total Payment</b>      |               | 1,176,006.57 | 1,846,744.76 | 1,512,514.84 | 3,125,727.91 |      | 7,660,994.08   |                      |
| <b>Interest</b>           | 1,351,774.34  | 383,092.54   | 468,265.03   | 310,937.13   | 189,479.64   |      | 1,351,774.34   | -                    |
| <b>Construction Costs</b> | 21,260,310.11 | 792,914.03   | 1,378,479.73 | 1,201,577.71 | 2,936,248.27 |      | 6,309,219.74   | <b>14,951,090.37</b> |





*Prosper is a place where everyone matters.*

**Minutes**

**Town of Prosper TIRZ No. 2  
Board of Directors Meeting**

Council Chambers

Prosper Town Hall

250 W. First Street, Prosper, Texas

Tuesday, January 28, 2020

**MEETING OF THE TOWN OF PROSPER TAX INCREMENT REINVESTMENT ZONE (TIRZ)  
NO. 2 BOARD OF DIRECTORS**

**Call to Order/ Roll Call.**

The meeting was called to order at 5:58 p.m.

**Board Members Present:**

Mayor Ray Smith

Mayor Pro-Tem Curry Vogelsang, Jr.

Councilmember Marcus E. Ray

Councilmember Craig Andres

Councilmember Meigs Miller

Councilmember Jeff Hodges

Commissioner Susan Fletcher, Collin County Commissioners Court

David Bristol, Prosper Economic Development Corporation

**Council Members Absent:**

Deputy Mayor Pro-Tem Jason Dixon

**Staff Members Present:**

Harlan Jefferson, Town Manager

Terry Welch, Town Attorney

Robyn Battle, Town Secretary/Public Information Officer

Chuck Springer, Executive Director of Administrative Services

Betty Pamplin, Finance Director

January Cook, Purchasing Manager

Hulon Webb, Engineering Services Director

Pete Anaya, Assistant Director of Engineering Services – Capital Projects

John Webb, Development Services Director

Alex Glushko, Planning Manager

Doug Kowalski, Police Chief

Scott Brewer, Assistant Police Chief

Stuart Blasingame, Fire Chief

**1. Consider and act upon the minutes from the January 22, 2019, TIRZ No. 2 Board Meeting. (RB)**

Councilmember Hodges made a motion and Commissioner Fletcher seconded the motion to approve the minutes from the January 22, 2019, TIRZ No. 2 Board Meeting. The motion was approved by a vote of 8-0.

**2. Receive the 2019 Annual Report. (BP)**

Hulon Webb, Director of Engineering, presented this item before the Board. Mr. Webb reported that there was no construction activity during the reporting period, but

mentioned the upcoming Children’s Hospital and the overpass at the Dallas North Tollway and U.S. Highway 380. Reimbursement number 5 for FY 2018-2019 in the amount of \$74,163 was for interest only. Approximately \$2.3 million has been billed to date. Finance Director Betty Pamplin continued the presentation. TIRZ No. 2 received approximately \$19,000 in revenue during the reporting period through property tax, sales tax, and interest. After expenses, the ending balance on September 30, 2019, for TIRZ No. 2 was approximately \$25,000. Responding to a question from the Board, Town Manager Harlan Jefferson stated that the terms of the TIRZ agreement require the Town to calculate and pay interest on the outstanding balance of the TIRZ. Ms. Pamplin confirmed that the Children’s Hospital property will not be subject to rollback tax in the next reporting year.

Mayor Pro-Tem Vogelsang made a motion and Commissioner Fletcher seconded the motion to approve the 2019 Annual Report as presented. The motion was approved by a vote of 8-0.

Responding to a question from the Board, Town Manager Harlan Jefferson stated that the Town sent a notice of default letter on January 15, 2020. The developer has 90 days to cure any deficiencies. At that time, the Town may take steps to terminate the development agreement; however, the TIRZ No. 2 would remain in place for future projects.

**Adjourn.**

The meeting was adjourned at 6:08 p.m. on Tuesday, January 28, 2020.

These minutes approved on the 26<sup>th</sup> day of January 2021.

**APPROVED:**

\_\_\_\_\_  
**Ray Smith, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Melissa Lee, Town Secretary**



## **Town of Prosper, Texas**

### **Tax Increment Reinvestment Zone #2 (TIRZ #2)**

# **ANNUAL REPORT**

# 2020

**Town of Prosper, Texas**  
***Tax Increment Reinvestment Zone #2***  
**As of September 30, 2020**

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- 3) Year End Summary of Meetings/Town Council/Board Actions
- 4) Public Infrastructure/Building Projects
- 5) Capital Improvement Plan Budget
- 6) Annual Report
- 7) TIRZ Fund Financial Statement
- 8) Revenue & Expenditures
  - a) TIRZ Rollback Tax Map
  - b) Payment Summaries



**Town of Prosper, Texas**  
***Tax Increment Reinvestment Zone #2***  
**As of September 30, 2020**

**YEAR END SUMMARY OF MEETINGS/TOWN COUNCIL/BOARD ACTIONS**

In December 2015, the Town of Prosper Town Council appointed members for the Tax Increment Reinvestment Zone #2 (TIRZ #2) Board of Directors. In the latter part of 2015 Matthews Southwest commenced construction on its Prosper West development at the northwest corner of US 380 and Dallas North Tollway with the installation of a large sanitary sewer line from the west, thus marking the first improvements made to the TIRZ #2 site. The first annual TIRZ Board of Directors meeting was held on January 26, 2016. The second annual TIRZ Board of Directors meeting was held on April 11, 2017. The third annual board meeting was held on January 23, 2018. The fourth annual TIRZ Board of Directors meeting was held on January 22, 2019. The fifth annual Board of Directors meeting was held on January 28, 2020. This is the sixth year that the board has reviewed the annual report.

During this reporting period, there has been no development or construction activity within TIRZ #2. As such, the developer did not submit a request for reimbursement prior to the June 1, 2020 deadline, for the 2020 reporting period. This development agreement was determined to be in default and the Town's obligation is to pay all amounts due at the time of default which is currently \$1,653,764. No interest will be calculated from the date of default, September 22, 2020, and forward. However, the Annual Report does note the accrued interest during the reporting period under Reimbursement No. 6, and the final accrued interest amount for the period of June 2, 2020 to September 22, 2020.

Board members appointed and currently serving are: Town—Mayor Ray Smith, Mayor Pro-Tem Jason Dixon, Deputy Mayor Pro-Tem Craig Andres, and Councilmembers Marcus E. Ray, Amy Bartley, Meigs Miller, and Jeff Hodges. Collin County – County Commissioner Susan Fletcher. Prosper Economic Development Corporation – Vice President David Bristol.

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
As of September 30, 2020

**PUBLIC INFRASTRUCTURE / BUILDING PROJECTS**

|  | TIRZ                | Non-project Costs<br>for Public Improvements | Total<br>Public Improvements |
|--|---------------------|--|------------------------------|
| STREETS AND DRAINAGE SYSTEMS                                   | \$11,146,567        | \$2,001,748                                  | \$13,148,315                 |
| STREET ENHANCEMENTS  | \$0                 | \$1,775,577                                  | \$1,775,577                  |
| WATER SYSTEM   | \$1,367,721         | \$1,116,778                                  | \$2,484,499                  |
| SANITARY SEWER SYSTEM  | \$641,669           | \$358,204                                    | \$999,873                    |
| OFFSITE SANITARY SEWER SYSTEM                                  | \$1,479,282         | \$0  | \$1,479,282                  |
| DETENTION/RETENTION PONDS & MASS EXCAVATION                    | \$0                 | \$2,882,560                                  | \$2,882,560                  |
| SITWORK FOR DEVELOPMENT PARCELS                                | \$0                 | \$15,750,000                                 | \$15,750,000                 |
| PARKING DECKS  | \$0                 | \$73,497,600                                 | \$73,497,600                 |
| STREET LIGHTS  | \$174,000           | \$210,000                                    | \$384,000                    |
| TRAFFIC SIGNALS (4 budgeted)                                   | \$1,200,000         | \$0  | \$1,200,000                  |
| LOVERS LANE LOOP OFFSITE - STREET K6                           | \$1,174,992         | \$0  | \$1,174,992                  |
| PRIMARY ELECTRIC SERVICE LOOP                                  | \$0                 | \$3,600,000                                  | \$3,600,000                  |
| ELECTRIC   | \$0                 | \$640,150                                    | \$640,150                    |
| GAS  | \$0                 | \$448,105                                    | \$448,105                    |
| STREET N2 - WESTSIDE ONT SERVICE ROAD, LOVERS LN. TO FIRST ST. | \$1,687,005         | \$0  | \$1,687,005                  |
| BRAIDED RAMP AT U.S. 380                                       | \$4,000,000         | \$0  | \$4,000,000                  |
| CIVIL ENGINEERING & SURVEYING (10%)                            | \$1,887,124         | \$10,228,072                                 | \$12,115,196                 |
| CONSTRUCTION STAKING (2%)                                      | \$377,425           | \$2,045,614                                  | \$2,423,039                  |
| CONSTRUCTION MANAGEMENT (TOTAL = 3%)                           | \$477,093           | \$3,157,466                                  | \$3,634,559                  |
| GEOTECHNICAL STUDY (1%)  | \$188,712           | \$1,022,807                                  | \$1,211,520                  |
| LEGAL (1%)   | \$188,712           | \$1,022,807                                  | \$1,211,520                  |
| CONTINGENCY (8%)   | \$1,509,699         | \$8,182,458                                  | \$9,692,157                  |
| Longo Toyota Roadway Impact Fee Credit                         | (\$280,779)         | \$0  | (\$280,779)                  |
| <b>Subtotal</b>  | <b>\$27,219,221</b> | <b>\$127,939,947</b>                         | <b>\$155,159,168</b>         |
| TOWN EXPENSE FOR TIRZ ADMINISTRATION                           | \$1,346,836         | \$0  | \$1,346,836                  |
| <b>Subtotal TIRZ Project Costs Before Finance Expenses</b>     | <b>\$28,566,057</b> | <b>\$127,939,947</b>                         | <b>\$156,506,004</b>         |

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
**As of September 30, 2020**

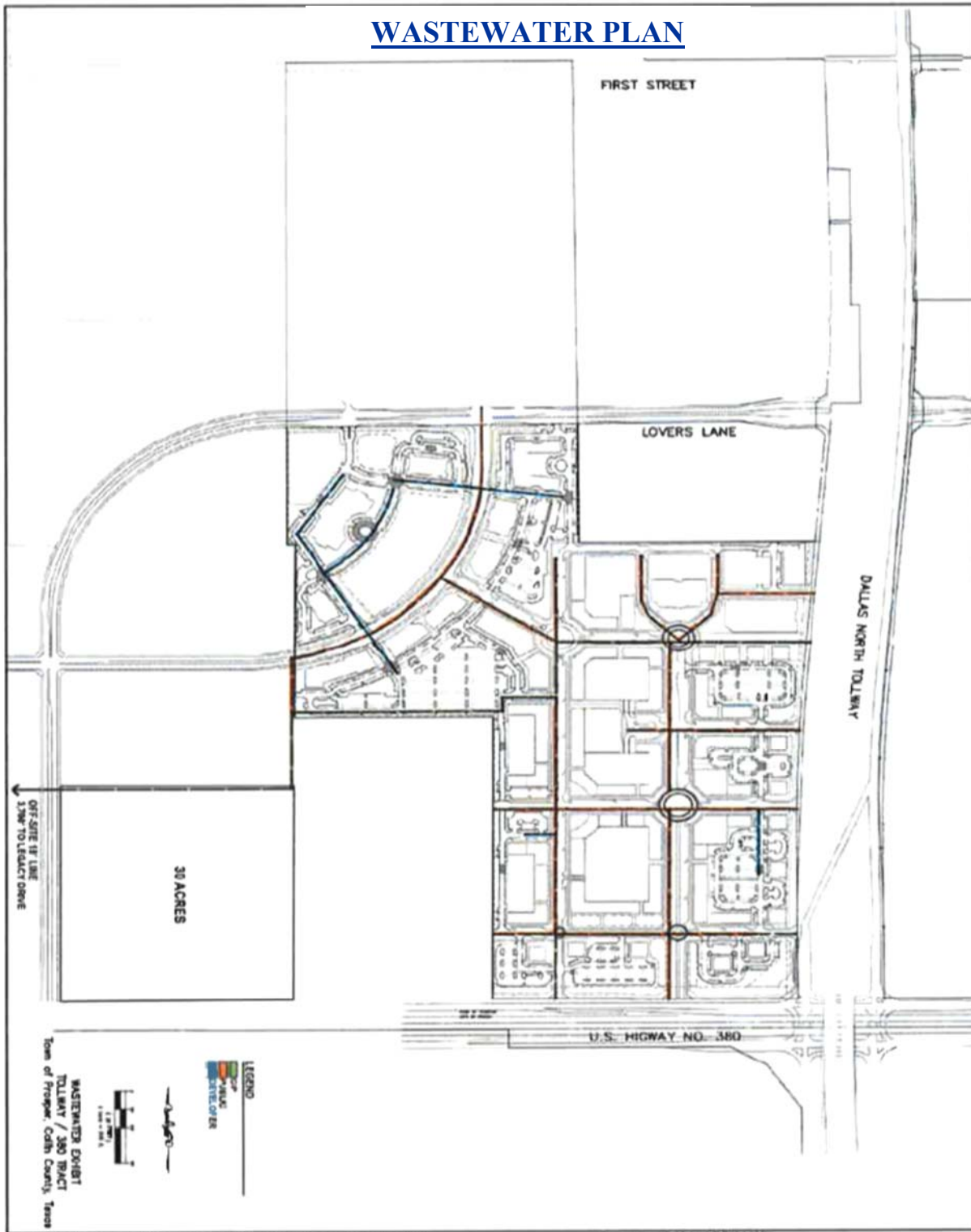


**Town of Prosper, Texas**  
***Tax Increment Reinvestment Zone #2***  
**As of September 30, 2020**





**Town of Prosper, Texas**  
***Tax Increment Reinvestment Zone #2***  
**As of September 30, 2020**



**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
As of September 30, 2020

**PUBLIC INFRASTRUCTURE/BUILDING PROJECTS**

(Per Original RIRZ Agreement)

| K2 MIDDLE TOLLWAY CROSSING (160' RIGHT OF WAY)             |            | Capital Imps. Program |                  |
|--|------------|-----------------------|------------------|
|  | Units      | Cost                  | Total            |
| <b>Length of Street Segment (LF)</b>                       | <b>420</b> |                       |                  |
| 1 Erosion control measures                                 | STA        | \$400.00              | \$1,680.00       |
| 2 Excavation ( 3' in depth width of ROW )                  | CY         | \$2.75                | \$20,534         |
| 3 Drainage   | LF         | \$300.00              | \$126,000        |
| 4 10"-3600 PSI concrete street pavement (37' BB)           | SY         | \$65.00               | \$224,445        |
| 5 8" HMAC base material                                    | SY         | \$40.00               | \$138,120        |
| 6 12"(66lbs./sy) lime stabilized subgrade                  | SY         | \$5.50                | \$20,020         |
| 7 Hydrated lime material                                   | TN         | \$175.00              | \$21,000         |
| 8 Barrier free ramps                                       | EA         | \$1,250.00            | \$10,000         |
| 9 Street signs   | EA         | \$650.00              | \$2,600          |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00                | \$20,160         |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00                | \$0              |
| 12 Testing   | SY         | \$0.90                | \$3,276          |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%                 | \$17,635         |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00            | \$0              |
| <b>TOTAL COST OF K2 MIDDLE TOLLWAY CROSSING</b>            |            |                       | <b>\$605,470</b> |

| N1 WESTSIDE TOLLWAY SERVICE DRIVE (SOUTH)                  |              | Capital Imps. Program |                    | Public Enhancement |                  |
|--|--------------|-----------------------|--------------------|--------------------|------------------|
|  | Units        | Cost                  | Total              | Quantity           | Total            |
| <b>Length of Street (LF)</b>                               | <b>2,700</b> |                       |                    |                    |                  |
| 1 Erosion control measures                                 | STA          | \$400.00              | \$10,800.00        | 0                  | \$0              |
| 2 Excavation ( 3' in depth width of ROW )                  | CY           | \$2.75                | \$74,250           | 0                  | \$0              |
| 3 Drainage   | LF           | \$100.00              | \$270,000          | 0                  | \$0              |
| 4 10"-3600 PSI concrete street pavement (37' BB)           | SY           | \$65.00               | \$769,015          | 0                  | \$0              |
| 5 8" HMAC base material                                    | SY           | \$40.00               | \$473,240          | 0                  | \$0              |
| 6 12"(66lbs./sy) lime stabilized subgrade                  | SY           | \$5.50                | \$20,020           | 0                  | \$0              |
| 7 Hydrated lime material                                   | TN           | \$175.00              | \$72,100           | 0                  | \$0              |
| 8 Barrier free ramps                                       | EA           | \$1,250.00            | \$0                | 2                  | \$2,500          |
| 9 Street signs   | EA           | \$650.00              | \$0                | 3                  | \$1,950          |
| 10 6' wide concrete sidewalk                               | SF           | \$4.00                | \$0                | 32,400             | \$129,600        |
| 11 Additional concrete sidewalk for total of 12' each side | SF           | \$4.00                | \$0                | 0                  | \$0              |
| 12 Testing   | SY           | \$0.90                | \$3,276            | 0                  | \$0              |
| 13 Payment, performance & maintenance bonds                |              | \$548.03              | \$54,803           | 0                  | \$0              |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA           | \$1,200.00            | \$0                | 0                  | \$0              |
| <b>TOTAL COST OF N1 WESTSIDE TOLLWAY SERVICE DR.</b>       |              |                       | <b>\$1,747,504</b> |                    | <b>\$134,050</b> |

| N2 WESTSIDE TOLLWAY SERVICE DRIVE (NORTH)                  |              | Capital Imps. Program |                    | Public Enhancement |                  |
|--|--------------|-----------------------|--------------------|--------------------|------------------|
|  | Units        | Cost                  | Total              | Quantity           | Total            |
| <b>Length of Street (LF)</b>                               | <b>2,155</b> |                       |                    |                    |                  |
| 1 Erosion control measures                                 | STA          | \$400.00              | \$8,620.00         | 0                  | \$0              |
| 2 Excavation ( 3' in depth width of ROW )                  | CY           | \$2.75                | \$59,263           | 0                  | \$0              |
| 3 Drainage   | LF           | \$100.00              | \$215,500          | 0                  | \$0              |
| 4 10"-3600 PSI concrete street pavement (37' B-B)          | SY           | \$65.00               | \$714,350          | 0                  | \$0              |
| 5 8" HMAC base material                                    | SY           | \$40.00               | \$439,600          | 0                  | \$0              |
| 6 12"(66lbs./sy) lime stabilized subgrade                  | SY           | \$5.50                | \$20,020           | 0                  | \$0              |
| 7 Hydrated lime material                                   | TN           | \$175.00              | \$66,850           | 0                  | \$0              |
| 8 Barrier free ramps                                       | EA           | \$1,250.00            | \$0                | 4                  | \$5,000          |
| 9 Street signs   | EA           | \$650.00              | \$0                | 3                  | \$1,950          |
| 10 6' wide concrete sidewalk                               | SF           | \$4.00                | \$0                | 25,860             | \$103,440        |
| 11 Additional concrete sidewalk for total of 12' each side | SF           | \$4.00                | \$0                | 0                  | \$0              |
| 12 Testing   | SY           | \$0.90                | \$3,276            | 0                  | \$0              |
| 13 Payment, performance & maintenance bonds                |              | \$49,136              | \$49,136           | 0                  | \$0              |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA           | \$1,200.00            | \$0                | 0                  | \$0              |
| <b>TOTAL COST OF N2 WESTSIDE TOLLWAY SERVICE DR.</b>       |              |                       | <b>\$1,576,615</b> |                    | <b>\$110,390</b> |

Public

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
As of September 30, 2020

| K3 EAST/WEST (4 LANES 90' RIGHT OF WAY) LOVERS LANE        |       |             | Capital Imps. Program |                  | Enhancement |                 |
|--|-------|-------------|-----------------------|------------------|-------------|-----------------|
| 2 - 25' B-B with median                                    | Units | Cost        | Quantity              | Total            | Quantity    | Total           |
| Length of Street Segment (LF)                              | 1,110 |             |                       |                  |             |                 |
| 1 Erosion control measures                                 | STA   | \$400.00    | 11                    | \$4,440.00       | 0           | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY    | \$2.75      | 7,400                 | \$20,350         | 0           | \$0             |
| 3 Drainage   | LF    | \$200.00    | 1,110                 | \$222,000        | 0           | \$0             |
| 4 8"-3600 PSI concrete street pavement                     | SY    | \$48.00     | 7,627                 | \$366,096        | 0           | \$0             |
| 5 6"(33lbs./sy) lime stabilized subgrade                   | SY    | \$2.75      | 8,237                 | \$22,652         | 0           | \$0             |
| 6 Hydrated lime material                                   | TN    | \$175.00    | 136                   | \$23,800         | 0           | \$0             |
| 7 Barrier free ramps                                       | EA    | \$1,250.00  | 0                     | \$0              | 0           | \$0             |
| 8 Street signs   | EA    | \$650.00    | 0                     | \$0              | 2           | \$1,300         |
| 9 6' wide concrete sidewalk                                | SF    | \$4.00      | 0                     | \$0              | 13,320      | \$53,280        |
| 10 Additional concrete sidewalk for total of 12' each side | SF    | \$4.00      | 0                     | \$0              | 0           | \$0             |
| 11 Testing   | SY    | \$0.90      | 8,237                 | \$7,413          | 0           | \$0             |
| 12 Payment, performance & maintenance bonds                | LS    | \$21,640.00 | 1                     | \$21,640         | 0           | \$0             |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA    | \$1,200.00  | 0                     | \$0              | 0           | \$0             |
| <b>TOTAL COST OF "K3" AT LOVERS LANE</b>                   |       |             |                       | <b>\$688,391</b> |             | <b>\$54,580</b> |

| K4 EAST/WEST (4 LANES 90' RIGHT OF WAY) LOVERS LANE        |       |             | Capital Imps. Program |                  | Public Enhancement |                 |
|--|-------|-------------|-----------------------|------------------|--------------------|-----------------|
| 2 - 25' B-B with median                                    | Units | Cost        | Quantity              | Total            | Quantity           | Total           |
| Length of Street Segment (LF)                              | 450   |             |                       |                  |                    |                 |
| 1 Erosion control measures                                 | STA   | \$400.00    | 5                     | \$1,800.00       | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY    | \$2.75      | 3,000                 | \$8,250          | 0                  | \$0             |
| 3 Drainage   | LF    | \$300.00    | 450                   | \$135,000        | 0                  | \$0             |
| 4 8"-3600 PSI concrete street pavement                     | SY    | \$48.00     | 3,495                 | \$167,760        | 0                  | \$0             |
| 5 6"(33lbs./sy) lime stabilized subgrade                   | SY    | \$2.75      | 3,775                 | \$10,381         | 0                  | \$0             |
| 6 Hydrated lime material                                   | TN    | \$175.00    | 62                    | \$10,850         | 0                  | \$0             |
| 7 Barrier free ramps                                       | EA    | \$1,250.00  | 0                     | \$0              | 0                  | \$0             |
| 8 Street signs   | EA    | \$650.00    | 0                     | \$0              | 1                  | \$650           |
| 9 6' wide concrete sidewalk                                | SF    | \$4.00      | 0                     | \$0              | 5,400              | \$21,600        |
| 10 Additional concrete sidewalk for total of 12' each side | SF    | \$4.00      | 0                     | \$0              | 0                  | \$0             |
| 11 Testing   | SY    | \$0.90      | 3,775                 | \$3,398          | 0                  | \$0             |
| 12 Payment, performance & maintenance bonds                |       | \$10,791.00 | 1                     | \$10,791         | 0                  | \$0             |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA    | \$1,200.00  | 0                     | \$0              | 0                  | \$0             |
| <b>SUBTOTAL</b>  |       |             |                       | <b>\$348,230</b> |                    | <b>\$22,250</b> |

| K5 EAST/WEST (4 LANES 90' RIGHT OF WAY) LOVERS LANE        |       |             | Capital Imps. Program |                  | Public Enhancement |                 |
|--|-------|-------------|-----------------------|------------------|--------------------|-----------------|
| 2 - 25' B-B with median                                    | Units | Cost        | Quantity              | Total            | Quantity           | Total           |
| Length of Street Segment (LF)                              | 900   |             |                       |                  |                    |                 |
| 1 Erosion control measures                                 | STA   | \$400.00    | 9                     | \$3,600.00       | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY    | \$2.75      | 6,000                 | \$16,500         | 0                  | \$0             |
| 3 Drainage   | LF    | \$100.00    | 900                   | \$90,000         | 0                  | \$0             |
| 4 8"-3600 PSI concrete street pavement                     | SY    | \$48.00     | 6,863                 | \$319,824        | 0                  | \$0             |
| 5 6"(33lbs./sy) lime stabilized subgrade                   | SY    | \$2.75      | 7,196                 | \$19,789         | 0                  | \$0             |
| 6 Hydrated lime material                                   | TN    | \$175.00    | 119                   | \$20,825         | 0                  | \$0             |
| 7 Barrier free ramps                                       | EA    | \$1,250.00  | 0                     | \$0              | 0                  | \$0             |
| 8 Street signs   | EA    | \$650.00    | 0                     | \$0              | 1                  | \$650           |
| 9 6' wide concrete sidewalk                                | SF    | \$4.00      | 0                     | \$0              | 10,800             | \$43,200        |
| 10 Additional concrete sidewalk for total of 12' each side | SF    | \$4.00      | 0                     | \$0              | 0                  | \$0             |
| 11 Testing   | SY    | \$0.90      | 7,196                 | \$6,476          | 0                  | \$0             |
| 12 Payment, performance & maintenance bonds                |       | \$15,626.00 | 1                     | \$15,626         | 0                  | \$0             |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA    | \$1,200.00  | 0                     | \$0              | 0                  | \$0             |
| <b>SUBTOTAL</b>  |       |             |                       | <b>\$492,640</b> |                    | <b>\$43,850</b> |



**Town of Prosper, Texas**  
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| <b>K6 EAST/WEST (4 LANES 90' RIGHT OF WAY) LOVERS LANE</b> |              |             | <b>Capital Imps. Program</b> |                    |
|--|--------------|-------------|------------------------------|--------------------|
| <b>2 - 25' B-B with median</b>                             | <b>Units</b> | <b>Cost</b> | <b>Quantity</b>              | <b>Total</b>       |
| <b>Length of Street Segment (LF)</b>                       | <b>1,980</b> |             |                              |                    |
| 1 Erosion control measures                                 | STA          | \$400.00    | 20                           | \$7,920.00         |
| 2 Excavation ( 2' in depth width of ROW )                  | CY           | \$2.75      | 13,200                       | \$36,300           |
| 3 Drainage   | LF           | \$200.00    | 1,980                        | \$396,000          |
| 4 8"-3600 PSI concrete street pavement                     | SY           | \$48.00     | 10,972                       | \$526,656          |
| 5 6"(33lbs./sy) lime stabilized subgrade                   | SY           | \$2.75      | 11,850                       | \$32,588           |
| 6 Hydrated lime material                                   | TN           | \$175.00    | 196                          | \$34,300           |
| 7 Barrier free ramps                                       | EA           | \$1,250.00  | 0                            | \$0                |
| 8 Street signs   | EA           | \$650.00    | 2                            | \$1,300            |
| 9 6' wide concrete sidewalk                                | SF           | \$4.00      | 23,760                       | \$95,040           |
| 10 Additional concrete sidewalk for total of 12' each side | SF           | \$4.00      | 0                            | \$0                |
| 11 Testing   | SY           | \$0.90      | 11,850                       | \$10,665           |
| 12 Payment, performance & maintenance bonds                | LS           | 3.00%       | 1                            | \$34,223           |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA           | \$1,200.00  | 0                            | \$0                |
| <b>SUBTOTAL</b>  |              |             |                              | <b>\$1,174,992</b> |

| <b>K7 NORTH/SOUTH (4 LANES 90' RIGHT OF WAY) LOVERS LANE</b> |              |             | <b>Capital Imps. Program</b> |                  |
|--|--------------|-------------|------------------------------|------------------|
| <b>2 - 25' B-B with median</b>                               | <b>Units</b> | <b>Cost</b> | <b>Quantity</b>              | <b>Total</b>     |
| <b>Length of Street Segment (LF)</b>                         | <b>1,920</b> |             |                              |                  |
| 1 Erosion control measures                                   | STA          | \$400.00    | 19                           | \$7,680.00       |
| 2 Excavation ( 2' in depth width of ROW )                    | CY           | \$2.75      | 12,800                       | \$35,200         |
| 3 Drainage   | LF           | \$100.00    | 1,920                        | \$192,000        |
| 4 8"-3600 PSI concrete street pavement                       | SY           | \$48.00     | 11,108                       | \$533,184        |
| 5 6"(33lbs./sy) lime stabilized subgrade                     | SY           | \$2.75      | 11,997                       | \$32,992         |
| 6 Hydrated lime material                                     | TN           | \$175.00    | 198                          | \$34,650         |
| 7 Barrier free ramps   | EA           | \$1,250.00  | 0                            | \$0              |
| 8 Street signs   | EA           | \$650.00    | 2                            | \$1,300          |
| 9 6' wide concrete sidewalk                                  | SF           | \$4.00      | 23,040                       | \$92,160         |
| 10 Additional concrete sidewalk for total of 12' each side   | SF           | \$4.00      | 0                            | \$0              |
| 11 Testing   | SY           | \$0.90      | 11,997                       | \$10,797         |
| 12 Payment, performance & maintenance bonds                  | LS           | 3.00%       | 1                            | \$28,199         |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.)    | EA           | \$1,200.00  | 0                            | \$0              |
| <b>SUBTOTAL</b>  |              |             |                              | <b>\$968,162</b> |

|   |                    |                  |
|---|--------------------|------------------|
| <b>TOTAL COST OF K3, K4, K5, &amp; K7</b> | <b>\$2,497,423</b> | <b>\$120,680</b> |
|---|--------------------|------------------|

| <b>J3</b>  |              |             | <b>Capital Imps. Program</b> |                  |
|--|--------------|-------------|------------------------------|------------------|
| <b>2 - 25' B-B with median</b>                             | <b>Units</b> | <b>Cost</b> | <b>Quantity</b>              | <b>Total</b>     |
| <b>Length of Street Segment (LF)</b>                       | <b>860</b>   |             |                              |                  |
| 1 Erosion control measures                                 | STA          | \$400.00    | 9                            | \$3,440.00       |
| 2 Excavation ( 2' in depth width of ROW )                  | CY           | \$2.75      | 5,733                        | \$15,767         |
| 3 Drainage   | LF           | \$300.00    | 860                          | \$258,000        |
| 4 8"-3600 PSI concrete street pavement (37' B-B)           | SY           | \$48.00     | 5,945                        | \$285,360        |
| 5 6"(33lbs./sy) lime stabilized subgrade                   | SY           | \$2.75      | 6,421                        | \$17,658         |
| 6 Hydrated lime material                                   | TN           | \$175.00    | 106                          | \$18,550         |
| 7 Barrier free ramps                                       | EA           | \$1,250.00  | 2                            | \$2,500          |
| 8 Street signs   | EA           | \$650.00    | 2                            | \$1,300          |
| 9 6' wide concrete sidewalk                                | SF           | \$4.00      | 10,320                       | \$41,280         |
| 10 Additional concrete sidewalk for total of 12' each side | SF           | \$4.00      | 0                            | \$0              |
| 11 Testing   | SY           | \$0.90      | 6,421                        | \$5,779          |
| 12 Payment, performance & maintenance bonds                | LS           | 3.00%       | 1                            | \$19,489         |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA           | \$1,200.00  | 0                            | \$0              |
| <b>SUBTOTAL</b>  |              |             |                              | <b>\$669,122</b> |



**Town of Prosper, Texas**  
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| J4                            |   | Capital Imps. Program |            |          |                  |
|-------------------------------|---|-----------------------|------------|----------|------------------|
| 2 - 25' B-B with median       |   | Units                 | Cost       | Quantity | Total            |
| Length of Street Segment (LF) |   | 850                   |            |          |                  |
| 1                             | Erosion control measures                                | STA                   | \$400.00   | 9        | \$3,400.00       |
| 2                             | Excavation ( 2' in depth width of ROW )                 | CY                    | \$2.75     | 5,667    | \$15,583         |
| 3                             | Drainage  | LF                    | \$300.00   | 850      | \$255,000        |
| 4                             | 8"-3600 PSI concrete street pavement (37' B-B)          | SY                    | \$48.00    | 5,982    | \$287,136        |
| 5                             | 6"(33lbs./sy) lime stabilized subgrade                  | SY                    | \$2.75     | 6,461    | \$17,768         |
| 6                             | Hydrated lime material                                  | TN                    | \$175.00   | 107      | \$18,725         |
| 7                             | Barrier free ramps                                      | EA                    | \$1,250.00 | 0        | \$0              |
| 8                             | Street signs  | EA                    | \$650.00   | 2        | \$1,300          |
| 9                             | 6' wide concrete sidewalk                               | SF                    | \$4.00     | 10,200   | \$40,800         |
| 10                            | Additional concrete sidewalk for total of 12' each side | SF                    | \$4.00     | 0        | \$0              |
| 11                            | Testing   | SY                    | \$0.90     | 6,461    | \$5,815          |
| 12                            | Payment, performance & maintenance bonds                | LS                    | 3.00%      | 1        | \$19,366         |
| 13                            | Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA                    | \$1,200.00 | 0        | \$0              |
| <b>SUBTOTAL</b>               |   |                       |            |          | <b>\$664,893</b> |

| J5                            |   | Capital Imps. Program |            |          |                  |
|-------------------------------|---|-----------------------|------------|----------|------------------|
| Segment J5                    |   | Units                 | Cost       | Quantity | Total            |
| Length of Street Segment (LF) |   | 1,100                 |            |          |                  |
| 1                             | Erosion control measures                                | STA                   | \$400.00   | 11       | \$4,440.00       |
| 2                             | Excavation ( 2' in depth width of ROW )                 | CY                    | \$2.75     | 7,400    | \$20,350         |
| 3                             | Drainage  | LF                    | \$200.00   | 1,110    | \$222,000        |
| 4                             | 8"-3600 PSI concrete street pavement (37' B-B)          | SY                    | \$48.00    | 6,334    | \$304,032        |
| 5                             | 6"(33lbs./sy) lime stabilized subgrade                  | SY                    | \$2.75     | 6,841    | \$18,813         |
| 6                             | Hydrated lime material                                  | TN                    | \$175.00   | 113      | \$19,775         |
| 7                             | Barrier free ramps                                      | EA                    | \$1,250.00 | 0        | \$0              |
| 8                             | Street signs  | EA                    | \$650.00   | 3        | \$1,950          |
| 9                             | 6' wide concrete sidewalk                               | SF                    | \$4.00     | 13,320   | \$53,280         |
| 10                            | Additional concrete sidewalk for total of 12' each side | SF                    | \$4.00     | 0        | \$0              |
| 11                            | Testing   | SY                    | \$0.90     | 6,841    | \$6,157          |
| 12                            | Payment, performance & maintenance bonds                | LS                    | 3.00%      | 1        | \$19,524         |
| 13                            | Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA                    | \$1,200.00 | 0        | \$0              |
| <b>SUBTOTAL</b>               |   |                       |            |          | <b>\$670,321</b> |

**TOTAL COST OF STREET "J" \$2,004,336**

| STREET "A"                    |   | Public |            |           |                  | Public Enhancement |                 |
|-------------------------------|---|--------|------------|-----------|------------------|--------------------|-----------------|
| Street "A5"                   |   | Units  | Cost       | Quantity  | Total            | Quantity           | Total           |
| Length of Street Segment (LF) |   | 380    |            | 2-25' B-B |                  | 2-25' B-B          |                 |
| 1                             | Erosion control measures                                | STA    | \$400.00   | 4         | \$1,520.00       | 0                  | \$0             |
| 2                             | Excavation ( 2' in depth width of ROW )                 | CY     | \$2.75     | 2,449     | \$6,735          | 0                  | \$0             |
| 3                             | Drainage  | LF     | \$100.00   | 380       | \$38,000         | 0                  | \$0             |
| 4                             | 8"-3600 PSI concrete street pavement                    | SY     | \$48.00    | 2,060     | \$98,880         | 0                  | \$0             |
| 5                             | 6"-3600 PSI conc. parking                               | SY     | \$40.00    | 0         | \$0              | 0                  | \$0             |
| 6                             | 6"(33lbs./sy) lime stabilized subgrade                  | SY     | \$2.75     | 2,225     | \$6,119          | 0                  | \$0             |
| 7                             | Hydrated lime material                                  | TN     | \$175.00   | 37        | \$6,475          | 0                  | \$0             |
| 8                             | Barrier free ramps                                      | EA     | \$1,250.00 | 0         | \$0              | 4                  | \$5,000         |
| 9                             | Street signs  | EA     | \$650.00   | 0         | \$0              | 2                  | \$1,300         |
| 10                            | 6' wide concrete sidewalk                               | SF     | \$4.00     | 4,560     | \$18,240         | 0                  | \$0             |
| 11                            | Additional concrete sidewalk for total of 12' each side | SF     | \$4.00     | 0         | \$0              | 4,560              | \$18,240        |
| 12                            | Testing   | SY     | \$0.90     | 2,225     | \$2,003          | 0                  | \$0             |
| 13                            | Payment, performance & maintenance bonds                | LS     | 3.00%      | 1         | \$5,339          | 1                  | \$736           |
| 14                            | Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA     | \$1,200.00 | 0         | \$0              | 26                 | \$31,200        |
| <b>SUBTOTAL</b>               |   |        |            |           | <b>\$183,310</b> |                    | <b>\$56,476</b> |

**Town of Prosper, Texas**  
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| Street "A4"  | Units      | Cost       | Public           |                  | Public Enhancement |                 |
|--|------------|------------|------------------|------------------|--------------------|-----------------|
|  |            |            | Quantity         | Total            | Quantity           | Total           |
| <b>Length of Street Segment (LF)</b>                       | <b>585</b> |            | <b>2-25' B-B</b> |                  | <b>2-25' B-B</b>   |                 |
| 1 Erosion control measures                                 | STA        | \$400.00   | 6                | \$2,340.00       | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 5,503            | \$15,134         | 0                  | \$0             |
| 3 Drainage   | LF         | \$100.00   | 585              | \$58,500         | 0                  | \$0             |
| 4 8"-3600 PSI concrete street pavement                     | SY         | \$48.00    | 3,250            | \$156,000        | 0                  | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 2,611            | \$104,440        | 0                  | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 6,330            | \$17,408         | 0                  | \$0             |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 104              | \$18,200         | 0                  | \$0             |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0                | \$0              | 8                  | \$10,000        |
| 9 Street signs   | EA         | \$650.00   | 0                | \$0              | 4                  | \$2,600         |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 7,020            | \$28,080         | 0                  | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0                | \$0              | 7,020              | \$28,080        |
| 12 Testing   | SY         | \$0.90     | 6,330            | \$5,697          | 0                  | \$0             |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1                | \$12,174         | 1                  | \$1,220         |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0                | \$0              | 40                 | \$48,000        |
| <b>SUBTOTAL</b>  |            |            |                  | <b>\$417,973</b> |                    | <b>\$89,900</b> |

| Circle "A2"  | Units | Cost       | 25' B-B    |                  | 25' B-B    |                 |
|--|-------|------------|------------|------------------|------------|-----------------|
|  |       |            | Quantity   | Total            | Quantity   | Total           |
| <b>Circumference Circle/Length of Street (LF)</b>          |       |            | <b>487</b> |                  | <b>487</b> |                 |
| 1 Erosion control measures                                 | STA   | \$400.00   | 5          | \$1,948.00       | 0          | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY    | \$2.75     | 1,804      | \$4,960          | 0          | \$0             |
| 3 Drainage   | LF    | \$100.00   | 487        | \$48,700         | 0          | \$0             |
| 4 8"-3600 PSI concrete street pavement                     | SY    | \$48.00    | 1,412      | \$67,776         | 0          | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY    | \$40.00    | 0          | \$0              | 0          | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY    | \$2.75     | 1,524      | \$4,191          | 0          | \$0             |
| 7 Hydrated lime material                                   | TN    | \$175.00   | 25         | \$4,375          | 0          | \$0             |
| 8 Barrier free ramps                                       | EA    | \$1,250.00 | 0          | \$0              | 0          | \$0             |
| 9 Street signs   | EA    | \$650.00   | 0          | \$0              | 0          | \$0             |
| 10 6' wide concrete sidewalk                               | SF    | \$4.00     | 5,334      | \$21,336         | 0          | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF    | \$4.00     | 0          | \$0              | 5,334      | \$21,336        |
| 12 Testing   | SY    | \$0.90     | 1,524      | \$1,372          | 0          | \$0             |
| 13 Payment, performance & maintenance bonds                | LS    | 3.00%      | 1          | \$4,640          | 1          | \$640           |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA    | \$1,200.00 | 0          | \$0              | 27         | \$32,400        |
| <b>SUBTOTAL</b>  |       |            |            | <b>\$159,298</b> |            | <b>\$54,376</b> |

| Street "A3"  | Units      | Cost       | 2-25' B-B        |                  | 2-25' B-B        |                 |
|--|------------|------------|------------------|------------------|------------------|-----------------|
|  |            |            | Quantity         | Total            | Quantity         | Total           |
| <b>Length of Street Segment (LF)</b>                       | <b>360</b> |            | <b>2-25' B-B</b> |                  | <b>2-25' B-B</b> |                 |
| 1 Erosion control measures                                 | STA        | \$400.00   | 4                | \$1,440.00       | 0                | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 3,387            | \$9,313          | 0                | \$0             |
| 3 Drainage   | LF         | \$200.00   | 360              | \$72,000         | 0                | \$0             |
| 4 8"-3600 PSI concrete street pavement                     | SY         | \$48.00    | 2,000            | \$96,000         | 0                | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 1,157            | \$46,280         | 0                | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 3,410            | \$9,378          | 0                | \$0             |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 56               | \$9,800          | 0                | \$0             |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0                | \$0              | 8                | \$10,000        |
| 9 Street signs   | EA         | \$650.00   | 0                | \$0              | 4                | \$2,600         |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 4,320            | \$17,280         | 0                | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0                | \$0              | 4,320            | \$17,280        |
| 12 Testing   | SY         | \$0.90     | 3,410            | \$3,069          | 0                | \$0             |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1                | \$7,937          | 1                | \$896           |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0                | \$0              | 18               | \$21,600        |
| <b>SUBTOTAL</b>  |            |            |                  | <b>\$272,497</b> |                  | <b>\$52,376</b> |

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
As of September 30, 2020

| Street "A2"  | Units      | Cost       | Public           |                  | Public Enhancement |                 |
|--|------------|------------|------------------|------------------|--------------------|-----------------|
|  |            |            | Quantity         | Total            | Quantity           | Total           |
| <b>Length of Street Segment (LF)</b>                       | <b>430</b> |            | <b>2-25' B-B</b> |                  | <b>2-25' B-B</b>   |                 |
| 1 Erosion control measures                                 | STA        | \$400.00   | 4                | \$1,720.00       | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 4,045            | \$11,124         | 0                  | \$0             |
| 3 Drainage   | LF         | \$200.00   | 430              | \$86,000         | 0                  | \$0             |
| 4 8"-3600 PSI concrete street pavement                     | SY         | \$48.00    | 2,389            | \$114,672        | 0                  | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 1,358            | \$54,320         | 0                  | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 4,047            | \$11,129         | 0                  | \$0             |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 67               | \$11,725         | 0                  | \$0             |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0                | \$0              | 2                  | \$2,500         |
| 9 Street signs   | EA         | \$650.00   | 0                | \$0              | 1                  | \$650           |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 5,160            | \$20,640         | 0                  | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0                | \$0              | 5,160              | \$20,640        |
| 12 Testing   | SY         | \$0.90     | 4,047            | \$3,642          | 0                  | \$0             |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1                | \$9,449          | 1                  | \$714           |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0                | \$0              | 28                 | \$33,600        |
| <b>SUBTOTAL</b>  |            |            |                  | <b>\$324,422</b> |                    | <b>\$58,104</b> |

| Circle "A1"  | Units | Cost       | Public         |                  | Public Enhancement |                 |
|--|-------|------------|----------------|------------------|--------------------|-----------------|
|  |       |            | Quantity       | Total            | Quantity           | Total           |
| <b>Circumference of Circle (LF)</b>                        |       |            | <b>25' B-B</b> |                  | <b>25' B-B</b>     |                 |
| <b>Circumference Circle/Length of Street (LF)</b>          |       |            | <b>393</b>     |                  | <b>393</b>         |                 |
| 1 Erosion control measures                                 | STA   | \$400.00   | 4              | \$1,572.00       | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY    | \$2.75     | 1,456          | \$4,003          | 0                  | \$0             |
| 3 Drainage   | LF    | \$100.00   | 393            | \$39,300         | 0                  | \$0             |
| 4 8"-3600 PSI concrete street pavement                     | SY    | \$48.00    | 948            | \$45,504         | 0                  | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY    | \$40.00    | 0              | \$0              | 0                  | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY    | \$2.75     | 1,024          | \$2,816          | 0                  | \$0             |
| 7 Hydrated lime material                                   | TN    | \$175.00   | 17             | \$2,975          | 0                  | \$0             |
| 8 Barrier free ramps                                       | EA    | \$1,250.00 | 0              | \$0              | 0                  | \$0             |
| 9 Street signs   | EA    | \$650.00   | 0              | \$0              | 2                  | \$1,300         |
| 10 6' wide concrete sidewalk                               | SF    | \$4.00     | 4,206          | \$16,824         | 0                  | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF    | \$4.00     | 0              | \$0              | 4,206              | \$16,824        |
| 12 Testing   | SY    | \$0.90     | 1,024          | \$922            | 0                  | \$0             |
| 13 Payment, performance & maintenance bonds                | LS    | 3.00%      | 1              | \$3,417          | 1                  | \$544           |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA    | \$1,200.00 | 0              | \$0              | 20                 | \$24,000        |
| <b>SUBTOTAL</b>  |       |            |                | <b>\$117,333</b> |                    | <b>\$42,668</b> |

| Street "A1"   | Units      | Cost       | Public   |                  | Public Enhancement |                  |
|---|------------|------------|----------|------------------|--------------------|------------------|
|   |            |            | Quantity | Total            | Quantity           | Total            |
| <b>Length of Street Segment (LF)</b>                      | <b>960</b> |            |          |                  |                    |                  |
| 1 Erosion control measures                                | STA        | \$400.00   | 10       | \$3,840.00       | 0                  | \$0              |
| 2 Excavation ( 2' in depth width of ROW )                 | CY         | \$2.75     | 3,911    | \$10,755         | 0                  | \$0              |
| 3 Drainage  | LF         | \$100.00   | 960      | \$96,000         | 0                  | \$0              |
| 3 8"-3600 PSI concrete street pavement                    | SY         | \$48.00    | 1,387    | \$66,576         | 0                  | \$0              |
| 4 6"-3600 PSI conc. parking                               | SY         | \$40.00    | 1,810    | \$72,400         | 0                  | \$0              |
| 4 6"(33lbs./sy) lime stabilized subgrade                  | SY         | \$2.75     | 3,452    | \$9,493          | 0                  | \$0              |
| 5 Hydrated lime material                                  | TN         | \$175.00   | 57       | \$9,975          | 0                  | \$0              |
| 5 Barrier free ramps                                      | EA         | \$1,250.00 | 0        | \$0              | 8                  | \$10,000         |
| 6 Street signs  | EA         | \$650.00   | 0        | \$0              | 4                  | \$2,600          |
| 6 6' wide concrete sidewalk                               | SF         | \$4.00     | 11,520   | \$46,080         | 0                  | \$0              |
| 7 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0        | \$0              | 11,520             | \$46,080         |
| 7 Testing   | SY         | \$0.90     | 3,452    | \$3,107          | 0                  | \$0              |
| 8 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1        | \$9,547          | 1                  | \$1,760          |
| 8 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0        | \$0              | 64                 | \$76,800         |
| <b>SUBTOTAL</b>   |            |            |          | <b>\$327,773</b> |                    | <b>\$137,240</b> |

|                                  |  |  |  |                    |  |                  |
|----------------------------------|--|--|--|--------------------|--|------------------|
| <b>TOTAL COST OF STREET " A"</b> |  |  |  | <b>\$1,802,605</b> |  | <b>\$491,141</b> |
|----------------------------------|--|--|--|--------------------|--|------------------|



**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
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| STREET "B"                         |   | Public |            |          |                  | Public Enhancement |                 |
|------------------------------------|---|--------|------------|----------|------------------|--------------------|-----------------|
|                                    |   | Units  | Cost       | Quantity | Total            | Quantity           | Total           |
| Street "B-4"                       |   | 400    |            | 25' B-B  |                  | 25' B-B            |                 |
| Length of Street Segment (LF)      |   |        |            | 25' B-B  |                  | 25' B-B            |                 |
| 1                                  | Erosion control measures                                | STA    | \$400.00   | 4        | \$1,600.00       | 0                  | \$0             |
| 2                                  | Excavation ( 2' in depth width of ROW )                 | CY     | \$2.75     | 3,763    | \$10,348         | 0                  | \$0             |
| 3                                  | Drainage  | LF     | \$200.00   | 400      | \$80,000         | 0                  | \$0             |
| 4                                  | 7"-3600 PSI concrete street pavement                    | SY     | \$42.00    | 1,111    | \$46,667         | 0                  | \$0             |
| 5                                  | 6"-3600 PSI conc. parking                               | SY     | \$40.00    | 1,173    | \$46,920         | 0                  | \$0             |
| 6                                  | 6"(33lbs./sy) lime stabilized subgrade                  | SY     | \$2.75     | 2,467    | \$6,784          | 0                  | \$0             |
| 7                                  | Hydrated lime material                                  | TN     | \$175.00   | 41       | \$7,175          | 0                  | \$0             |
| 8                                  | Barrier free ramps                                      | EA     | \$1,250.00 | 0        | \$0              | 2                  | \$2,500         |
| 9                                  | Street signs  | EA     | \$650.00   | 0        | \$0              | 2                  | \$1,300         |
| 10                                 | 6' wide concrete sidewalk                               | SF     | \$4.00     | 4,800    | \$19,200         | 0                  | \$0             |
| 11                                 | Additional concrete sidewalk for total of 12' each side | SF     | \$4.00     | 0        | \$0              | 4,800              | \$19,200        |
| 12                                 | Testing   | SY     | \$0.90     | 2,467    | \$2,220          | 0                  | \$0             |
| 13                                 | Payment, performance & maintenance bonds                | LS     | 3.00%      | 1        | \$6.627          | 1                  | \$690           |
| 14                                 | Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA     | \$1,200.00 | 0        | \$0              | 27                 | \$32,400        |
| <b>TOTAL COST OF STREET " B-4"</b> |   |        |            |          | <b>\$227,542</b> |                    | <b>\$56,090</b> |

**CIRCLE "B1"**

| Circle "B1"                                |   | Public |            |          |                  | Public Enhancement |                 |
|--|---|--------|------------|----------|------------------|--------------------|-----------------|
|  |   | Units  | Cost       | Quantity | Total            | Quantity           | Total           |
| Circumference of Circle (LF)               |   |        |            | 25' B-B  |                  | 25' B-B            |                 |
| Circumference Circle/Length of Street (LF) |   |        |            | 518      |                  | 518                |                 |
| 1  | Erosion control measures                                | STA    | \$400.00   | 5        | \$2,072.00       | 0                  | \$0             |
| 2  | Excavation ( 2' in depth width of ROW )                 | CY     | \$2.75     | 1,919    | \$5,276          | 0                  | \$0             |
| 3  | Drainage  | LF     | \$100.00   | 518      | \$51,800         | 0                  | \$0             |
| 4  | 7"-3600 PSI concrete street pavement                    | SY     | \$42.00    | 1,372    | \$57,624         | 0                  | \$0             |
| 5  | 6"-3600 PSI conc. parking                               | SY     | \$40.00    | 0        | \$0              | 0                  | \$0             |
| 6  | 6"(33lbs./sy) lime stabilized subgrade                  | SY     | \$2.75     | 1,482    | \$4,076          | 0                  | \$0             |
| 7  | Hydrated lime material                                  | TN     | \$175.00   | 24       | \$4,200          | 0                  | \$0             |
| 8  | Barrier free ramps                                      | EA     | \$1,250.00 | 0        | \$0              | 0                  | \$0             |
| 9  | Street signs  | EA     | \$650.00   | 0        | \$0              | 0                  | \$0             |
| 10   | 6' wide concrete sidewalk                               | SF     | \$4.00     | 5,706    | \$22,824         | 0                  | \$0             |
| 11   | Additional concrete sidewalk for total of 12' each side | SF     | \$4.00     | 0        | \$0              | 5,706              | \$22,824        |
| 12   | Testing   | SY     | \$0.90     | 1,482    | \$1,334          | 0                  | \$0             |
| 13   | Payment, performance & maintenance bonds                | LS     | 3.00%      | 1        | \$4,476          | 1                  | \$685           |
| 14   | Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA     | \$1,200.00 | 0        | \$0              | 28                 | \$33,600        |
| <b>TOTAL COST OF CIRCLE " B1"</b>          |   |        |            |          | <b>\$153,681</b> |                    | <b>\$57,109</b> |

| Street "B-1"                  |   | Public |            |          |                  | Public Enhancement |                  |
|-------------------------------|---|--------|------------|----------|------------------|--------------------|------------------|
|                               |   | Units  | Cost       | Quantity | Total            | Quantity           | Total            |
| Length of Street Segment (LF) |   | 850    |            | 25' B-B  |                  | 25' B-B            |                  |
| 1                             | Erosion control measures                                | STA    | \$400.00   | 9        | \$3,400.00       | 0                  | \$0              |
| 2                             | Excavation ( 2' in depth width of ROW )                 | CY     | \$2.75     | 5,604    | \$15,410         | 0                  | \$0              |
| 3                             | Drainage  | LF     | \$200.00   | 850      | \$170,000        | 0                  | \$0              |
| 4                             | 7"-3600 PSI concrete street pavement                    | SY     | \$42.00    | 2,361    | \$99,162         | 0                  | \$0              |
| 5                             | 6"-3600 PSI conc. parking                               | SY     | \$40.00    | 2,929    | \$117,160        | 0                  | \$0              |
| 6                             | 6"(33lbs./sy) lime stabilized subgrade                  | SY     | \$2.75     | 5,712    | \$15,708         | 0                  | \$0              |
| 7                             | Hydrated lime material                                  | TN     | \$175.00   | 94       | \$16,450         | 0                  | \$0              |
| 8                             | Barrier free ramps                                      | EA     | \$1,250.00 | 0        | \$0              | 4                  | \$5,000          |
| 9                             | Street signs  | EA     | \$650.00   | 0        | \$0              | 2                  | \$1,300          |
| 10                            | 6' wide concrete sidewalk                               | SF     | \$4.00     | 10,200   | \$40,800         | 0                  | \$0              |
| 11                            | Additional concrete sidewalk for total of 12' each side | SF     | \$4.00     | 0        | \$0              | 10,200             | \$40,800         |
| 12                            | Testing   | SY     | \$0.90     | 5,712    | \$5,141          | 0                  | \$0              |
| 13                            | Payment, performance & maintenance bonds                | LS     | 3.00%      | 1        | \$14,497         | 1                  | \$1,413          |
| 14                            | Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA     | \$1,200.00 | 0        | \$0              | 56                 | \$67,200         |
| <b>SUBTOTAL</b>               |   |        |            |          | <b>\$497,728</b> |                    | <b>\$115,713</b> |



**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
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| Street "B-2"   | Units      | Cost       | Public         |                  | Public Enhancement |                 |
|--|------------|------------|----------------|------------------|--------------------|-----------------|
|  |            |            | Quantity       | Total            | Quantity           | Total           |
| <b>Length of Street Segment (LF)</b>                       | <b>680</b> |            | <b>25' B-B</b> |                  | <b>25' B-B</b>     |                 |
| 1 Erosion control measures                                 | STA        | \$400.00   | 7              | \$2,720.00       | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 4,483          | \$12,328         | 0                  | \$0             |
| 3 Drainage   | LF         | \$100.00   | 680            | \$68,000         | 0                  | \$0             |
| 3 7"-3600 PSI concrete street pavement                     | SY         | \$42.00    | 1,889          | \$79,338         | 0                  | \$0             |
| 4 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 2,337          | \$93,480         | 0                  | \$0             |
| 5 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 4,654          | \$12,799         | 0                  | \$0             |
| 6 Hydrated lime material                                   | TN         | \$175.00   | 75             | \$13,125         | 0                  | \$0             |
| 7 Barrier free ramps                                       | EA         | \$1,250.00 | 0              | \$0              | 2                  | \$2,500         |
| 8 Street signs   | EA         | \$400.00   | 0              | \$0              | 0                  | \$0             |
| 9 6' wide concrete sidewalk                                | SF         | \$4.00     | 8,160          | \$32,640         | 0                  | \$0             |
| 10 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0              | \$0              | 8,160              | \$32,640        |
| 11 Testing   | SY         | \$0.90     | 4,654          | \$4,189          | 0                  | \$0             |
| 12 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1              | \$9,559          | 1                  | \$1,054         |
| 13 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0              | \$0              | 43                 | \$51,600        |
| <b>SUBTOTAL</b>  |            |            |                | <b>\$328,177</b> |                    | <b>\$87,794</b> |

**STREET "B"**

| Street "B3"  | Units      | Cost       | Public         |                  | Public Enhancement |                 |
|--|------------|------------|----------------|------------------|--------------------|-----------------|
|  |            |            | Quantity       | Total            | Quantity           | Total           |
| <b>Length of Street Segment (LF)</b>                       | <b>410</b> |            | <b>25' B-B</b> |                  | <b>25' B-B</b>     |                 |
| 1 Erosion control measures                                 | STA        | \$400.00   | 4              | \$1,640          | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 1,488          | \$4,092          | 0                  | \$0             |
| 3 Drainage   | LF         | \$100.00   | 410            | \$41,000         | 0                  | \$0             |
| 4 7"-3600 PSI concrete street pavement                     | SY         | \$42.00    | 1,139          | \$47,838         | 0                  | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 0              | \$0              | 0                  | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 1,230          | \$3,383          | 0                  | \$0             |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 20             | \$3,500          | 0                  | \$0             |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0              | \$0              | 4                  | \$5,000         |
| 9 Street signs   | EA         | \$650.00   | 0              | \$0              | 1                  | \$650           |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 4,920          | \$19,680         | 0                  | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0              | \$0              | 4,920              | \$19,680        |
| 12 Testing   | SY         | \$0.90     | 1,230          | \$1,107          | 0                  | \$0             |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1              | \$3,667          | 1                  | \$760           |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0              | \$0              | 27                 | \$32,400        |
| <b>SUBTOTAL</b>  |            |            |                | <b>\$125,907</b> |                    | <b>\$58,490</b> |

**TOTAL COST OF STREET " B"****\$1,333,035****\$375,196****STREET "C2"**

| Street "C2"  | Units      | Cost       | Public             |                  | Public Enhancement |                 |
|--|------------|------------|--------------------|------------------|--------------------|-----------------|
|  |            |            | Quantity           | Total            | Quantity           | Total           |
| <b>Length of Street Segment (LF)</b>                       | <b>520</b> |            | <b>2 - 25' B-B</b> |                  | <b>2 - 25' B-B</b> |                 |
| 1 Erosion control measures                                 | STA        | \$400.00   | 5                  | \$2,080.00       | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 3,428              | \$9,427          | 0                  | \$0             |
| 3 Drainage   | LF         | \$300.00   | 520                | \$156,000        | 0                  | \$0             |
| 4 8"-3600 PSI concrete street pavement                     | SY         | \$48.00    | 1,444              | \$69,312         | 0                  | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 1,561              | \$62,440         | 0                  | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 1,560              | \$4,289          | 0                  | \$0             |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 48                 | \$8,400          | 0                  | \$0             |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0                  | \$0              | 2                  | \$2,500         |
| 9 Street signs   | EA         | \$650.00   | 0                  | \$0              | 1                  | \$650           |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 6,240              | \$24,960         | 0                  | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0                  | \$0              | 6,240              | \$24,960        |
| 12 Testing   | SY         | \$0.90     | 1,560              | \$1,404          | 0                  | \$0             |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1                  | \$10,149         | 1                  | \$843           |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0                  | \$0              | 35                 | \$41,600        |
| <b>TOTAL COST OF STREET " C2"</b>                          |            |            |                    | <b>\$348,461</b> |                    | <b>\$70,553</b> |

**Town of Prosper, Texas**  
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| STREET "D1"                       |   | Public |            |          | Public Enhancement |          |                 |
|-----------------------------------|---|--------|------------|----------|--------------------|----------|-----------------|
|                                   |   | Units  | Cost       | Quantity | Total              | Quantity | Total           |
| Street "D1"                       |   |        |            |          |                    |          |                 |
| Length of Street Segment (LF)     |   | 400    |            | 25' B-B  |                    | 25' B-B  |                 |
| 1                                 | Erosion control measures                                | STA    | \$400.00   | 4        | \$1,600.00         | 0        | \$0             |
| 2                                 | Excavation ( 2' in depth width of ROW )                 | CY     | \$2.75     | 2,637    | \$7,252            | 0        | \$0             |
| 3                                 | Drainage  | LF     | \$300.00   | 400      | \$120,000          | 0        | \$0             |
| 4                                 | 7"-3600 PSI concrete street pavement                    | SY     | \$42.00    | 1,111    | \$46,662           | 0        | \$0             |
| 5                                 | 6"-3600 PSI conc. parking                               | SY     | \$40.00    | 1,082    | \$43,280           | 0        | \$0             |
| 6                                 | 6"(33lbs./sy) lime stabilized subgrade                  | SY     | \$2.75     | 2,368    | \$6,512            | 0        | \$0             |
| 7                                 | Hydrated lime material                                  | TN     | \$175.00   | 39       | \$6,825            | 0        | \$0             |
| 8                                 | Barrier free ramps                                      | EA     | \$1,250.00 | 0        | \$0                | 4        | \$5,000         |
| 9                                 | Street signs  | EA     | \$650.00   | 0        | \$0                | 2        | \$1,300         |
| 10                                | 6' wide concrete sidewalk                               | SF     | \$4.00     | 4,800    | \$19,200           | 0        | \$0             |
| 11                                | Additional concrete sidewalk for total of 12' each side | SF     | \$4.00     | 0        | \$0                | 4,800    | \$19,200        |
| 12                                | Testing   | SY     | \$0.90     | 2,368    | \$2,131            | 0        | \$0             |
| 13                                | Payment, performance & maintenance bonds                | LS     | 3.00%      | 1        | \$7,604            | 1        | \$765           |
| 14                                | Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA     | \$1,200.00 | 0        | \$0                | 26       | \$31,200        |
| <b>TOTAL COST OF STREET " D1"</b> |   |        |            |          | <b>\$261,066</b>   |          | <b>\$57,465</b> |

| STREET "D2"                       |   | Public |            |          | Public Enhancement |          |                 |
|-----------------------------------|---|--------|------------|----------|--------------------|----------|-----------------|
|                                   |   | Units  | Cost       | Quantity | Total              | Quantity | Total           |
| Street "D2"                       |   |        |            |          |                    |          |                 |
| Length of Street Segment (LF)     |   | 340    |            | 25' B-B  |                    | 25' B-B  |                 |
| 1                                 | Erosion control measures                                | STA    | \$400.00   | 3        | \$1,360.00         | 0        | \$0             |
| 2                                 | Excavation ( 2' in depth width of ROW )                 | CY     | \$2.75     | 2,241    | \$6,164            | 0        | \$0             |
| 3                                 | Drainage  | LF     | \$200.00   | 340      | \$68,000           | 0        | \$0             |
| 4                                 | 7"-3600 PSI concrete street pavement                    | SY     | \$42.00    | 944      | \$39,648           | 0        | \$0             |
| 5                                 | 6"-3600 PSI conc. parking                               | SY     | \$40.00    | 1,225    | \$49,000           | 0        | \$0             |
| 6                                 | 6"(33lbs./sy) lime stabilized subgrade                  | SY     | \$2.75     | 2,343    | \$6,443            | 0        | \$0             |
| 7                                 | Hydrated lime material                                  | TN     | \$175.00   | 39       | \$6,825            | 0        | \$0             |
| 8                                 | Barrier free ramps                                      | EA     | \$1,250.00 | 0        | \$0                | 4        | \$5,000         |
| 9                                 | Street signs  | EA     | \$650.00   | 0        | \$0                | 2        | \$1,300         |
| 10                                | 6' wide concrete sidewalk                               | SF     | \$4.00     | 4,080    | \$16,320           | 0        | \$0             |
| 11                                | Additional concrete sidewalk for total of 12' each side | SF     | \$4.00     | 0        | \$0                | 4,080    | \$16,320        |
| 12                                | Testing   | SY     | \$0.90     | 2,343    | \$2,109            | 0        | \$0             |
| 13                                | Payment, performance & maintenance bonds                | LS     | 3.00%      | 1        | \$5,876            | 1        | \$679           |
| 14                                | Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA     | \$1,200.00 | 0        | \$0                | 24       | \$28,800        |
| <b>TOTAL COST OF STREET " D2"</b> |   |        |            |          | <b>\$201,745</b>   |          | <b>\$52,099</b> |

| STREET "D3"                       |   | Public |            |          | Public Enhancement |          |                 |
|-----------------------------------|---|--------|------------|----------|--------------------|----------|-----------------|
|                                   |   | Units  | Cost       | Quantity | Total              | Quantity | Total           |
| Street "D3"                       |   |        |            |          |                    |          |                 |
| Length of Street Segment (LF)     |   | 200    |            | 25' B-B  |                    | 25' B-B  |                 |
| 1                                 | Erosion control measures                                | STA    | \$400.00   | 2        | \$800.00           | 0        | \$0             |
| 2                                 | Excavation ( 2' in depth width of ROW )                 | CY     | \$2.75     | 726      | \$1,996            | 0        | \$0             |
| 3                                 | Drainage  | LF     | \$200.00   | 200      | \$40,000           | 0        | \$0             |
| 4                                 | 7"-3600 PSI concrete street pavement                    | SY     | \$42.00    | 761      | \$31,962           | 0        | \$0             |
| 5                                 | 6"-3600 PSI conc. parking                               | SY     | \$40.00    | 0        | \$0                | 0        | \$0             |
| 6                                 | 6"(33lbs./sy) lime stabilized subgrade                  | SY     | \$2.75     | 822      | \$2,261            | 0        | \$0             |
| 7                                 | Hydrated lime material                                  | TN     | \$175.00   | 14       | \$2,450            | 0        | \$0             |
| 8                                 | Barrier free ramps                                      | EA     | \$1,250.00 | 0        | \$0                | 2        | \$2,500         |
| 9                                 | Street signs  | EA     | \$650.00   | 0        | \$0                | 1        | \$650           |
| 10                                | 6' wide concrete sidewalk                               | SF     | \$4.00     | 2,400    | \$9,600            | 0        | \$0             |
| 11                                | Additional concrete sidewalk for total of 12' each side | SF     | \$4.00     | 0        | \$0                | 2,400    | \$9,600         |
| 12                                | Testing   | SY     | \$0.90     | 822      | \$740              | 0        | \$0             |
| 13                                | Payment, performance & maintenance bonds                | LS     | 3.00%      | 1        | \$2,694            | 1        | \$383           |
| 14                                | Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA     | \$1,200.00 | 0        | \$0                | 12       | \$14,400        |
| <b>TOTAL COST OF STREET " D3"</b> |   |        |            |          | <b>\$92,503</b>    |          | <b>\$27,533</b> |

|                                  |  |  |  |  |                  |                  |
|----------------------------------|--|--|--|--|------------------|------------------|
| <b>TOTAL COST OF STREET " D"</b> |  |  |  |  | <b>\$555,314</b> | <b>\$137,096</b> |
|----------------------------------|--|--|--|--|------------------|------------------|

**Town of Prosper, Texas**  
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| STREET "E1"  |            | Public     |                | Public Enhancement |                |                 |
|--|------------|------------|----------------|--------------------|----------------|-----------------|
| Street "E1"  | Units      | Cost       | Quantity       | Total              | Quantity       | Total           |
| <b>Length of Street Segment (LF)</b>                       | <b>440</b> |            | <b>25' B-B</b> |                    | <b>25' B-B</b> |                 |
| 1 Erosion control measures                                 | STA        | \$400.00   | 4              | \$1,760.00         | 0              | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 2,770          | \$7,619            | 0              | \$0             |
| 3 Drainage   | LF         | \$100.00   | 440            | \$44,000           | 0              | \$0             |
| 4 7"-3600 PSI concrete street pavement                     | SY         | \$42.00    | 1,222          | \$51,324           | 0              | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 1,382          | \$55,280           | 0              | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 2,812          | \$7,733            | 0              | \$0             |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 46             | \$8,050            | 0              | \$0             |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0              | \$0                | 6              | \$7,500         |
| 9 Street signs   | EA         | \$650.00   | 0              | \$0                | 2              | \$1,300         |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 5,280          | \$21,120           | 0              | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0              | \$0                | 5,280          | \$21,120        |
| 12 Testing   | SY         | \$0.90     | 2,812          | \$2,531            | 0              | \$0             |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1              | \$5,982            | 1              | \$898           |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0              | \$0                | 35             | \$42,000        |
| <b>SUBTOTAL</b>  |            |            |                | <b>\$205,399</b>   |                | <b>\$72,818</b> |

| STREET "E2"  |            | Units      | Cost  | Quantity         | Total | Quantity        | Total |
|--|------------|------------|-------|------------------|-------|-----------------|-------|
| <b>Length of Street Segment (LF)</b>                       | <b>390</b> |            |       | <b>25' B-B</b>   |       | <b>25' B-B</b>  |       |
| 1 Erosion control measures                                 | STA        | \$400.00   | 4     | \$1,560.00       | 0     | \$0             |       |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 2,571 | \$7,071          | 0     | \$0             |       |
| 3 Drainage   | LF         | \$100.00   | 390   | \$39,000         | 0     | \$0             |       |
| 4 7"-3600 PSI concrete street pavement                     | SY         | \$42.00    | 1,083 | \$45,486         | 0     | \$0             |       |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 1,358 | \$54,320         | 0     | \$0             |       |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 2,637 | \$7,252          | 0     | \$0             |       |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 44    | \$7,700          | 0     | \$0             |       |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0     | \$0              | 4     | \$5,000         |       |
| 9 Street signs   | EA         | \$650.00   | 0     | \$0              | 2     | \$1,300         |       |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 4,680 | \$18,720         | 0     | \$0             |       |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0     | \$0              | 4,680 | \$18,720        |       |
| 12 Testing   | SY         | \$0.90     | 2,637 | \$2,373          | 0     | \$0             |       |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1     | \$5,504          | 1     | \$751           |       |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0     | \$0              | 26    | \$31,200        |       |
| <b>SUBTOTAL</b>  |            |            |       | <b>\$188,986</b> |       | <b>\$56,971</b> |       |

| STREET "E3"  |            | Units      | Cost  | Quantity        | Total | Quantity        | Total |
|--|------------|------------|-------|-----------------|-------|-----------------|-------|
| <b>Length of Street Segment (LF)</b>                       | <b>200</b> |            |       | <b>25' B-B</b>  |       | <b>25' B-B</b>  |       |
| 1 Erosion control measures                                 | STA        | \$400.00   | 2     | \$800.00        | 0     | \$0             |       |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 725   | \$1,994         | 0     | \$0             |       |
| 3 Drainage   | LF         | \$100.00   | 200   | \$20,000        | 0     | \$0             |       |
| 4 7"-3600 PSI concrete street pavement                     | SY         | \$42.00    | 761   | \$31,962        | 0     | \$0             |       |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 0     | \$0             | 0     | \$0             |       |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 822   | \$2,261         | 0     | \$0             |       |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 14    | \$2,450         | 0     | \$0             |       |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0     | \$0             | 2     | \$2,500         |       |
| 9 Street signs   | EA         | \$650.00   | 0     | \$0             | 1     | \$650           |       |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 2,400 | \$9,600         | 0     | \$0             |       |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0     | \$0             | 2,400 | \$9,600         |       |
| 12 Testing   | SY         | \$0.90     | 822   | \$740           | 0     | \$0             |       |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1     | \$2,094         | 1     | \$383           |       |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0     | \$0             | 13    | \$15,600        |       |
| <b>SUBTOTAL</b>  |            |            |       | <b>\$71,900</b> |       | <b>\$28,733</b> |       |

|                                   |  |  |  |                  |  |                  |
|-----------------------------------|--|--|--|------------------|--|------------------|
| <b>TOTAL COST OF STREET " E "</b> |  |  |  | <b>\$466,285</b> |  | <b>\$158,521</b> |
|-----------------------------------|--|--|--|------------------|--|------------------|



**Town of Prosper, Texas**  
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| STREET "F"                    |   | Public |            | Public Enhancement |                 |          |                 |
|-------------------------------|---|--------|------------|--------------------|-----------------|----------|-----------------|
|                               |   | Units  | Cost       | Quantity           | Total           | Quantity | Total           |
| Street "F3"                   |   |        |            |                    |                 |          |                 |
| Length of Street Segment (LF) |   | 190    |            | 25' B-B            |                 | 25' B-B  |                 |
| 1                             | Erosion control measures                                | STA    | \$400.00   | 2                  | \$760.00        | 0        | \$0             |
| 2                             | Excavation ( 2' in depth width of ROW )                 | CY     | \$2.75     | 690                | \$1,896         | 0        | \$0             |
| 3                             | Drainage  | LF     | \$100.00   | 190                | \$19,000        | 0        | \$0             |
| 4                             | 7"-3600 PSI concrete street pavement                    | SY     | \$42.00    | 698                | \$29,316        | 0        | \$0             |
| 5                             | 6"-3600 PSI conc. parking                               | SY     | \$40.00    | 0                  | \$0             | 0        | \$0             |
| 6                             | 6"(33lbs./sy) lime stabilized subgrade                  | SY     | \$2.75     | 754                | \$2,074         | 0        | \$0             |
| 7                             | Hydrated lime material                                  | TN     | \$175.00   | 12                 | \$2,100         | 0        | \$0             |
| 8                             | Barrier free ramps                                      | EA     | \$1,250.00 | 0                  | \$0             | 2        | \$2,500         |
| 9                             | Street signs  | EA     | \$650.00   | 0                  | \$0             | 1        | \$650           |
| 10                            | 6' wide concrete sidewalk                               | SF     | \$4.00     | 2,280              | \$9,120         | 0        | \$0             |
| 11                            | Additional concrete sidewalk for total of 12' each side | SF     | \$4.00     | 0                  | \$0             | 2,280    | \$9,120         |
| 12                            | Testing   | SY     | \$0.90     | 754                | \$679           | 0        | \$0             |
| 13                            | Payment, performance & maintenance bonds                | LS     | 3.00%      | 1                  | \$1,948         | 1        | \$368           |
| 14                            | Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA     | \$1,200.00 | 0                  | \$0             | 12       | \$14,400        |
| <b>SUBTOTAL</b>               |   |        |            |                    | <b>\$66,893</b> |          | <b>\$27,038</b> |

| Street "F2"                   |   | Units | Cost       | Quantity | Total            | Quantity | Total           |
|-------------------------------|---|-------|------------|----------|------------------|----------|-----------------|
| Length of Street Segment (LF) |   | 300   |            | 25' B-B  |                  | 25' B-B  |                 |
| 1                             | Erosion control measures                                | STA   | \$400.00   | 3        | \$1,200.00       | 0        | \$0             |
| 2                             | Excavation ( 2' in depth width of ROW )                 | CY    | \$2.75     | 1,978    | \$5,439          | 0        | \$0             |
| 3                             | Drainage  | LF    | \$100.00   | 300      | \$30,000         | 0        | \$0             |
| 4                             | 7"-3600 PSI concrete street pavement                    | SY    | \$42.00    | 833      | \$34,986         | 0        | \$0             |
| 5                             | 6"-3600 PSI conc. parking                               | SY    | \$40.00    | 962      | \$38,480         | 0        | \$0             |
| 6                             | 6"(33lbs./sy) lime stabilized subgrade                  | SY    | \$2.75     | 1,795    | \$4,936          | 0        | \$0             |
| 7                             | Hydrated lime material                                  | TN    | \$175.00   | 32       | \$5,600          | 0        | \$0             |
| 8                             | Barrier free ramps                                      | EA    | \$1,250.00 | 0        | \$0              | 4        | \$5,000         |
| 9                             | Street signs  | EA    | \$650.00   | 0        | \$0              | 2        | \$1,300         |
| 10                            | 6' wide concrete sidewalk                               | SF    | \$4.00     | 3,600    | \$14,400         | 0        | \$0             |
| 11                            | Additional concrete sidewalk for total of 12' each side | SF    | \$4.00     | 0        | \$0              | 3,600    | \$14,400        |
| 12                            | Testing   | SY    | \$0.90     | 1,795    | \$1,616          | 0        | \$0             |
| 13                            | Payment, performance & maintenance bonds                | LS    | 3.00%      | 1        | \$4,100          | 1        | \$621           |
| 14                            | Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA    | \$1,200.00 | 0        | \$0              | 20       | \$24,000        |
| <b>SUBTOTAL</b>               |   |       |            |          | <b>\$140,756</b> |          | <b>\$45,321</b> |

| Street "F1"                   |   | Units | Cost       | Quantity | Total            | Quantity | Total           |
|-------------------------------|---|-------|------------|----------|------------------|----------|-----------------|
| Length of Street Segment (LF) |   | 500   |            | 25' B-B  |                  | 25' B-B  |                 |
| 1                             | Erosion control measures                                | STA   | \$400.00   | 5        | \$2,000.00       | 0        | \$0             |
| 2                             | Excavation ( 2' in depth width of ROW )                 | CY    | \$2.75     | 3,296    | \$9,065          | 0        | \$0             |
| 3                             | Drainage  | LF    | \$200.00   | 500      | \$100,000        | 0        | \$0             |
| 4                             | 7"-3600 PSI concrete street pavement                    | SY    | \$42.00    | 1,389    | \$58,338         | 0        | \$0             |
| 5                             | 6"-3600 PSI conc. parking                               | SY    | \$40.00    | 1,312    | \$52,480         | 0        | \$0             |
| 6                             | 6"(33lbs./sy) lime stabilized subgrade                  | SY    | \$2.75     | 2,917    | \$8,022          | 0        | \$0             |
| 7                             | Hydrated lime material                                  | TN    | \$175.00   | 48       | \$8,400          | 0        | \$0             |
| 8                             | Barrier free ramps                                      | EA    | \$1,250.00 | 0        | \$0              | 4        | \$5,000         |
| 9                             | Street signs  | EA    | \$650.00   | 0        | \$0              | 2        | \$1,300         |
| 10                            | 6' wide concrete sidewalk                               | SF    | \$4.00     | 6,000    | \$24,000         | 0        | \$0             |
| 11                            | Additional concrete sidewalk for total of 12' each side | SF    | \$4.00     | 0        | \$0              | 6,000    | \$24,000        |
| 12                            | Testing   | SY    | \$0.90     | 2,917    | \$2,625          | 0        | \$0             |
| 13                            | Payment, performance & maintenance bonds                | LS    | 3.00%      | 1        | \$7,948          | 1        | \$909           |
| 14                            | Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA    | \$1,200.00 | 0        | \$0              | 32       | \$38,400        |
| <b>SUBTOTAL</b>               |   |       |            |          | <b>\$272,878</b> |          | <b>\$69,609</b> |



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| Street "F4"  | Units      | Cost       | Public         |                  | Public Enhancement |                  |
|--|------------|------------|----------------|------------------|--------------------|------------------|
|  |            |            | Quantity       | Total            | Quantity           | Total            |
| <b>Length of Street Segment (LF)</b>                       | <b>260</b> |            | <b>25' B-B</b> |                  | <b>25' B-B</b>     |                  |
| 1 Erosion control measures                                 | STA        | \$400.00   | 3              | \$1,040.00       | 0                  | \$0              |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 944            | \$2,595          | 0                  | \$0              |
| 3 Drainage   | LF         | \$100.00   | 260            | \$26,000         | 0                  | \$0              |
| 4 7"-3600 PSI concrete street pavement                     | SY         | \$42.00    | 848            | \$35,616         | 0                  | \$0              |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 0              | \$0              | 0                  | \$0              |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 916            | \$2,519          | 0                  | \$0              |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 15             | \$2,625          | 0                  | \$0              |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0              | \$0              | 4                  | \$5,000          |
| 9 Street signs   | EA         | \$650.00   | 0              | \$0              | 2                  | \$1,300          |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 3,120          | \$12,480         | 0                  | \$0              |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0              | \$0              | 3,120              | \$12,480         |
| 12 Testing   | SY         | \$0.90     | 916            | \$824            | 0                  | \$0              |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1              | \$2,511          | 1                  | \$563            |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0              | \$0              | 18                 | \$21,600         |
| <b>SUBTOTAL</b>  |            |            |                | <b>\$86,211</b>  |                    | <b>\$40,943</b>  |
| <b>TOTAL COST OF STREET " F"</b>                           |            |            |                | <b>\$566,738</b> |                    | <b>\$182,912</b> |

**STREET "G"**

| Street "G4"  | Units      | Cost       | Public         |                 | Public Enhancement |                 |
|--|------------|------------|----------------|-----------------|--------------------|-----------------|
|  |            |            | Quantity       | Total           | Quantity           | Total           |
| <b>Length of Street Segment (LF)</b>                       | <b>180</b> |            | <b>25' B-B</b> |                 | <b>25' B-B</b>     |                 |
| 1 Erosion control measures                                 | STA        | \$400.00   | 2              | \$720.00        | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 653            | \$1,797         | 0                  | \$0             |
| 3 Drainage   | LF         | \$100.00   | 180            | \$18,000        | 0                  | \$0             |
| 4 7"-3600 PSI concrete street pavement                     | SY         | \$42.00    | 782            | \$32,844        | 0                  | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 0              | \$0             | 0                  | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 845            | \$2,324         | 0                  | \$0             |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 14             | \$2,450         | 0                  | \$0             |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0              | \$0             | 2                  | \$2,500         |
| 9 Street signs   | EA         | \$650.00   | 0              | \$0             | 1                  | \$650           |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 2,160          | \$8,640         | 0                  | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0              | \$0             | 2,160              | \$8,640         |
| 12 Testing   | SY         | \$0.90     | 845            | \$761           | 0                  | \$0             |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1              | \$2,026         | 1                  | \$354           |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0              | \$0             | 12                 | \$14,400        |
| <b>SUBTOTAL</b>  |            |            |                | <b>\$69,561</b> |                    | <b>\$26,544</b> |

| Street "G3"  | Units      | Cost       | Public         |                  | Public Enhancement |                 |
|--|------------|------------|----------------|------------------|--------------------|-----------------|
|  |            |            | Quantity       | Total            | Quantity           | Total           |
| <b>Length of Street Segment (LF)</b>                       | <b>380</b> |            | <b>25' B-B</b> |                  | <b>25' B-B</b>     |                 |
| 1 Erosion control measures                                 | STA        | \$400.00   | 4              | \$1,520.00       | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 2,505          | \$6,889          | 0                  | \$0             |
| 3 Drainage   | LF         | \$100.00   | 380            | \$38,000         | 0                  | \$0             |
| 4 7"-3600 PSI concrete street pavement                     | SY         | \$42.00    | 1,056          | \$44,352         | 0                  | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 1,075          | \$43,000         | 0                  | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 2,301          | \$6,328          | 0                  | \$0             |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 38             | \$6,650          | 0                  | \$0             |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0              | \$0              | 2                  | \$2,500         |
| 9 Street signs   | EA         | \$650.00   | 0              | \$0              | 2                  | \$1,300         |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 4,560          | \$18,240         | 0                  | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0              | \$0              | 4,560              | \$18,240        |
| 12 Testing   | SY         | \$0.90     | 2,301          | \$2,071          | 0                  | \$0             |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1              | \$5,011          | 1                  | \$661           |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0              | \$0              | 24                 | \$28,800        |
| <b>SUBTOTAL</b>  |            |            |                | <b>\$172,061</b> |                    | <b>\$51,501</b> |

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
As of September 30, 2020

| Street "G2"  | Units      | Cost       | Public         |                  | Public Enhancement |                 |
|--|------------|------------|----------------|------------------|--------------------|-----------------|
|  |            |            | Quantity       | Total            | Quantity           | Total           |
| <b>Length of Street Segment (LF)</b>                       | <b>550</b> |            | <b>25' B-B</b> |                  | <b>25' B-B</b>     |                 |
| 1 Erosion control measures                                 | STA        | \$400.00   | 6              | \$2,200.00       | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 1,996          | \$5,490          | 0                  | \$0             |
| 3 Drainage   | LF         | \$100.00   | 550            | \$55,000         | 0                  | \$0             |
| 4 7"-3600 PSI concrete street pavement                     | SY         | \$42.00    | 1,465          | \$61,530         | 0                  | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 0              | \$0              | 0                  | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 1,582          | \$4,351          | 0                  | \$0             |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 26             | \$4,550          | 0                  | \$0             |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0              | \$0              | 4                  | \$5,000         |
| 9 Street signs   | EA         | \$650.00   | 0              | \$0              | 2                  | \$1,300         |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 6,600          | \$26,400         | 0                  | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0              | \$0              | 6,600              | \$26,400        |
| 12 Testing   | SY         | \$0.90     | 1,582          | \$1,424          | 0                  | \$0             |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1              | \$4,828          | 1                  | \$981           |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0              | \$0              | 36                 | \$43,200        |
| <b>SUBTOTAL</b>  |            |            |                | <b>\$165,772</b> |                    | <b>\$76,881</b> |

| Street "G1"  | Units      | Cost       | Public         |                  | Public Enhancement |                 |
|--|------------|------------|----------------|------------------|--------------------|-----------------|
|  |            |            | Quantity       | Total            | Quantity           | Total           |
| <b>Length of Street Segment (LF)</b>                       | <b>310</b> |            | <b>25' B-B</b> |                  | <b>25' B-B</b>     |                 |
| 1 Erosion control measures                                 | STA        | \$400.00   | 3              | \$1,240.00       | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 2,044          | \$5,620          | 0                  | \$0             |
| 3 Drainage   | LF         | \$100.00   | 310            | \$31,000         | 0                  | \$0             |
| 4 7"-3600 PSI concrete street pavement                     | SY         | \$42.00    | 861            | \$36,162         | 0                  | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 841            | \$33,640         | 0                  | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 1,838          | \$5,055          | 0                  | \$0             |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 30             | \$5,250          | 0                  | \$0             |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0              | \$0              | 2                  | \$2,500         |
| 9 Street signs   | EA         | \$650.00   | 0              | \$0              | 2                  | \$1,300         |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 3,720          | \$14,880         | 0                  | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0              | \$0              | 3,720              | \$14,880        |
| 12 Testing   | SY         | \$0.90     | 1,838          | \$1,654          | 0                  | \$0             |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1              | \$4,035          | 1                  | \$560           |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0              | \$0              | 20                 | \$24,000        |
| <b>SUBTOTAL</b>  |            |            |                | <b>\$138,536</b> |                    | <b>\$43,240</b> |

|                                   |  |  |  |                  |  |                  |
|-----------------------------------|--|--|--|------------------|--|------------------|
| <b>TOTAL COST OF STREET " G "</b> |  |  |  | <b>\$545,931</b> |  | <b>\$198,166</b> |
|-----------------------------------|--|--|--|------------------|--|------------------|

| Street "R1"  |            |            |                |                  |                    |                 |
|--|------------|------------|----------------|------------------|--------------------|-----------------|
| Street "R1"  | Units      | Cost       | Public         |                  | Public Enhancement |                 |
|  |            |            | Quantity       | Total            | Quantity           | Total           |
| <b>Length of Street Segment (LF)</b>                       | <b>740</b> |            | <b>25' B-B</b> |                  | <b>25' B-B</b>     |                 |
| 1 Erosion control measures                                 | STA        | \$400.00   | 7              | \$2,960.00       | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 3,563          | \$9,798          | 0                  | \$0             |
| 3 Drainage   | LF         | \$100.00   | 740            | \$74,000         | 0                  | \$0             |
| 4 6"-3600 PSI concrete street pavement                     | SY         | \$36.00    | 2,056          | \$74,016         | 0                  | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 973            | \$38,920         | 0                  | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 3,270          | \$8,993          | 0                  | \$0             |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 54             | \$9,450          | 0                  | \$0             |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0              | \$0              | 0                  | \$0             |
| 9 Street signs   | EA         | \$650.00   | 0              | \$0              | 1                  | \$650           |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 8,880          | \$35,520         | 0                  | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0              | \$0              | 8,880              | \$35,520        |
| 12 Testing   | SY         | \$0.90     | 3,270          | \$2,943          | 0                  | \$0             |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1              | \$7,698          | 1                  | \$1,085         |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0              | \$0              | 50                 | \$60,000        |
| <b>TOTAL COST OF STREET " R1 "</b>                         |            |            |                | <b>\$264,298</b> |                    | <b>\$97,255</b> |

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
As of September 30, 2020

| Street "R2"  |            | Public     |                |                  | Public Enhancement |                 |
|--|------------|------------|----------------|------------------|--------------------|-----------------|
| Street "R2"  | Units      | Cost       | Quantity       | Total            | Quantity           | Total           |
| <b>Length of Street Segment (LF)</b>                       | <b>450</b> |            | <b>25' B-B</b> |                  | <b>25' B-B</b>     |                 |
| 1 Erosion control measures                                 | STA        | \$400.00   | 5              | \$1,800.00       | 0                  | \$0             |
| 2 Excavation ( 2' in depth width of ROW )                  | CY         | \$2.75     | 2,167          | \$5,958          | 0                  | \$0             |
| 3 Drainage   | LF         | \$100.00   | 450            | \$45,000         | 0                  | \$0             |
| 4 6"-3600 PSI concrete street pavement                     | SY         | \$36.00    | 1,250          | \$45,000         | 0                  | \$0             |
| 5 6"-3600 PSI conc. parking                                | SY         | \$40.00    | 499            | \$19,960         | 0                  | \$0             |
| 6 6"(33lbs./sy) lime stabilized subgrade                   | SY         | \$2.75     | 1,889          | \$5,195          | 0                  | \$0             |
| 7 Hydrated lime material                                   | TN         | \$175.00   | 31             | \$5,425          | 0                  | \$0             |
| 8 Barrier free ramps                                       | EA         | \$1,250.00 | 0              | \$0              | 4                  | \$5,000         |
| 9 Street signs   | EA         | \$650.00   | 0              | \$0              | 2                  | \$1,300         |
| 10 6' wide concrete sidewalk                               | SF         | \$4.00     | 5,400          | \$21,600         | 0                  | \$0             |
| 11 Additional concrete sidewalk for total of 12' each side | SF         | \$4.00     | 0              | \$0              | 5,400              | \$21,600        |
| 12 Testing   | SY         | \$0.90     | 1,889          | \$1,700          | 0                  | \$0             |
| 13 Payment, performance & maintenance bonds                | LS         | 3.00%      | 1              | \$4,549          | 1                  | \$837           |
| 14 Shade tree with 4'x4' metal grate (30' on center e.s.)  | EA         | \$1,200.00 | 0              | \$0              | 30                 | \$36,000        |
| <b>TOTAL COST OF STREET " R2"</b>                          |            |            |                | <b>\$156,187</b> |                    | <b>\$64,737</b> |
| <b>TOTAL COST OF STREET " R"</b>                           |            |            |                | <b>\$420,485</b> | <b>\$161,992</b>   |                 |



**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
As of September 30, 2020

| <b>A1. Water On-Site (CIP)</b>        | <b>Unit</b> | <b>Cost</b> | <b>Quant</b> | <b>Total</b>     |
|---------------------------------------|-------------|-------------|--------------|------------------|
| 1 36" RCCP Pipe                       | LF          | \$165.00    | 0            | \$0              |
| 2 16" PVC Pipe                        | LF          | \$60.00     | 10,005       | \$600,300        |
| 3 12" PVC Pipe                        | LF          | \$40.00     | 0            | \$0              |
| 4 36" Valve with vault                | EA          | \$25,000.00 | 0            | \$0              |
| 5 16" Valves                          | EA          | \$5,500.00  | 12           | \$66,000         |
| 6 12" Valves                          | EA          | \$2,250.00  | 0            | \$0              |
| 7 6" Valves                           | EA          | \$850.00    | 12           | \$10,200         |
| 8 Fire hydrants                       | EA          | \$3,000.00  | 12           | \$36,000         |
| 9 Fittings (1 ton per 1000')          | TON         | \$7,500.00  | 10.01        | \$75,038         |
| 10 Connect to existing pipe           | EA          | \$3,500.00  | 4            | \$14,000         |
| 11 Trench safety                      | LF          | \$0.50      | 10,005       | \$5,003          |
| 12 Testing                            | LF          | \$2.00      | 10,005       | \$20,010         |
| 13 Payment, performance & maint bonds | LS          | 3.00%       | 1            | \$24,797         |
| <b>TOTAL</b>                          |             |             |              | <b>\$851,347</b> |

| <b>A2. Water On-Site (Public)</b>     | <b>Unit</b> | <b>Cost</b> | <b>Quant</b> | <b>Total</b>     |
|---------------------------------------|-------------|-------------|--------------|------------------|
| 1 16" PVC Pipe                        | LF          | \$60.00     | 0            | \$0              |
| 2 12" PVC Pipe                        | LF          | \$40.00     | 14,715       | \$588,600        |
| 3 16" Valves                          | EA          | \$5,500.00  | 0            | \$0              |
| 4 12" Valves                          | EA          | \$2,250.00  | 37           | \$83,250         |
| 5 6" Valves                           | EA          | \$850.00    | 37           | \$31,450         |
| 6 Fire hydrants                       | EA          | \$3,000.00  | 37           | \$111,000        |
| 7 Fittings (1 ton per 1000')          | TON         | \$5,000.00  | 14.72        | \$73,575         |
| 8 Concrete encasement                 | LF          | \$35.00     | 294          | \$10,301         |
| 9 Connect to existing pipe            | EA          | \$1,500.00  | 6            | \$9,000          |
| 10 Trench safety                      | LF          | \$0.50      | 14,715       | \$7,358          |
| 11 Testing                            | LF          | \$2.00      | 14,715       | \$29,430         |
| 12 Payment, performance & maint bonds | LS          | 3.00%       | 1            | \$28,319         |
| <b>TOTAL</b>                          |             |             |              | <b>\$972,282</b> |

| <b>A3. Water On-Site (Developer)</b>  | <b>Unit</b> | <b>Cost</b> | <b>Quant</b> | <b>Total</b>     |
|---------------------------------------|-------------|-------------|--------------|------------------|
| 1 8" PVC Pipe                         | LF          | \$25.00     | 13,010       | \$325,250        |
| 2 8" Valves                           | EA          | \$2,250.00  | 33           | \$74,250         |
| 3 6" Valves                           | EA          | \$850.00    | 37           | \$31,450         |
| 4 Fire hydrants                       | EA          | \$3,000.00  | 37           | \$111,000        |
| 5 Fittings (1 ton per 1000')          | TON         | \$4,000.00  | 13.01        | \$52,040         |
| 6 Concrete encasement                 | LF          | \$35.00     | 260          | \$9,107          |
| 7 Connect to existing pipe            | EA          | \$1,500.00  | 4            | \$6,000          |
| 8 Trench safety                       | LF          | \$0.50      | 13,010       | \$6,505          |
| 9 Testing                             | LF          | \$2.00      | 13,010       | \$26,020         |
| 10 Payment, performance & maint bonds | LS          | 3.00%       | 1            | \$19,249         |
| <b>TOTAL</b>                          |             |             |              | <b>\$660,871</b> |

| <b>B1. Sanitary Sewer Off-Site (CIP)</b> | <b>Units</b> | <b>Cost</b> | <b>Quant</b> | <b>Total</b>       |
|--|--------------|-------------|--------------|--------------------|
| 1 18" SDR 26 PVC Pipe                    | LF           | \$85.00     | 7,360        | \$625,600          |
| 2 5' Diameter manhole                    | EA           | \$6,500.00  | 15           | \$97,500           |
| 3 Concrete encasement                    | LF           | \$45.00     | 147          | \$6,624            |
| 4 Connect to existing manhole            | EA           | \$2,500.00  | 1            | \$2,500            |
| 5 Trench safety                          | LF           | \$0.50      | 7,360        | \$3,680            |
| 6 Testing                                | LF           | \$2.00      | 7,360        | \$14,720           |
| 7 Payment, performance & maint bonds     | LS           | 3.0%        | 1            | \$22,519           |
| <b>TOTAL</b>                             |              |             |              | <b>\$1,479,282</b> |



**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
As of September 30, 2020

| <b>B2. Sanitary Sewer On-Site (CIP)</b> | <b>Units</b> | <b>Cost</b> | <b>Quant</b> | <b>Total</b>     |
|---|--------------|-------------|--------------|------------------|
| 1 18" PVC Pipe                          | LF           | \$65.00     | 2,790        | \$181,350        |
| 2 12" PVC Pipe                          | LF           | \$55.00     | 330          | \$18,150         |
| 3 10" PVC Pipe                          | LF           | \$40.00     | 0            | \$0              |
| 4 8" PVC Pipe                           | LF           | \$25.00     | 0            | \$0              |
| 5 Concrete encasement                   | LF           | \$35.00     | 62           | \$2,184          |
| 6 5' Diameter manhole                   | EA           | \$5,500.00  | 9            | \$49,500         |
| 7 Connect to existing manhole           | EA           | \$1,500.00  | 1            | \$1,500          |
| 8 Trench safety                         | LF           | \$0.50      | 3,120        | \$1,560          |
| 9 Testing                               | LF           | \$2.00      | 3,120        | \$6,240          |
| 10 Payment, performance & maint bonds   | LS           | 3.0%        | 1            | \$7,815          |
| <b>TOTAL</b>                            |              |             |              | <b>\$268,299</b> |

| <b>B3. Sanitary Sewer On-Site (Public)</b> | <b>Units</b> | <b>Cost</b> | <b>Quant</b> | <b>Total</b>     |
|--|--------------|-------------|--------------|------------------|
| 1 12" PVC Pipe                             | LF           | \$55.00     | 2,490        | \$136,950        |
| 2 10" PVC Pipe                             | LF           | \$40.00     | 0            | \$0              |
| 3 8" PVC Pipe                              | LF           | \$25.00     | 8,785        | \$219,625        |
| 4 Concrete encasement                      | LF           | \$35.00     | 226          | \$7,893          |
| 5 5' Diameter manhole                      | EA           | \$5,500.00  | 32           | \$176,000        |
| 6 Connect to existing manhole              | EA           | \$1,500.00  | 1            | \$1,500          |
| 7 Trench safety                            | LF           | \$0.50      | 11,275       | \$5,638          |
| 8 Testing                                  | LF           | \$2.00      | 11,275       | \$22,550         |
| 9 Payment, performance & maint bonds       | LS           | 3.0%        | 1            | \$17,105         |
| <b>TOTAL</b>                               |              |             |              | <b>\$587,260</b> |

| <b>B4. Sanitary Sewer On-Site (Developer)</b> | <b>Units</b> | <b>Cost</b> | <b>Quant</b> | <b>Total</b>     |
|---|--------------|-------------|--------------|------------------|
| 1 12" PVC Pipe                                | LF           | \$55.00     | 0            | \$0              |
| 2 10" PVC Pipe                                | LF           | \$40.00     | 0            | \$0              |
| 3 8" PVC Pipe                                 | LF           | \$25.00     | 3,160        | \$79,000         |
| 4 Concrete encasement                         | LF           | \$35.00     | 63           | \$2,212          |
| 5 5' Diameter manhole                         | EA           | \$5,500.00  | 9            | \$49,500         |
| 6 Connect to existing manhole                 | EA           | \$1,500.00  | 1            | \$1,500          |
| 7 Trench safety                               | LF           | \$0.50      | 3,160        | \$1,580          |
| 8 Testing                                     | LF           | \$2.00      | 3,160        | \$6,320          |
| 9 Payment, performance & maint bonds          | LS           | 3.0%        | 1            | \$4,203          |
| <b>TOTAL</b>                                  |              |             |              | <b>\$144,315</b> |

| <b>C. Drainage (Multi-box Culvert Drainage along US 380)</b> | <b>Units</b> | <b>Cost</b> | <b>Quant</b> | <b>Total</b>       |
|--|--------------|-------------|--------------|--------------------|
| 1 4 barrel 8' x 3' RCB                                       | LF           | \$1,100.00  | 1,500        | \$1,650,000        |
| 2 Storm junction box   | EA           | \$15,000.00 | 3            | \$45,000           |
| 3 Wing wall at 4 barrel 8' x 3' RCB                          | EA           | \$30,000.00 | 1            | \$30,000           |
| 4 Rock rip rap   | SY           | \$85.00     | 80           | \$6,800            |
| 5 Trench safety  | LF           | \$0.35      | 1,500        | \$525              |
| 6 Testing  | LF           | \$1.25      | 1,500        | \$1,875            |
| 7 Payment, performance & maint bonds                         | LS           | 3.00%       | 1            | \$52,026           |
| <b>TOTAL</b>   |              |             |              | <b>\$1,786,226</b> |

| <b>D. Parking Deck Infrastructure</b>                                   | <b>Total</b>        |
|---|---------------------|
| 1 PARKING DECK D1-5 LEVELS (each level 185 spaces @ \$12,000 per space) | \$13,320,000        |
| 2 PARKING DECK F1-5 LEVELS (each level 135 spaces @ \$12,000 per space) | \$9,720,000         |
| 3 PARKING DECK G1-5 LEVELS (each level 330 spaces @ \$12,000 per space) | \$23,760,000        |
| 4 PARKING DECK R1-5 LEVELS (each level 190 spaces @ \$12,000 per space) | \$13,680,000        |
| 5 PARKING DECK R2-4 LEVELS (each level 110 spaces @ \$12,000 per space) | \$6,336,000         |
| 6 CONTINGENCY (10%)   | \$6,681,600         |
| <b>TOTAL</b>  | <b>\$73,497,600</b> |

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
As of September 30, 2020

**CAPITAL IMPROVEMENT PLAN BUDGET**

| <b>REIMBURSEMENTS</b>       |         |  |                       |
|-----------------------------|---------|--|-----------------------|
| REIMBURSEMENT NO. 1         | FY 2015 |  | 200,749.95            |
| REIMBURSEMENT NO. 2         | FY 2016 |  | 1,147,498.19          |
| REIMBURSEMENT NO. 3         | FY 2017 |  | 589,347.42            |
| REIMBURSEMENT NO. 4         | FY 2018 |  | 44,938.85 *           |
| REIMBURSEMENT NO. 4A        | FY 2018 |  | 252,478.79 **         |
| REIMBURSEMENT NO. 5         | FY 2019 |  | 46,511.71 ***         |
| REIMBURSEMENT NO. 6         | FY 2020 |  | 47,441.06 ***         |
| REIMBURSEMENT NO. 7         | FINAL   |  | 14,889.51 ****        |
| <b>TOTAL BILLED TO DATE</b> |         |  | <b>\$2,343,855.48</b> |

\* Reimbursement No. 4 request submitted to Engineering was denied due to ineligible costs. This is accrued interest.

\*\* Reimbursement No. 4A is payable to Longo Toyota for remaining balance on Mahard Parkway.

\*\*\* Accrued interest only.

\*\*\*\* Accrued interest for final period of 6/1/2020 – 09/22/2020.

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**

As of September 30, 2020

**ANNUAL FINANCIAL REPORT**

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ District. Information is contained in detail on the financial statement.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

\$ 16,086 Total Revenue

**2. Amount and purpose of expenditures from the fund:**

\$ 16,504 Total Expenditures

**3. Amount of Principal and Interest due on outstanding indebtedness is as follows:**

- A. Contributions /Advances from developers— \$2,256,699.08
- B. Bonds issued and payment schedule to retire bonds— none.

**4. Tax Increment base and current captured appraised value retained by the zone:**

A. Tax Increment base and current captured appraised value retained for Tax Year 2019:

| Taxing<br>Jurisdiction | Net Taxable Value<br>Tax Year<br>2019 | Base Year*<br>Value (with AG)<br>Jan. 1, 2014 | Captured App. Value<br>Fiscal Year<br>2019- 2020 |
|------------------------|---------------------------------------|---|--|
| Town of Prosper        | \$3,499,902                           | \$29,413                                      | \$3,470,489                                      |
| Collin County          | \$3,499,902                           | \$29,413                                      | \$3,470,489                                      |

B. Tax Increment base and expected captured appraised value for Tax Year 2020:

| Taxing<br>Jurisdiction | Net Taxable Value<br>Tax Year<br>2020 | Base Year*<br>Value (with AG)<br>Jan. 1, 2014 | Captured App. Value<br>Fiscal Year<br>2020-2021 |
|------------------------|---------------------------------------|---|---|
| Town of Prosper        | \$2,872,948                           | \$29,413                                      | \$2,843,535                                     |
| Collin County          | \$2,872,948                           | \$29,413                                      | \$2,843,535                                     |

\* Base Year Value as of January 1, 2014, is for Fiscal Year 2013-2014.

**5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment-financing plan adopted by the governing body of the municipality.**

A. Captured appraised value shared by the municipality and other participating taxing jurisdictions received in Fiscal Year 2019-2020:

| Taxing<br>Jurisdiction | Participation<br>Per \$100/Value | Amount of<br>Fiscal Year<br>2019-2020<br>Increment |
|------------------------|----------------------------------|--|
| Town of Prosper (70%)  | \$ 0.520000                      | \$ 12,633  |
| Collin County (50%)    | \$ 0.174951                      | \$ 3,137   |
| <b>Total</b>           | <b>\$ 0.694951</b>               | <b>\$ 15,770</b>                                   |

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
As of September 30, 2020

**ANNUAL FINANCIAL REPORT**

- B. Amount of tax increment received in 2020 from the municipality and the other taxing jurisdictions based on 2019 valuations: \$ **15,770**
- C. Expected appraised value shared by the municipality and other participating taxing jurisdictions to be received in Fiscal Year 2020-2021:

| Taxing<br>Jurisdiction | Participation<br>Per \$100/Value | Amount of<br>Fiscal Year<br>2020-2021<br>Increment |
|------------------------|----------------------------------|--|
| Town of Prosper (70%)  | \$ 0.520000                      | \$ 10,350  |
| Collin County (50%)    | \$ 0.172531                      | \$ 2,453   |
| <b>Total</b>           | <b>\$ 0.692531</b>               | <b>\$ 12,803</b>                                   |

D. Other information: None



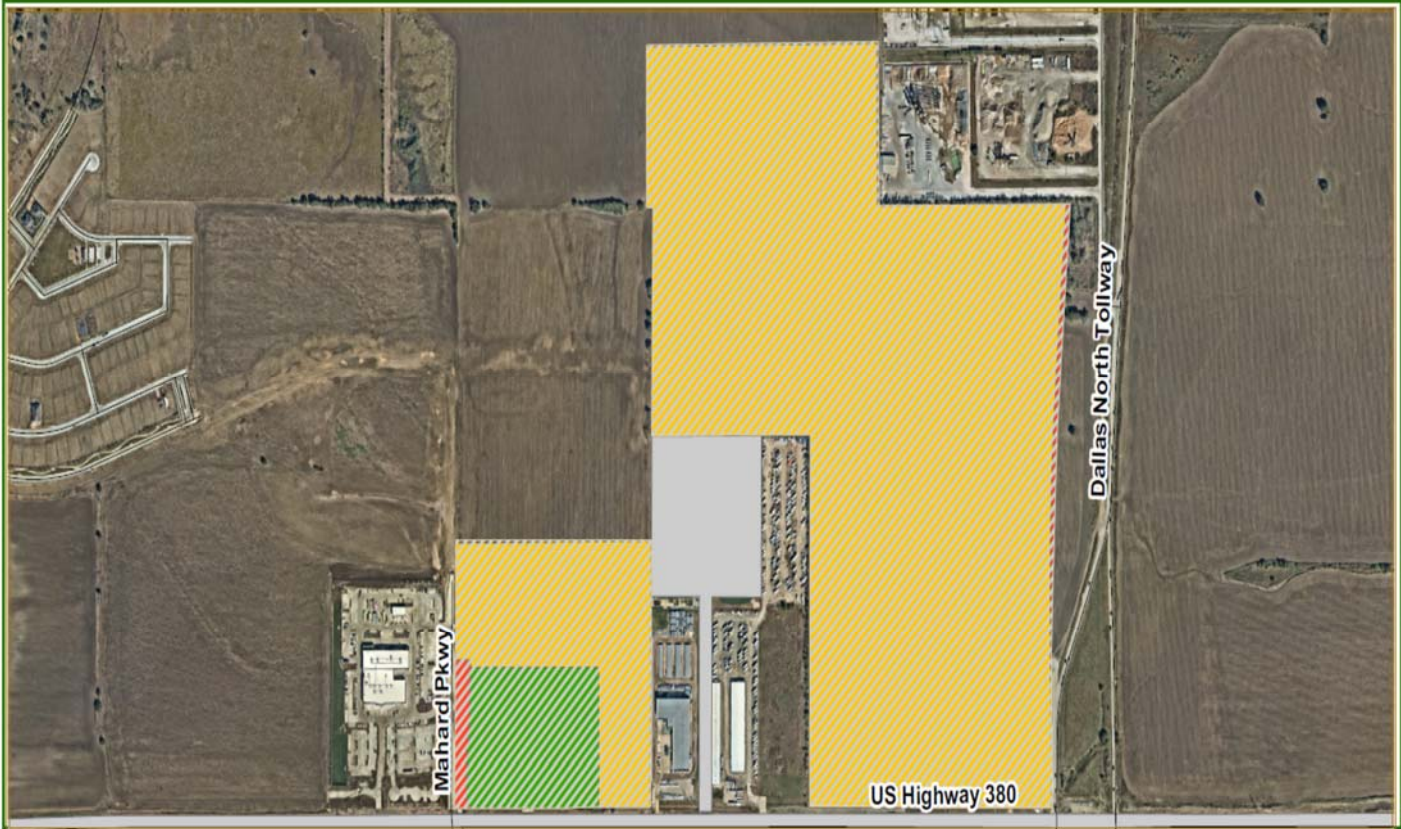
**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
As of September 30, 2020

**TIRZ FUND FINANCIAL STATEMENT**

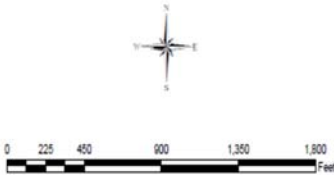
|                               | <b>CAPITAL<br/>PROJECTS</b> | <b>DEBT<br/>SERVICE</b> | <b>TOTAL</b>     |
|-------------------------------|-----------------------------|-------------------------|------------------|
| <b>Beginning Balance:</b>     |                             |                         |                  |
| <i>10/1/19</i>                | \$ 25,415                   | \$ -                    | \$ 25,415        |
| <b>Revenues:</b>              |                             |                         |                  |
| Property Tax:                 |                             |                         |                  |
| Town                          | \$ 12,633                   | -                       | \$ 12,633        |
| Delinquent                    | -                           | -                       | -                |
| County                        | 3,137                       | -                       | 3,137            |
| Property Rollback Taxes       | -                           | -                       | -                |
| Sales Tax                     | 16                          | -                       | 16               |
| Impact Fees:                  |                             |                         |                  |
| Water Impact Fees             | -                           | -                       | -                |
| Wastewater Impact Fees        | -                           | -                       | -                |
| Thoroughfare Impact Fees      | -                           | -                       | -                |
| 380 Construction Sales Office | -                           | -                       | -                |
| Interest                      | 300                         | -                       | 300              |
| <b>TOTAL REVENUES</b>         | <b>\$ 16,086</b>            | <b>\$ -</b>             | <b>\$ 16,086</b> |
| <b>Expenditures:</b>          |                             |                         |                  |
| Land Purchases                | \$ -                        | \$ -                    | \$ -             |
| Professional Services         | -                           | -                       | -                |
| Construction/Improvements:    |                             |                         |                  |
| Lower DB Sewer                | -                           | -                       | -                |
| Mahard Parkway                | -                           | -                       | -                |
| Interest Expense              | 16,504                      | -                       | 16,504           |
| <b>TOTAL EXPENDITURES</b>     | <b>\$ 16,504</b>            | <b>\$ -</b>             | <b>\$ 16,504</b> |
| <b>Ending Balance:</b>        |                             |                         |                  |
| <i>9/30/20</i>                | \$ 24,997                   | \$ -                    | \$ 24,997        |

**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**  
**As of September 30, 2020**

TIRZ 2 Property Tax Rollback



-  TIRZ\_2
-  Agricultural Land
-  Exempt Properties
-  Properties Not Applicable to Rollback Tax
-  Rollback Taxes Collected



**Town of Prosper, Texas**  
**Tax Increment Reinvestment Zone #2**

Item 4.

As of September 30, 2020

**REVENUES & EXPENDITURES**

**PAYMENT SUMMARIES**

By Project:

| TIRZ 2 Totals | Lower DB Sewer | Mahard Parkway |   |   |   |   | Interest   | Construction Total | Totals       |
|---------------|----------------|----------------|---|---|---|---|------------|--------------------|--------------|
| Amount        | 1,344,730.05   | 815,655.62     | - | - | - | - | 183,469.81 | 2,160,385.67       | 2,343,855.48 |
| Paid          | 548,223.65     | 105,404.85     | - | - | - | - | 36,462.66  | 653,628.50         | 690,091.16   |
| Remaining     | 796,506.40     | 710,250.77     | - | - | - | - | 147,007.15 | 1,506,757.17       | 1,653,764.32 |

By Payment Request:

|                          |           | Lower DB Sewer | Mahard Parkway |   |   |   |   | Interest  |              |
|--------------------------|-----------|----------------|----------------|---|---|---|---|-----------|--------------|
|                          | Amount    | 95,345.10      | 105,404.85     | - | - | - | - | -         | 200,749.95   |
| Reimbursement #1 Totals  | Paid      | 95,345.10      | 105,404.85     | - | - | - | - | -         | 200,749.95   |
|                          | Remaining | -              | -              | - | - | - | - | -         | -            |
|                          | Amount    | 1,082,892.73   | 64,605.46      | - | - | - | - | -         | 1,147,498.19 |
| Reimbursement #2 Totals  | Paid      | 452,878.55     | -              | - | - | - | - | -         | 452,878.55   |
|                          | Remaining | 630,014.18     | 64,605.46      | - | - | - | - | -         | 694,619.64   |
|                          | Amount    | 166,492.22     | 393,166.52     | - | - | - | - | 29,688.68 | 589,347.42   |
| Reimbursement #3 Totals  | Paid      | -              | -              | - | - | - | - | 29,688.68 | 29,688.68    |
|                          | Remaining | 166,492.22     | 393,166.52     | - | - | - | - | -         | 559,658.74   |
|                          | Amount    | -              | -              | - | - | - | - | 44,938.85 | 44,938.85    |
| Reimbursement #4 Totals  | Paid      | -              | -              | - | - | - | - | 6,773.98  | 6,773.98     |
|                          | Remaining | -              | -              | - | - | - | - | 38,164.87 | 38,164.87    |
|                          | Amount    | -              | 252,478.79     | - | - | - | - | -         | 252,478.79   |
| Reimbursement #4A Totals | Paid      | -              | -              | - | - | - | - | -         | -            |
|                          | Remaining | -              | 252,478.79     | - | - | - | - | -         | 252,478.79   |
|                          | Amount    | -              | -              | - | - | - | - | 46,511.71 | 46,511.71    |
| Reimbursement #5 Totals  | Paid      | -              | -              | - | - | - | - | -         | -            |
|                          | Remaining | -              | -              | - | - | - | - | 46,511.71 | 46,511.71    |
|                          | Amount    | -              | -              | - | - | - | - | 47,441.06 | 47,441.06    |
| Reimbursement #6 Totals  | Paid      | -              | -              | - | - | - | - | -         | -            |
|                          | Remaining | -              | -              | - | - | - | - | 47,441.06 | 47,441.06    |
|                          | Amount    | -              | -              | - | - | - | - | 14,889.51 | 14,889.51    |
| Reimbursement #7 Totals  | Paid      | -              | -              | - | - | - | - | -         | -            |
|                          | Remaining | -              | -              | - | - | - | - | 14,889.51 | 14,889.51    |

By Payments Made:

|                    | Total Charges | PEDC Grant | 2-May-2017 | 21-May-2019 | 30-Jun-2020 |  | Total Payments | Remaining Balance |
|--------------------|---------------|------------|------------|-------------|-------------|--|----------------|-------------------|
| Total Payment      |               | 500,000.00 | 153,628.50 | 19,958.86   | 16,503.80   |  | 690,091.16     | 1,653,764.32      |
| Interest           | 183,469.81    | -          | -          | 19,958.86   | 9,729.82    |  | 29,688.68      | 153,781.13        |
| Construction Costs | 2,160,385.67  | 500,000.00 | 153,628.50 | -           | 6,773.98    |  | 660,402.48     | 1,499,983.19      |



*Prosper is a place where everyone matters.*

**Minutes**  
**Joint Work Session of the**  
 Town Council and  
 Economic Development Corporation  
 Council Chambers  
 Prosper Town Hall  
 250 W. First Street, Prosper, Texas  
 Wednesday, December 16, 2020

**Call to Order/ Roll Call of the Town Council, Economic Development Corporation.**

The meeting was called to order at 4:05 p.m.

**Council Members Present:**

Mayor Ray Smith  
 Mayor Pro-Tem Jason Dixon  
 Deputy Mayor Pro-Tem Craig Andres  
 Councilmember Marcus E. Ray  
 Councilmember Amy Bartley  
 Councilmember Jeff Hodges  
 Councilmember Meigs Miller

**Prosper Economic Development Board Members Present:**

President Jim Wicker  
 Vice President David Bristol  
 Treasurer Roger Thedford  
 Secretary Jordan Simms  
 Board Member Don Perry

**Prosper Economic Development Board Members Absent:**

Board Member Reno Jones

**Staff Members Present:**

Harlan Jefferson, Town Manager  
 Melissa Lee, Town Secretary  
 Robyn Battle, Executive Director of Community Services  
 Mary Ann Moon, Prosper Economic Development Corporation Executive Director  
 Jordyn Williams, Prosper Economic Development Corporation Director of Marketing  
 Susanne Barney, Economic Development Specialist

**Discussion Item.**

**1. Presentation on the Downtown Master Plan.**

Prosper Economic Development Corporation (PEDC) Executive Director Mary Ann Moon began by thanking the Prosper Downtown Development Master Plan Committee members for their dedication on the Prosper Downtown development project.

Shia Roos, Stantec Project Manager, continued with an overview of the Stantec staff. Mark Maldonado, Landscape Architecture & Planning Lead for Stantec, presented



information on the proposed Downtown Master Plan. Included was the Stantec process consisting of three primary categories: Imagine, Plan and Act. Mr. Maldonado discussed the Stantec Engagement Toolbox that utilizes online surveys and community events to engage the public. Anne Ricker, Principal and Owner at Ricker-Cunningham, provided information on current real estate market trends and the changes that have occurred due to COVID-19. Bill Cunningham, Principal and Owner at Ricker-Cunningham, discussed funding resource identification and reviewed the implementation process.

The Town Council and the PEDC had questions on funding resource identification, project completion timeframes and discussed business cultivation.

Town Staff will include a budget amendment to secure funding for the Stantec Professional Services Agreement at the January 12, 2021, Town Council meeting. Upon approval, the cost will be shared equally between the Town and the PEDC. The agreement will be presented at the January 20, 2021, Prosper Economic Development Board meeting for consideration.

**Adjourn.**

The meeting was adjourned at 5:15 p.m. on Wednesday, December 16, 2020.

These minutes approved by the Prosper Economic Development Corporation on the 20th day of January 2021.

**APPROVED:**

\_\_\_\_\_  
**Jordan Simms, Secretary**

These minutes approved by Town Council on the 26th day of January 2021.

**APPROVED:**

\_\_\_\_\_  
**Ray Smith, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Melissa Lee, Town Secretary**



*Prosper is a place where everyone matters.*

**Minutes**  
**Prosper Town Council Meeting**  
 Council Chambers  
 Prosper Town Hall  
 250 W. First Street, Prosper, Texas  
 Tuesday, January 12, 2021

**Call to Order/ Roll Call.**

The meeting was called to order at 5:46 p.m.

**Council Members Present:**

Mayor Ray Smith  
 Mayor Pro-Tem Jason Dixon  
 Deputy Mayor Pro-Tem Craig Andres  
 Councilmember Marcus E. Ray  
 Councilmember Amy Bartley  
 Councilmember Jeff Hodges  
 Councilmember Meigs Miller

**Staff Members Present:**

Harlan Jefferson, Town Manager  
 Terry Welch, Town Attorney  
 Melissa Lee, Town Secretary  
 Robyn Battle, Executive Director of Community Services  
 Chuck Springer, Executive Director of Administrative Services  
 Betty Pamplin, Finance Director  
 January Cook, Purchasing Manager  
 Rebecca Zook, Executive Director of Development & Infrastructure Services  
 Hulon Webb, Engineering Services Director  
 Dan Heischman, Assistant Director of Engineering Services - Development  
 Alex Glushko, Planning Manager  
 Frank Jaromin, Director of Public Works  
 Leigh Johnson, Director of Information Technology  
 Dudley Raymond, Director of Parks and Recreation  
 Doug Kowalski, Police Chief  
 Stuart Blasingame, Fire Chief

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

Police Chaplain John Herring led the invocation. The Pledge of Allegiance and the Pledge to the Texas Flag were recited.

**Announcements of recent and upcoming events.**

Councilmember Bartley read the announcements.

The Town Council would like to congratulate Lexie Bell and Tommy Wainwright, two young people in Prosper who have fought and won their battle with cancer. Lexie and Tommy both got the chance to ring the bell at their hospital to celebrate that they are now cancer-free. A blood drive honoring Lexie and Tommy will be held in the Prosper Walmart parking lot on February 27 for

those who are able to donate. The Council joins the community in celebrating this wonderful news with Lexie, Tommy and their families.

The Prosper Community Library is offering Giant Games in the Program Room for families to enjoy through the month of January. Oversize versions of checkers, dice and other favorites are available for groups of up to ten to enjoy while visiting the Library. Learn more on the Library page of the Town website. The Library has also launched Dial-A-Story, where patrons may call in for a pre-recorded story read by staff. Call 972-569-1099 to hear a new children's story each week.

Adult fitness programs like tennis, bowling, yoga, and outdoor Zumba are available through the Parks and Recreation Department. Visit prosperparksandrec.org or the Parks & Recreation Facebook page for more information.

Town offices will be closed on Monday, January 18, in observance of Martin Luther King, Jr. Day. Residents are encouraged to Join the annual Mayor's Fitness Challenge and walk or run at least 100 miles or bike at least 300 miles in 90 days. Turn in your completed tracking sheet for a free t-shirt and the opportunity to win a Fitbit. The Mayor's Fitness Challenge begins January 18 and continues through April 18, with tracking sheets due by April 23.

The public is invited to join the Town of Prosper, Prosper ISD, and the Prosper Chamber of Commerce for our virtual State of the Community 2021 event. Prosper ISD Superintendent Dr. Holly Ferguson and Town of Prosper Mayor Ray Smith will discuss the exciting things that are happening in our community via Facebook Live on the Town of Prosper Facebook page at 6:00 p.m. on January 21, 2021. Attendees are encouraged to submit questions prior to the presentation by emailing soc@prospertx.gov. This event is free to watch online; however, donations to the Prosper Education Foundation and the We Prosper Together charitable giving campaign are encouraged. Please visit the Town Facebook page for more information.

#### **CONSENT AGENDA:**

Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff.

1. **Consider and act upon the minutes from the December 8, 2020, Town Council meeting. (ML)**
2. **Receive the November financial report. (BP)**
4. **Consider and act upon awarding CSP No. 2021-09-B to North Rock Construction, LLC, related to construction services for the Whitley Place Trail Powerline Easement (1926-PK); and authorizing the Town Manager to execute a construction agreement for same. (DR)**
5. **Consider and act upon Ordinance No. 2021-01 for a Specific Use Permit (SUP) for a Day Care Center (Prosper United Methodist Church), on 42.6± acres, located on the northwest corner of Coleman Street and Preston Road. The property is zoned Single Family-12.5 (SF-12.5). (S20-0001). (AG)**

6. **Consider and act to authorize the Town Manager to execute a Development Agreement between Prosper United Methodist Church (UMC) and the Town of Prosper, Texas, related to the Prosper UMC development. (AG)**
7. **Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan. (AG)**

Mayor Pro-Tem Dixon removed Item 3 from the Consent agenda.

Councilmember Hodges made a motion and Councilmember Ray seconded the motion to approve Items 1 – 2 and 4 – 7 on the Consent agenda.

The motion was approved by a vote of 7 – 0.

3. **Consider and act upon approving a contract between NewEdge Services, L.L.C., and the Town of Prosper, Texas, related to Cityworks and ESRI ArcGIS hosting services; and authorizing the Town Manager to execute same. (LJ)**

Mayor Pro-Tem Dixon questioned the annual cost for GIS hosting services of \$25,000.00 and the services included. Leigh Johnson, Director of Information Technology, discussed the services provided by CityWorks under this proposal and confirmed that implementation was included.

Mayor Pro-Tem Dixon made a motion and Councilmember Hodges seconded the motion to approve the contract between NewEdge Services, L.L.C., and the Town of Prosper, Texas, related to Cityworks and ESRI ArcGIS hosting services; and authorizing the Town Manager to execute same.

The motion was approved by a vote of 7 – 0.

### **CITIZEN COMMENTS**

Cary Carroll, 4271 Fisher Rd, addressed the Town Council on Town of Prosper Ordinance enforcement and lot-to-lot drainage issues regarding his lot.

### **REGULAR AGENDA:**

#### **Items for Individual Consideration:**

8. **Consider and act to authorize the Town Manager to execute a Development Agreement between Founders Classical Academy of Prosper and the Town of Prosper, Texas, related to the Founders Classic Academy Charter School development on the southwest corner of First Street and Custer Road. (AG)**

Alex Glushko, Planning Manager, provided an overview of the Development Agreement between Founders Classical Academy of Prosper and the Town of Prosper. On June 2, 2020, the Planning & Zoning Commission approved the Site Plan for Founders Classic Academy located on the southwest corner of First Street and Custer Road. The approved Site Plan showed an athletic playing field without field lights west of the proposed school. Following approval, the applicant made a request



to add field lights for evening activities associated with the school. Staff reviewed the request and confirmed with the Town Attorney that the Zoning Ordinance does allow Prosper ISD to have field lights, requires commercial businesses to obtain a Specific Use permit in order to have field lights, but not specifically address charter schools.

The determination was made that a charter school is not considered part of PSD, but it is a school recognized by the State, and further it is not considered a commercial business. To address this matter, Founders Classic Academy agreed to enter into a Development Agreement in order to limit levels generated by the field lights in a manner consistent with the regulations for commercial businesses. In addition, Founders Classic Academy agreed to include the proposed building elevations and architectural standards along with the Agreement. Exhibit B as presented, depicted the proposed Building Elevations and Exhibit C as presented, depicted the proposed photometric plan demonstrating zero (0) light spill over along the northern property line (Whitley Place), southern property line (proposed senior living development), and western property line (future Malabar Hill subdivision).

Although this item is intended to address overspill of lighting from field lights onto adjacent properties, staff would like to inform Council of the building layouts and orientation of the primary entrances to those buildings and building materials as it relates to the approved Site Plan for the Founders Classic Academy (Founders). The site plan consists of an elementary school, a high school, a gym/cafeteria, parking and drive aisles. Building "A" is the Elementary School and is oriented to the South, away from First St. Building "B", is the gym/cafeteria and has doors on the north, the west and the south faces. The last building, "C" (south of the gym/cafeteria), is the High School and the building faces to the West. Staff was informed that the building orientations were intentional and based on the school's operations and desires. Founders wanted the elementary school to face to the south for drop off/pick-up purposes and wanted those functions located as far from First Street as possible. As it relates to the architecture of the 3 buildings, Founders has included masonry on all four sides of each building without the requirement to do so.

The applicant Austin Tull, Senior Project Manager for ResponsiveED, discussed with the Town Council the proposed color palette for building materials and the use of portable buildings at this site. The Town Council discussed their preference of using berms along Custer Road and noted the lack of such with this Development Agreement.

The Town Council was in favor of the proposed field lighting; however, it was requested to table this item to a future meeting date to address possible building façade changes, roof line articulation on the northern side and the addition of portable building language to the Development Agreement.

After discussion, Mayor Pro-Tem Dixon made a motion and Councilmember Ray seconded the motion to table indefinitely the Development Agreement between Founders Classical Academy of Prosper and the Town of Prosper, Texas, related to the Founders Classic Academy Charter School development on the southwest corner of First Street and Custer Road.

The motion was approved by a vote of 7 – 0.

**9. Conduct a Public Hearing and consider and act upon Ordinance No. 2021-02 for an extension of a Specific Use Permit (SUP) for a Concrete Batching Plant on 5.0± acres, located on the west side of Dallas Parkway, south of First Street. The property is zoned Planned Development-19-Commercial Corridor (PD-19-CC) and Specific Use Permit-6 (S-6). (S20-0002). (AG)**

Alex Glushko, Planning Manager, provided an overview of the extension of a Specific Use Permit (SUP) for a Concrete Batching Plant on 5.0± acres, located on the west side of Dallas Parkway, south of First Street. On December 14, 2004, the Town Council adopted an ordinance rezoning the property to Planned Development-19 (PD-19). PD-19 permitted a Concrete Batching Plant by right, with the condition that an on-site billing office is included on the property and allowed the plant to operate for five years following the adoption date of PD-19. At the end of the five-year period, a SUP was required to allow for the continued operation. In December of 2009, the Town Council granted a SUP with a two-year expiration. In December of 2011, the Town Council extended the SUP for two (2) years. In January of 2014, the Town Council extended the SUP for three (3) years. In May of 2016, the Town Council extended the SUP for two (2) years. In November of 2018, the Town Council extended the SUP for two (2) years.

In November of 2018, the Town Council adopted the current SUP (Ordinance No. 18-97) granting a SUP permitting the Concrete Batching Plant to continue in operation subject to the following conditions:

1. The SUP expires January 14, 2021, two (2) years after the adoption of the ordinance. The applicant may seek a renewal term to the SUP in order to continue the Concrete Batching Plant use.
2. An on-site billing office is required to continue the Concrete Batching Plant use. All concrete deliveries from the physical Prosper location shall be billed as taxable to the Town of Prosper.
3. The Town of Prosper reserves the right to audit books to ensure that Prosper is the primary HUB for tax revenue and upon inspections, if there are any failures to correct errors, the Town of Prosper reserves the right to revoke the SUP.

The Town has received an application for an SUP from Nelson Bros Reay Mix (NBR) requesting a final SUP extension to allow for continued use of the batch plant facility and will cease operations on the property on or before October 1, 2024, and shall remove all operations equipment from the property within 90 days of the date it ceases operations.

This request is consistent with the cessation dates established in the amortization and settlement agreements which were approved by the Town Council on December 8, 2020 with the Lattimore Batch Plant and the Argos/Southern Batch Plant. Staff recommends the Town Council approve the request, subject to the following:

1. Nelson Bros Ready Mix (NBR) shall cease operations on the property on or before October 1, 2024 and shall remove all operations equipment from the property within 90 days of the date it ceases operations.
2. An on-site billing office is required to continue the Concrete Batching Plant use. All concrete deliveries from the physical Prosper location shall be billed as taxable to the Town of Prosper.

3. The Town of Prosper reserves the right to audit books to ensure that Prosper is the primary HUB for tax revenue and upon inspections, if there are any failures to correct errors, the Town of Prosper reserves the right to revoke the SUP.

Mayor Smith opened the public hearing.

Tony Strickland, Senior Vice President for Nelson Bros Ready Mix, addressed the Town Council and confirmed they are in agreement with Town Staff recommendations.

With no one else speaking, Mayor Smith closed the public hearing.

The Town Council discussed zoning ordinance enforcement regarding the cessation of operations on the property.

After discussion, Mayor Pro-Tem Dixon made a motion and Councilmember Miller seconded the motion to approve Ordinance No. 2021-02 for an extension of a Specific Use Permit (SUP) for a Concrete Batching Plant on 5.0± acres, located on the west side of Dallas Parkway, south of First Street subject to the following:

1. Nelson Bros Ready Mix (NBR) shall cease operations on the property on or before October 1, 2024 and shall remove all operations equipment from the property within 90 days of the date it ceases operations.
2. An on-site billing office is required to continue the Concrete Batching Plant use. All concrete deliveries from the physical Prosper location shall be billed as taxable to the Town of Prosper.
3. The Town of Prosper reserves the right to audit books to ensure that Prosper is the primary HUB for tax revenue and upon inspections, if there are any failures to correct errors, the Town of Prosper reserves the right to revoke the SUP.

The motion was approved by a vote of 7 – 0.

**10. Consider and act upon Ordinance No. 2021-03 amending Ordinance No. 2020-71 (FY 2020-2021 Annual Budget and Capital Improvement Program). (BP)**

Betty Pamplin, Finance Director, provided information on Ordinance No. 2021-03 amending Ordinance No. 2020-71 (FY 2020-2021 Annual Budget and Capital Improvement Program). The proposed budget amendments to include:

Capital Improvement Plan - \$40,000,000

- Added first year of projects approved with the passage of bond election.

General Fund

- Purchase/rehab of real property (Silos) - \$236,000
- Downtown Master Plan - \$95,000
- Fire Station 3 Apparatus - \$1,810,000

CARES Act Fund

- Additional funds awarded by Collin County - \$662,567.23

PO Roll Forward

- Various funds

The General Fund expenditures will increase by \$2,264,263.60; Water-Sewer Utility Fund expenditures will increase by \$184,242.30; Stormwater Drainage Utility Fund expenditures will increase by \$100,000.00; Park Improvement Fund expenditures will

increase by \$456,089.75; Water Impact Fee Fund expenditures will increase by \$54,662.74; East Thoroughfare Impact Fee Fund expenditures will increase by \$475,876.15; Special Revenue Fund expenditures will increase by \$4,157.20; CARES Act Fund expenditures will increase by \$1,288,031.44; and West Thoroughfare Impact Fee Fund expenditures will increase by \$154,185.00 in FY 2020-2021.

Councilmember Miller made a motion and Mayor Pro-Tem Dixon seconded the motion to approve Ordinance No. 2021-03 amending Ordinance No. 2020-71 (FY 2020-2021 Annual Budget and Capital Improvement Program) to provide funding increased expenditures in the General Fund, Water-Sewer Utility Fund, Stormwater Drainage Utility Fund, Park Improvement Fund, Water Impact Fee Fund, East Thoroughfare Impact Fee Fund, Special Revenue Fund, CARES Act Fund, and West Thoroughfare Impact Fee Fund and CIP.

The motion was approved by a vote of 7 – 0.

**11. Consider and act upon Resolution No. 2021-04 expressing official intent to reimburse costs of Town capital improvement program projects that may be funded with proceeds of bonds or other obligations, if those costs are paid prior to the issuance of such bonds or obligations. (BP)**

Betty Pamplin, Finance Director, briefed the Town Council on Resolution No. 2021-04 expressing official intent to reimburse costs of Town capital improvement program projects that may be funded with proceeds of bonds or other obligations, if those costs are paid prior to the issuance of such bonds or obligations. The resolution allows the Town to pay for the projects listed in the Fiscal Year 2020-2021 Amended CIP, which is also on this meeting's agenda. This includes costs associated with the design, planning, acquisition and construction of certain public safety facilities (\$18,000,000), parks and recreational facilities (\$2,200,000) and streets, roads, bridges and intersections (\$19,800,000). These are the first projects planned to be funded from the 2020 Bond Election. Federal law requires that the reimbursement resolution be approved for the full amount currently planned to be issued in the fiscal year regardless of whether the contracts will be let prior to issuance. The Town does not plan to enter into contracts for the construction of Central Fire Station (\$16,400,000) or for the construction of Fishtrap Road (Elem - DNT) (\$17,300,000) prior to the issuance of the bonds. A reimbursement resolution (Resolution No. 2020-76) was passed October 13, 2020, covering the planned issuance of Certificates of Obligation in the amount of \$10,000,000.

Councilmember Hodges made a motion and Deputy Mayor Pro-Tem Andres seconded the motion to approve Resolution No. 2021-04 expressing official intent to reimburse costs of Town capital improvement program projects that may be funded with proceeds of bonds or other obligations, if those costs are paid prior to the issuance of such bonds or obligations.

The motion was approved by a vote of 7 – 0.

**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:**

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



***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.***

***Section 551.074 - To discuss and consider personnel matters and all matters incident and related thereto.***

***Section 551.074 - To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library Board, Prosper Economic Development Corporation Board, and Planning & Zoning Commission.***

The Town Council recessed into Executive Session at 7:00 p.m.

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

The Town Council reconvened the Regular Session at 8:45 p.m.

Councilmember Bartley made a motion and Councilmember Hodges seconded the motion to approve a Real Estate Sales Contract with Blue Star Land, LP, for the purchase of a 2.8738-acre tract of land being a part of Block Nos. 27 and 29, out of Survey No. 12 of Collin County School Lands, Abstract No. 147, Town of Prosper, Collin County, Texas, and authorize the Mayor to execute same and take all necessary actions incident and related thereto.

The motion passed by a vote of 7 – 0.

Councilmember Bartley made a motion and Councilmember Hodges seconded the motion to authorize the Mayor to execute the Fourth Amended Economic Development Incentive Agreement with Northeast 423/380 Ltd. And Northwest 423/380 LP and take all necessary actions incident and related thereto.

The motion passed by a vote of 7 – 0.

Councilmember Bartley made a motion and Councilmember Hodges seconded the motion to authorize the Mayor to execute a Lease Agreement with the Prosper Economic Development Corporate for the lease of property locate at 121 W. Broadway Street, and take all necessary actions incident and related thereto.

The motion passed by a vote of 7 – 0.

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

**12. 2021 Town Council Meeting Schedule (RB)**

Robyn Battle, Executive Director of Community Services, briefed the Town Council on the 2021 Town Council Meeting Schedule. Staff will present the 2021 Town Council Meeting Schedule for consideration at the January 26, 2021, Town Council meeting.

**13. Discuss the Community Engagement Committee. (RB)**

Robyn Battle, Executive Director of Community Services, discussed the proposed structure of the Community Engagement Committee. The Council had previously proposed the new Committee for the purpose of providing residents an opportunity to enhance the Town's interaction with the public. The initial committee membership will be comprised of eleven residents who were appointed at the December 8, 2020, Town Council meeting, three Councilmembers (Councilmember Bartley, Councilmember Hodges, and Councilmember Ray), and Ms. Battle, as staff support. Town staff was directed to schedule the first meeting sometime in February. The Committee will discuss the scope of activities, meeting schedule, and desired outcomes at the first meeting.

Councilmember Hodges requested a future agenda item for a traffic study regarding the intersection of Coit Road and First Street and the designation of right turn only lanes on both Coit Road and First Street.

**Adjourn.**

The meeting was adjourned at 9:33 p.m. on Tuesday, January 12, 2021.

These minutes approved on the 26th day of January 2021.

**APPROVED:**

\_\_\_\_\_  
**Ray Smith, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Melissa Lee, Town Secretary**

## TOWN SECRETARY



**To: Mayor and Town Council**

**From: Melissa Lee, Town Secretary**

**Through: Harlan Jefferson, Town Manager  
Robyn Battle, Executive Director of Community Services**

**Re: Town Council Meeting – January 26, 2021**

---

**Agenda Item:**

Consider and act upon the 2021 Prosper Town Council Regular Meeting Schedule.

**Description of Agenda Item:**

At the January 12, 2021, Town Council meeting, the Council was presented with the Regular Meeting dates for 2021. After receiving feedback from individual Councilmembers, Town staff is proposing to cancel the December 28, 2021, Regular Town Council Meeting. A meeting schedule is attached, and will be posted on the Town website. The proposed Regular Meeting Schedule does not include any Special Called Meetings, which may be called at a later date. All Regular and Special Called Meetings will continue to be posted on the Town bulletin board and Town website in accordance with the Texas Open Meetings Act.

**Attached Documents:**

1. 2021 Prosper Town Council Regular Meeting Schedule

**Town Staff Recommendation:**

Town staff recommends the Council approve the 2021 Prosper Town Council Regular Meeting Schedule.

**Proposed Motion:**

I move to approve the 2021 Prosper Town Council Regular Meeting Schedule.



## 2021 Prosper Town Council Regular Meeting Schedule

Unless otherwise posted, all Prosper Town Council Regular Meetings take place in the Council Chambers of Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078. Meetings begin at 5:45 p.m.

### Regular Meeting Schedule

January 12

January 26

February 9

February 23

March 9

March 23

April 13

April 27

May 11

May 25

June 8

June 22

July 13

July 27

August 10

August 24

September 14

September 28

October 12

October 26

November 9

November 23

December 14

December 28 – Meeting canceled



## FINANCE DEPARTMENT



**To: Mayor and Town Council**

**From: Betty Pamplin, Finance Director**

**Through: Harlan Jefferson, Town Manager  
Chuck Springer, Executive Director of Administrative Services**

**Re: Town Council Meeting – January 26, 2021**

**Agenda Item:**

Consider and act upon a resolution approving the Town of Prosper and Prosper Economic Development Corporation (PEDC) Investment Policy and Investment Strategy, and approving the list of qualified brokers/dealers and financial institutions that are authorized to engage in investment transactions with the Town of Prosper and the PEDC. **(BP)**

**Description of Agenda Item:**

In March 2006, the Prosper Town Council adopted an Investment Policy for the Town and PEDC. This policy was last reviewed, revised, or adopted in January 2020. The Town recently engaged Valley View Consulting, L.L.C. to act in the capacity of Investment Advisors. Valley View thoroughly reviewed and updated the policy to include recommended best practices of the Public Funds Investment Act (PFIA) and compliance with State law. The Town's investment program and investment strategy remains the same under the new policy and there are no changes to the allowed investments, investment maturity limits or staff responsibilities for Town investments. The Investment Policy has received Certification from the Government Treasurer's Organization of Texas for a two-year period ending January 31, 2021, and upon passage will again be submitted for consideration of certification.

Under Section 2256.05(e) of the Texas Public Funds Investments Act, contained in Chapter 2256 of the Texas Government Code, the governing body of the investing entity shall review its investment policy and investment strategies not less than annually and shall adopt by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies.

As noted above, the Investment Policy is to reflect the recommended best practices, PFIA checklist requirements, legislative changes, and the designation of investment officers for the Town and PEDC. Under the Public Funds Investment Act, investment officers must attend at least eight hours of instruction relating to the treasurer's or officer's responsibilities not less than once

in a two-year period. Currently, the Executive Director of Administrative Services, Finance Director, and Accounting Manager are designated for the Town.

Additionally, the PEDC Investment Policy currently calls for the PEDC Treasurer and the Finance Director to serve as investment officers.

**Vetting of Banks/Brokers:**

Section 2256.005(k) of the Texas Public Funds Investment Act, contained in Chapter 2256 of the Texas Government Code, requires broker/dealers to acknowledge receipt of the entity's investment policy, and the Town may require additional information in order for a bank/broker dealer to qualify to be on the approved list.

The investment policy states the governing body shall, at least annually, review, revise and adopt a list of qualified broker/dealers that are authorized to engage in investment transactions with the Town and PEDC.

The investment policy has identified the qualifying items to be on the approved list as follows:

- Eligibility
- Competitive Environment

Attached is the list of vetted broker/dealers and financial institutions that have qualified to be on the approved list. Samco Capital Markets, Inc is the only addition to the list.

**Budget Impact:**

N/A

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has reviewed the resolution as to form and legality.

**Attached Documents:**

1. Resolution for Investment Policy and Investment Strategy
2. Matrix of qualified brokers/dealers and financial institutions

**Town Staff Recommendation:**

Town staff recommends approval of a resolution approving the Town of Prosper and the PEDC Investment Policy and Investment Strategy, and approve the list of qualified brokers/dealers and financial institutions that are authorized to engage in investment transactions with the Town of Prosper and the PEDC.

**Proposed Motion:**

I move to approve a resolution approving the Town of Prosper and the PEDC Investment Policy and Investment Strategy, and approve the list of qualified brokers/dealers and financial institutions that are authorized to engage in investment transactions with the Town of Prosper and the PEDC.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, REVIEWING, UPDATING AND ADOPTING THE TOWN OF PROSPER AND PROSPER ECONOMIC DEVELOPMENT CORPORATION INVESTMENT POLICY AND INVESTMENT STRATEGY; MAKING FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Texas Public Funds Investment Act (“the Act”), contained in Chapter 2256 of the Texas Government Code, as amended, provides in Section 2256.005(e) thereof that the governing body of an investing entity shall review its investment policy and investment strategies not less than annually; and

**WHEREAS**, said section of the Act further provides that the governing body shall adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies; and

**WHEREAS**, the Act requires the written instrument so adopted shall record any changes made to either the investment policy or the investment strategies.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:**

**SECTION 1**

The Prosper Town Council hereby confirms that it has reviewed the Town of Prosper and Prosper Economic Development Corporation Investment Policy and Investment Strategy and adopts the Investment Policy dated January 26, 2021, attached hereto as Exhibit “A”.

**SECTION 2**

This Resolution shall take effect from and after the date of its passage.

**DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 26<sup>th</sup> DAY OF JANUARY, 2021.**

**APPROVED:**

\_\_\_\_\_  
**Ray Smith, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Melissa Lee, Town Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

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**Terrence S. Welch, Town Attorney**





**TOWN OF PROSPER, TEXAS**

**and**

**PROSPER ECONOMIC DEVELOPMENT CORPORATION**

**INVESTMENT POLICY**

**JANUARY 26, 2021**

## INVESTMENT POLICY

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## PREFACE

The Town of Prosper and the Prosper Economic Development Corporation are separately chartered, governed, and operated entities. Each ENTITY adheres to its own governing documents and the Public Funds Investment Act. Each ENTITY additionally seeks to safely and effectively manage the funds under its control. To achieve those requirements, the governing body of each ENTITY has legally adopted this Investment Policy.

Throughout this Investment Policy, the two entities shall be singularly referred to as “ENTITY” and collectively referred to as “PROSPER.”

It is the policy of PROSPER that, giving due regard to the safety and risk of investment, all available funds shall be invested in conformance with State and Federal Regulations, applicable Bond Resolution requirements, adopted Investment Policy and adopted Investment Strategy.

Effective cash management is recognized as essential to good fiscal management. A comprehensive and effective cash management system will be pursued to optimize investment interest earnings as viable and material revenue to all PROSPER funds. PROSPER’s portfolio shall be designed and managed in a manner responsive to the public trust and consistent with all Federal regulations, State of Texas statutes and other legal requirements, including the Town Charter, Town Ordinances, Articles of Incorporation, and this Policy.

## I. PURPOSE

### A. Formal Adoption

This Investment Policy is authorized by PROSPER in accordance with Chapter 2256, Texas Government Code, the Public Funds Investment Act, herein referred to as “PFIA”.

### B. Scope

This Investment Policy applies to all of the investment activities of PROSPER. These funds are accounted for in the Town’s Comprehensive Annual Financial Report (CAFR) and include:

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Project Funds
- Enterprise Funds
- Internal Service Funds
- Economic Development Corporation Funds
- Any new fund created by the Town

The Town of Prosper may consolidate cash balances from multiple funds to maximize investment earnings. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

This Policy establishes guidelines for:

1. Who can invest PROSPER funds,
2. How PROSPER funds will be invested, and
3. When and how a periodic review of investments will be made.

In addition to this Policy, bond funds (as defined by the Internal Revenue Service) shall be managed in accordance with their issuing documentation and all applicable State and Federal Law.

All investments made with PROSPER funds prior to the adoption of this Investment Policy shall be held or liquidated as determined to be in the best interest of the financial well being of PROSPER. PROSPER will also monitor changes in the credit ratings of its investments quarterly using a number of resources including rating agencies, broker/dealers or financial publications. PROSPER shall take all prudent measures that are consistent with its investment policy to liquidate an investment that does not have the minimum rating.

### **C. Review and Amendment**

This Policy shall be reviewed annually by the ENTITY's governing body. The ENTITY's governing body shall adopt a written document stating that it has reviewed and recorded any changes made to the Investment Policy.

### **D. Investment Strategy**

In conjunction with the annual Policy review, the ENTITY's governing body shall review the separate written Investment Strategy for each of PROSPER's funds. The Investment Strategy must describe the investment objectives for each particular fund according to the following priorities:

1. Investment suitability,
2. Preservation and safety of principal,
3. Liquidity,
4. Marketability prior to maturity of each investment,
5. Diversification, and
6. Yield.

## **II. INVESTMENT OBJECTIVES**

### **A. Safety of Principal**

The primary objective of all investment activity is the preservation of capital and the safety of principal in the overall portfolio. Each investment transaction shall seek to ensure first that capital losses are avoided, whether they are from securities defaults or erosion of the market value.

### **B. Maintenance of Adequate Liquidity**

The investment portfolio will remain sufficiently liquid to meet the cash flow requirements that might be reasonably anticipated. Liquidity shall be achieved by matching investment maturities with forecasted cash flow requirements; investing in securities with active secondary markets; and maintaining appropriate portfolio diversification.

### **C. Public Trust**

All participants in the investment process will seek to act responsibly as custodians of the public trust. Investment officials will avoid any transactions that might impair



public confidence in the Town's ability to govern effectively. The governing body recognizes that in a diversified portfolio, occasional measured losses due to market volatility are inevitable, and must be considered within the context of the overall portfolio's investment return, provided that the adequate diversification has been implemented and the terms of this policy have been followed.

#### **D. Yield**

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above. Core investments are limited to relatively low risk securities in anticipation of earning a fair return relative to the risk being assumed.

### **III. INVESTMENT POLICIES**

#### **A. Authorized Investments**

Investments described below are authorized by PFIA as eligible securities for PROSPER. In the event an authorized investment loses its required minimum credit rating, all prudent measures will be taken to liquidate said investment. Additionally, PROSPER is not required to liquidate investments that were authorized at the time of purchase in the event that subsequent legislation renders certain securities as no longer authorized for purchase by the Town. PROSPER's funds governed by this Policy may be invested in:

- 1. Obligations of Governmental Entities (Section 2256.009).** Except for the items listed in 1.e. below, the following are authorized investments for obligations of governmental agencies:
  - a.** Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;
  - b.** Direct obligations of the State of Texas or its agencies and instrumentalities;
  - c.** Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States;
  - d.** Obligations of states, agencies, counties, cities, and other political subdivisions of any State having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than

“A” or its equivalent;

e. The following *are not authorized investments* for PROSPER:

1. Obligations whose payments represent the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (Interest Only);
2. Obligations whose payments represent the principal stream of cash flow from the underlying mortgage-backed security collateral and bear no interest (Principal Only);
3. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and
4. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index (Inverse Floater).

## 2. Financial Institution Deposits (Section 2256.010).

a. Certificates of deposit, share certificates, or other forms of deposit provided the deposit is issued by a depository institution that has its main office or a branch office in Texas that is:

1. Guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor; or
2. Secured by obligations that are described by 1. (Obligations of Governmental Entities) above, which are intended to include all direct Federal agency or instrumentality issued mortgage backed securities, but excluding those mortgage-backed securities of the nature described in 1.e. above, that have a market value of not less than the uninsured amount of the deposit; or
3. Secured in any other manner and amount provided by the law for deposits of PROSPER.

b. In addition to the authority to invest funds in certificates of deposit under Subsection “a”, an investment in certificates of deposit made in accordance with the following conditions is an authorized investment:

1. The funds are invested through:
  - (a) a broker that has its main office or a branch office in this state and is selected from a list adopted by the investing entity as required by

Section 2256.025; or

- (b) a depository institution that has its main office or a branch office in this state and that is selected by the investing entity;
2. The broker or the depository institution selected by the investing entity under Subdivision (1) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the investing entity;
  3. The full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and
  4. The investing entity appoints the depository institution selected by the investing entity under Subdivision (1), an entity described by Section 2257.041(d), or a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) as custodian for the investing entity with respect to the certificates of deposit issued for the account of the investing entity.

### **3. Mutual Funds (2256.014).**

- a. A no-load money market mutual fund is an authorized investment under this subchapter if the mutual fund:
  1. Is registered with and regulated by the Securities and Exchange Commission;
  2. Provides the investing entity with a prospectus and other information required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.); and
  3. Includes in its investment objectives the maintenance of a stable net asset value of \$1.0000 for each share.
- b. In addition to a no-load money market mutual fund permitted as an authorized investment in Subsection (a), a no-load mutual fund is an authorized investment under this subchapter if the mutual fund:
  1. Is registered with the Securities and Exchange Commission;
  2. Has an average weighted maturity of less than two years;
  3. Either:

- (a) Has a duration of one year or more and is invested exclusively in obligations approved by this subchapter; or
  - 4. Has a duration of less than one year and the investment portfolio is limited to investment grade securities, excluding asset-backed securities.
- c. An Entity is not authorized by this section to:
- 1. Invest in the aggregate more than 15 percent of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service, in mutual funds described in Subsection (b);
  - 2. Invest any portion of bond proceeds, reserves and funds held for debt service, in mutual funds described in Subsection (b); or
  - 3. Invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service, in any one mutual fund described in Subsection (a) or (b) in an amount that exceeds 10 percent of the total assets of the mutual fund.
- 4. Local Government Investment Pools (2256.016).** Eligible investment pools organized and operating in compliance with PFIA described in section 2256.016 and 2256.019, have been authorized by the Town's governing body, whose investment philosophy and strategy include seeking to maintain a stable net asset value of \$1.00 per share, and are consistent with this Policy and PROSPER's ongoing investment strategy.
- 5. Commercial Paper (2256.013).** Commercial paper is an authorized investment under this policy if the commercial paper:
- a. Has a stated maturity of 365 days or fewer from the date of its issuance; and
  - b. Is rated not less than A-1 or P-1 or an equivalent rating by at least:
    - 1. two nationally recognized credit rating agencies; or
    - 2. one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.
- 6. Repurchase Agreements (2256.011).** Repurchase agreements arranged in compliance with PFIA, under the terms of an executed Repurchase Agreement, and secured in accordance with this Policy.
- a. A fully collateralized repurchase agreement is an authorized investment under PFIA, Subchapter A, if the repurchase agreement:
    - 1. has a defined termination date;

2. is secured by a combination of cash and obligations described by PFIA, section 2256.009(a)(1); and
  3. requires the securities being purchased by the Town to be pledged to the Town, held in the Town's name, and deposited at the time the investment is made with the Town or with the third-party selected and approved by the Town; and
  4. is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in Texas.
- b.** In this section, "repurchase agreement" means a simultaneous agreement to buy, hold for a specific time, and sell back, at a future date, obligations described by Section 2256.009(a)(1), at market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed. The term includes a direct security repurchase agreement and a reverse Security repurchase agreement.
  - c.** Notwithstanding any other law, the term of any reverse security repurchase agreement may not exceed 90 days after the date the reverse security repurchase agreement is delivered.
  - d.** Money received by an entity under the terms of a reverse security repurchase agreement shall be used to acquire additional authorized investments, but the term of the authorized investments acquired must mature not later than the expiration date stated in the reverse security repurchase agreement.
- 7. Guaranteed Investment Contracts (2256.015).**
- a.** A guaranteed investment contract is an authorized investment for bond proceeds under this subchapter if the guaranteed investment contract:
    1. Has a defined termination date;
    2. Is secured by obligations described by Section 2256.009(a)(1), excluding those obligations described by Section 2256.009(b), in an amount at least equal to the amount of bond proceeds invested under the contract; and
    3. Is pledged to the entity and deposited with the Town or with a third party selected and approved by the Town.
  - b.** Bond proceeds, other than bond proceeds representing reserves and funds maintained for debt service purposes, may not be invested under this subchapter in a guaranteed investment contract with a term of longer than five years from the date of issuance of the bonds.
  - c.** To be eligible as an authorized investment:



1. The governing body of the Town must specifically authorize guaranteed investment contracts as an eligible investment in the order, ordinance, or resolution authorizing the issuance of bonds;
2. The Town must receive bids from at least three separate providers with no material financial interest in the bonds from which proceeds were received;
3. The Town must purchase the highest yielding guaranteed investment contract for which a qualifying bid is received;
4. The price of the guaranteed investment contract must take into account the reasonably expected drawdown schedule for the bond proceeds to be invested; and
5. The provider must certify the administrative costs reasonably expected to be paid to third parties in connection with the guaranteed investment contract.

## **B. Protection of Principal**

PROSPER shall seek to control the risk of loss due to failure of a security issuer or grantor. Such risk shall be controlled by investing only in the safest types of securities as defined in the Policy; by collateralization as required by law; and through portfolio diversification by maturity and type.

The purchase of individual securities shall be executed “Delivery versus Payment” (DVP) through PROSPER’s Safekeeping Agent. By so doing, PROSPER’s funds are not released until PROSPER has received, through the Safekeeping Agent, the securities purchased.

### **1. Diversification by Investment Type**

Diversification by investment type shall be maintained by ensuring an active and efficient secondary market in portfolio investments and by controlling the market and opportunity risks associated with specific investment types.

Bond proceeds may be invested in a single security or investment if PROSPER determines that such an investment is necessary to comply with Federal arbitrage restrictions or to facilitate arbitrage record keeping and calculation.

### **2. Diversification by Investment Maturity**

In order to minimize risk of loss due to interest rate fluctuations, investment maturities will not exceed the anticipated cash flow requirements of the funds. Generally, PROSPER will not directly invest in securities maturing more than five years from the date of purchase.

Maturity guidelines by fund type are discussed in Section IV, Investment Strategy Statement.

### **3. Ensuring Liquidity**

Liquidity shall be achieved by anticipating cash flow requirements, by investing in securities with active secondary markets and by investing in eligible financial institution deposit accounts, money market mutual funds, and local government investment pools.

A security may be liquidated to meet unanticipated cash requirements, to redeploy cash into other investments expected to outperform current holdings, or otherwise to adjust the portfolio.

### **4. Depository Agreements**

Consistent with the requirements of State Law, PROSPER requires all bank deposits to be federally insured or collateralized with eligible securities. Financial institutions serving as PROSPER's Depositories will be required to sign a Depository Agreement with PROSPER and PROSPER's safekeeping agent. The safekeeping portion of the Agreement shall define PROSPER's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The Agreement must be in writing;
- The Agreement has to be executed by the Depository and PROSPER contemporaneously with the acquisition of the asset;
- The Agreement must be approved by the Board of Directors or the designated committee of the Depository and a copy of the meeting minutes must be delivered to PROSPER;
- The Agreement must be part of the Depository's "official record" continuously since its execution.

#### **a. Allowable Collateral**

Eligible securities for collateralization of PROSPER deposits are defined by Chapter 2257, Texas Government Code, the Public Funds Collateral Act, as amended and meet the constraints of this Section III. A. 2.

#### **b. Collateral Levels**

The market value of pledged collateral must at all times be equal to or greater

than 105% of the principal and accrued interest for PROSPER balances, less the applicable level of FDIC insurance.

Letters of Credit shall at all times be equal to or greater than 100% of the total value of the deposits and accrued interest for PROSPER balances, less the applicable level of FDIC insurance. Non-renewable Letters of Credit shall expire not less than two business days after the anticipated deposit withdrawal.

**c. Monitoring Collateral Adequacy**

PROSPER shall require monthly reports of pledged securities marked to market using quotes by a recognized market pricing service quoted on the valuation date from all financial institutions with which PROSPER has collateralized deposits. Additionally, a monthly collateral report shall be provided by the custodian for verification of the pledged securities. The Investment Officers will monitor adequacy of collateralization levels to verify market values and total collateral positions.

**d. Additional Collateral**

If the collateral pledged for a deposit falls below adequate levels, as defined above in Section 4.b., the institution holding the deposit will be notified by the Investment Officers and will be required to pledge additional securities no later than the end of the next succeeding business day.

**e. Security Substitution**

Collateralized deposits often require substitution of securities. Any financial institution requesting substitution must contact an Investment Officer for approval and settlement. The substituted security's value will be calculated and substitution approved if the substitution maintains a pledged value equal to or greater than the required security level. An Investment Officer must provide written notification of the decision to the bank or the safekeeping agent holding the security prior to any security release. Substitution is allowable for all transactions, but should be limited, if possible, to minimize potential administrative problems and transfer expense. The Investment Officers may limit substitution and assess appropriate fees if substitution becomes excessive or abusive.

**5. Safekeeping**

**a. Safekeeping Agreement**

PROSPER shall contract with a bank or banks for the safekeeping of securities either owned by PROSPER as a part of its investment portfolio or as a part of its depository agreements.

### **b. Safekeeping of Deposit Collateral**

All marketable security collateral securing bank deposits must be held by a third-party custodian eligible under the Public Funds Collateral Act, and acceptable to PROSPER, or by a Federal Reserve Bank.

## **C. Investment Advisers and Securities Dealers**

Investment Advisers shall adhere to the spirit, philosophy and specific terms of this Policy and shall invest within the same “Standard of Care” as defined in Section E. 3. below. Securities Dealers shall avoid recommending or suggesting transactions outside that “Standard of Care.”

### **1. Selection of Investment Advisers**

The selection of Investment Advisers will be performed by the Investment Officers. The Investment Officers will establish criteria to evaluate Investment Advisers including:

- a.** Adherence to PROSPER’s policies and strategies,
- b.** Investment performance and transaction pricing within accepted risk constraints,
- c.** Responsiveness to PROSPER’s request for services, information and open communication,
- d.** Understanding of the inherent fiduciary responsibility of investing public funds, and
- e.** Similarity in philosophy and strategy with PROSPER’s objectives.

Selected Investment Advisers must be registered under the Investment Advisers Act of 1940 or with the State Securities Board. A contract with an Investment Adviser may not be for a term longer than two years and any contract, renewal or extension must be approved by Town Council.

### **2. Selection of Authorized Securities Dealers**

The ENTITY’s governing body shall, at least annually, review, revise, and adopt a list of qualified broker/dealers (Appendix B) that are authorized to engage in investment transactions with the ENTITY.

#### **a. Eligibility**

Authorized firms may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (Uniform Net Capital

Rule), and qualified depositories.

#### **b. Competitive Environment**

It is the policy of PROSPER to require a competitive environment for all investment activities. Individual investment quotes will be solicited orally, in writing, electronically, or any combination of these methods.

### **3. Policy Certification**

All local government investment pools and discretionary investment management firms (business organizations) offering to engage in an investment transaction with PROSPER will be required to acknowledge in writing that the firm has received and reviewed PROSPER's Investment Policy. This Certification also acknowledges that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between PROSPER and the organization that are not authorized by PROSPER's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of PROSPER's entire portfolio, requires an interpretation of subjective investment standards, or relates to investment transactions of PROSPER that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority, as required by PFIA.

## **D. Responsibility and Control**

### **1. Authority to Invest**

The Executive Director of Administrative Services, Finance Director, and the Accounting Manager are the "Investment Officers" of the Town of Prosper. The PEDC Treasurer and the Finance Director are the "Investment Officers" of the PEDC. The Investment Officers are authorized to deposit, withdraw, invest, transfer, execute documentation, and otherwise manage PROSPER's funds according to this Policy. The Investment Officers may authorize one or more Investment Officers to deposit, withdraw or transfer funds out of or into an investment pool or money market mutual fund in order to meet daily operating needs of PROSPER in compliance with the established Internal Controls.

### **2. Prudent Investment Management**

The designated Investment Officers shall perform their duties in accordance with the adopted Investment Policy and internal procedures. In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the investment of all funds over which the Investment Officer had responsibility, rather than the prudence of a single investment shall be considered.

Investment Officers acting in good faith and in accordance with these policies and



procedures shall be relieved of personal liability.

### **3. Standard of Care**

The standard of care used by PROSPER shall be that as defined in PFIA, Section 2256.006. It states:

“Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.”

### **4. Standards of Ethics**

The designated Investment Officers shall act as custodians of the public trust avoiding any transactions which might involve a conflict of interest, the appearance of a conflict of interest, or any activity which might otherwise discourage public confidence. Investment Officers shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Additionally, all Investment Officers shall file with the Texas Ethics Commission and the ENTITY’s governing body a statement disclosing any personal business relationship with a business organization seeking to sell investments to PROSPER or any relationship within the second degree by affinity or consanguinity to an individual seeking to sell investments to PROSPER. For purposes of this subsection, an Investment Officer has a personal business relationship with business organization if:

- a. The Investment Officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
- b. Funds received by the Investment Officer from the business organization exceed 10 percent of the Investment Officer’s gross income for the previous year; or
- c. The Investment Officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the Investment Officer.

### **5. Establishment of Internal Controls**

PROSPER’s Investment Officers will maintain a system of internal controls over the investment activities of PROSPER.

### **6. Reporting**

Investment performance will be monitored and evaluated by the Investment Officers. The weighted average yield to maturity will be the standard for calculating portfolio rate of return. The Investment Officers will provide a quarterly comprehensive report signed by all Investment Officers to the ENTITY's governing body. This investment report shall:

- a. Describe in detail the investment position of PROSPER,
- b. Contain a summary statement, prepared in compliance with generally accepted accounting principles, of each pooled fund group that states the:
  1. beginning market value of the reporting period;
  2. ending market value for the period; and
  3. fully accrued interest for the reporting period;
- c. State the book value and market value of each separately invested asset at the end of the reporting period by the type of asset and fund type invested;
- d. State the maturity date of each separately invested asset that has a maturity date;
- e. State the account or fund or pooled group fund for which each individual investment was acquired; and
- f. State the compliance of the investment portfolio with PROSPER's Investment Policy, strategy, and PFIA.

In defining market value, sources independent of the investment provider will determine valuations and consideration will be given to GASB Statement No. 31.

PROSPER, in conjunction with its annual financial audit, shall perform a compliance audit of the management controls on investments and adherence to PROSPER's Investment Policy. If PROSPER invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposits, or money market accounts or similar accounts, the reports prepared by the Investment Officers shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the ENTITY's governing body by that auditor.

## **7. Training**

In order to ensure the quality and capability of PROSPER's investment personnel making investment decisions, PROSPER shall provide periodic training in investments for the investment personnel through courses and seminars offered by approved independent training sources, including: the Government Finance Officers Association (GFOA), Government Finance Officers Association of Texas

(GFOAT), Government Treasurers' Organization of Texas (GTOT), Texas Municipal League (TML), North Central Texas Council of Governments (NCTCOG), International City/County Management Association (ICMA), Texas Society of Certified Public Accountants (TSCPA), American Institute of Certified Public Accountants (AICPA), and University of North Texas (UNT).

**a. The Investment Officers shall:**

1. attend at least 10 hours of training relating to the Investment Officers' responsibilities within 12 months after taking office or assuming duties; and
2. attend an investment training session not less than once in a two-year period that begins on the first day of the Town's fiscal year and consists of the two consecutive fiscal years after that date and receive not less than 8 hours of instruction relating to investment responsibilities under this subchapter.

**b. Training under this section must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio and compliance with PFIA.**

#### **IV. INVESTMENT STRATEGY STATEMENT**

The investment portfolio shall be designed with the objective of attaining a reasonable market yield at all times, taking into account the investment risk constraints and liquidity needs of the Town. Return on investment is of lesser importance compared to the safety and liquidity objectives described in Section II. In order to minimize risk of loss due to interest rate fluctuations, investment maturities will not exceed the anticipated cash flow requirements of the fund. Investment guidelines by fund-type are as follows:

##### **A. General, Enterprise, or Operating-type Funds**

Operating funds shall have their primary objective to assure that anticipated cash outflows are matched with the adequate investment liquidity. The secondary objective is to create a portfolio structure that will experience minimal volatility during changing economic cycles.

- a. Suitability** - Any investment eligible in the Investment Policy is suitable for General, Enterprise, or Operating-type funds.
- b. Safety of Principal** - All investments shall be of high quality with no perceived default risk. Market price fluctuations will occur. However, managing the weighted average days to maturity of each fund's portfolio to less than one year and restricting the maximum allowable maturity to two years will minimize the price volatility of the portfolio.
- c. Liquidity** - General, Enterprise, or Operating-type Funds require the greatest short-term liquidity of any of the fund-types. Financial institution deposit

accounts, short-term investment pools and money market mutual funds will provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.

- d. **Marketability** - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement.
- e. **Diversification** - Investment maturities should be staggered throughout the budget cycle to provide cash flow based on the anticipated operating needs of the Town. Diversifying the appropriate maturity structure up to the two-year maximum will reduce interest rate risk.
- f. **Yield** - Attaining a competitive market yield for comparable security-types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury-Bill portfolio will be the minimum yield objective.

## B. Capital Project Funds and Special Purpose Funds

Capital project funds and special purpose funds shall have as their primary objective to assure that anticipated cash outflows are matched with adequate investment liquidity. The portfolios shall be invested based on cash flow estimates. Funds invested for capital projects may be from bond proceeds that are subject to arbitrage rebate regulations.

- a. **Suitability** - Any investment eligible in the Investment Policy is suitable for Capital Projects Funds.
- b. **Safety of Principal** - All investments will be of high quality with no perceived default risk. Market price fluctuations will occur. However, by managing Capital Projects Funds to not exceed the anticipated expenditure schedule, the market risk of the overall portfolio will be minimized. No stated final investment maturity shall exceed the shorter of the anticipated expenditure schedule or three years.
- c. **Liquidity** - Most capital projects programs have reasonably predictable draw down schedules. Therefore, investment maturities should generally follow the anticipated cash flow requirements. Financial institution deposit accounts, short term investment pools and money market mutual funds will provide readily available funds generally equal to one month's anticipated cash flow needs, or a competitive yield alternative for short-term fixed maturity investments. A singular repurchase agreement may be utilized if disbursements are allowed in the amount necessary to satisfy any expenditure request. This investment structure is commonly referred to as a flexible repurchase agreement.
- d. **Marketability** - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement.

- e. **Diversification** - Market conditions and arbitrage regulations influence the attractiveness of staggering the maturity of fixed rate investments for bond proceeds. Generally, if investment rates exceed the applicable cost of borrowing, the Town is best served by locking in most investments. If the cost of borrowing cannot be exceeded, then current market conditions will determine the attractiveness of diversifying maturities or investing in shorter and larger amounts. At no time shall the anticipated expenditure schedule be exceeded in an attempt to bolster yield.
- f. **Yield** - Achieving a positive spread to the cost of borrowing is the desired objective, within the limits of the Investment Policy's risk constraints. The yield of an equally weighted, rolling six-month Treasury-Bill portfolio will be the minimum yield objective for non-borrowed funds.

### C. Debt Service Funds

Debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Investments purchased shall not have a stated final maturity date which exceeds the debt service payment date.

- a. **Suitability** - Any investment eligible in the Investment Policy is suitable for Debt Service Funds.
- b. **Safety of Principal** - All investments shall be of high quality with no perceived default risk. Market price fluctuations will occur. However, by managing Debt Service Funds to not exceed the debt service payment schedule the market risk of the overall portfolio will be minimized.
- c. **Liquidity** - Debt Service Funds have predictable payment schedules. Therefore, investment maturities should not exceed the anticipated cash flow requirements. Financial institution deposit accounts, short term investments pools and money market mutual funds may provide a competitive yield alternative for short-term fixed maturity investments. A singular repurchase agreement may be utilized if disbursements are allowed in the amount necessary to satisfy any debt service payment. This investment structure is commonly referred to as a flexible repurchase agreement.
- d. **Marketability** - Securities with active and efficient secondary markets are not necessary as the event of an unanticipated cash flow requirement is not probable.
- e. **Diversification** - Market conditions influence the attractiveness of fully extending maturity to the next "unfunded" payment date. Generally, if investment rates are anticipated to decrease over time, the Town is best served by locking in most investments. If the interest rates are potentially rising, then investing in shorter and larger amounts may provide advantage. At no time shall the debt service schedule be exceeded in an attempt to bolster yield.



- f. Yield** - Attaining a competitive market yield for comparable security-types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury-Bill portfolio shall be the minimum yield objective.

## Appendix “A”

### Glossary of Cash Management Terms

**Accretion** – Common investment accounting entry in which the book value of securities purchased at a discount are gradually written up to the par value. The process has the effect of recording the discount as income over time.

**Accrued Interest** – Interest earned, but not yet paid, on an investment.

**Active Management** – (also called *active investing*) refers to a portfolio management strategy where the manager makes specific investments with the goal to time the investment based on market conditions, monitor the volatility (or risk), and allow for parameters for liquidity. This will be performed by projecting cash flows to determine liquidity needs and actively monitoring market conditions for advantageous risk/return options.

**Agency** – See Federal Agency.

**Amortization** – Common investment accounting entry in which the book value of securities purchased at a premium are gradually written down to the par value. The process has the effect of recording the premium as a reduction to income over time.

**Arbitrage** – Dealing simultaneously in two markets to take advantage of temporary price distortions at minimal risk. Also related to IRS regulations governing tax-exempt debt proceeds.

**Basis Point** – A unit of measurement used in the valuation of fixed-income securities equal to 1/100 of 1 percent of yield; e.g., “1/4” of 1 percent is equal to 25 basis points.

**Benchmark** – Index used to compare risk and performance to a managed portfolio.

**Bid** – The indicated price at which a buyer is willing to purchase a security or commodity.

**Book Value** – The original acquisition cost of an investment plus or minus the accrued accretion or amortization.

**Broker** – A financial firm that brings securities buyers and sellers together in return for a fee. The term “broker” is often used interchangeably with “dealer” to refer to a seller of investment securities.

**Callable Bond** – A bond issue in which all or part of its outstanding principal amount may be redeemed before maturity by the issuer under specified conditions.

**Cash Settlement** – A transaction which calls for delivery and payment of securities on the same day that the transaction is initiated.

**Collateralization** – Process by which a borrower pledges securities, property, or other

obligations for the purpose of securing the repayment of a loan, deposit and/or security.

**Collateralized Mortgage Obligation (CMO)** – A derivative mortgage-backed security (MBS) created from pools of home mortgage loans. A single MBS is divided into multiple classes, each class containing unique risk profile and security characteristics. A number of CMO classes are expressly prohibited by Texas State law. Also known as a Real Estate Mortgage Conduit (REMIC).

**Commercial Paper** – An unsecured short-term promissory note issued by corporations, with maturities ranging from 1 to 366 days. Commercial paper must carry a minimum rating of A1/P1 in order to be eligible under the Texas Public Funds Investment Act.

**Constant Maturity Treasury (CMT)** – A calculated average released by the Federal Reserve of all Treasury yields along a specific maturity point. This calculation is frequently used as a benchmark for conservative government portfolios.

**Coupon Rate** – The annual rate of interest received by an investor from the issuer of certain types of fixed-income securities. Also known as the “interest rate.”

**Credit Risk** – The risk to an investor that an issuer will default in the payment of interest and/or principal on a security.

**Derivative** – Financial instruments whose value is derived from the movement of an underlying index or security.

**Dealer** – A dealer, as opposed to a broker, sets as a principal in all securities transactions, buying and selling for their own account. Often times, the terms “broker” and “dealer” are used interchangeably to refer to a seller of investments securities.

**Delivery Versus Payment (DVP)** – A type of securities transaction in which the purchaser pays for securities at the time of delivery either to the purchaser or his/her security clearance/safekeeping agent.

**Derivative Security** – Financial instrument created from, or whose value depends upon, one or more underlying assets or indices of asset values.

**Discount** – The amount by which the par value of a security exceeds the price paid for the security.

**Diversification** – A process of investing assets among a range of investment types by sector, maturity, and quality rating.

**Dollar Weighted Average Maturity (WAM)** – The average maturity of all the investments that comprise a portfolio weighted by the dollar value of each investment.

**Fair Market Rate** – A documented and verifiable rate of interest which approximates the average rate which could have been earned on similar investments at the time of the transaction.

**Federal Agency** – A sub-division of the Federal Government.

**Federal Deposit Insurance Corporation (FDIC)** – A federal agency that insures bank deposits, currently up to \$250,000 per account. Texas Public Funds deposits that exceed this amount must be properly collateralized.

**Financial Industry Regulatory Authority (FINRA)** - the successor to the **National Association of Securities Dealers, Inc. (NASD)**. FINRA is a private corporation that focuses on regulatory oversight of all securities firms that do business with the public; professional training, testing and licensing of registered persons; arbitration and mediation; market regulation by contract for the New York Stock Exchange, the NASDAQ Stock Market, Inc., the American Stock Exchange LLC, and the International Securities Exchange.

**Interest Rate** – See “Coupon Rate.”

**Internal Controls** – An internal control structure designed to ensure that the assets of the entity are protected from loss, theft, or misuse. The internal control structure is designed to provide reasonable assurance that these objectives are met.

**Interlocal Cooperation Act** – Law permitting joint participation by local governments providing one or more government functions within the State. This law [Section 891.001 et seq. of the Texas Government Code (the “Act”)] has allowed for the creation of investment pools in Texas.

**Investment Advisers Act of 1940** – Law which requires all Investment Advisers to be registered with the SEC or State-specific regulatory agency in order to protect the public from fraud.

**Investment Policy** – A concise and clear statement of the objectives and parameters formulated by an investor or investment manager for a portfolio of investment securities. The Texas Public Funds Investment Act requires that public entities have a written and approved investment policy.

**Investment Pool** – An entity created under the Interlocal Cooperation Act to invest public funds jointly on behalf of the entities that participate in the pool.

**Liquidity** – A liquid investment is one that can be easily and quickly converted to cash without substantial loss of value. Investment pools, financial institution deposits and money market funds, which allow for same day withdrawal of cash, are considered extremely liquid.

**Local Government Investment Pool (LGIP)** – An investment by local governments in which their money is pooled as a method for managing local funds.

**Market Risk** - The risk that the value of an investment will rise or decline as a result of changes in market conditions.

**Market Value** – An investment’s par amount multiplied by its market price.

**Maturity** – The date on which payment of a financial obligation is due. The final stated maturity is the date on which the issuer must retire a debt and pay the face value to the debtholder.

**Money Market Mutual Fund** – Mutual funds that invest in accordance with SEC regulations and guidelines.

**Mortgage-Backed Security (MBS)** – Security backed by pools of mortgages.

**Net Asset Value (NAV)** – The value of a mutual fund or investment pool at the end of the business day. NAV is calculated by adding the market value of all investments in a fund or pool, deducting expenses, and dividing by the number of shares in the fund or pool.

**Offer** – An indicated price at which market participants are willing to sell a security. Also referred to as the “Ask Price.”

**Par Value** – Face value or principal value of a bond, typically \$1,000 per bond. A security’s par value is multiplied by its coupon rate to determine coupon payment amount.

**Passive Management** – Involves the creation of a portfolio allocation that is the same as a specific index to generate a return that is the same as the chosen index instead of outperforming it

**Premium** – The amount by which the price paid for a security exceeds the security’s par value.

**Primary Government Securities Dealer (Primary Dealer)** – Large government securities dealers who are required to submit daily reports of market activity and monthly financial statements to the New York Federal Reserve Bank. Primary Dealers are required to continually “make a market” in Treasury securities, buying or selling when asked, thereby creating a liquid secondary market for US debt obligations.

**Principal** – The face value or par value of a debt instrument. Also may refer to the amount of capital invested in a given investment.

**Prudent Investor Rule** – Refers to an investment principle in the Public Funds Investment Act outlining the fiduciary responsibilities of Investment Officers.

**Repurchase Agreement (repo or RP)** – An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement of the first party to repurchase the securities at a specified price or at a specified later date.

**Reverse Repurchase Agreement (Reverse Repo)** – An agreement of one party to purchase securities at a specified price from a second party and a simultaneous agreement by the first party to resell the securities at a specified price to the second party on demand or at a specified date.

**Safekeeping** – Holding of assets (e.g., securities) by a financial institution on behalf of a client.

**Total Return** – The sum of all investment income plus changes in the market value of the portfolio. For mutual funds, return on an investment is composed of share price appreciation plus any realized dividends or capital gains. This is calculated by taking the following components during a certain time period:  $(\text{Price Appreciation}) + (\text{Dividends Paid}) + (\text{Capital Gains}) = (\text{Total Return})$ .



**Treasury Bills** – Short term U.S. government non-interest bearing, debt securities with maturities of one year or shorter. T-Bills pay interest only at maturity. The interest is equal to the face value minus the purchase price.

**Treasury Notes** – Intermediate U.S. government debt securities with maturities of one to 10 years. Treasury notes, or T-notes, are generally issued in terms of 2, 3, 5, 7, and 10 years, and pay interest every six months until they mature.

**Uniform Net Capital Rule** – SEC Rule 15C3-1 outlining capital requirements for brokers/dealers.

**Volatility** – A degree of fluctuation in the price or valuation of securities.

**Yield** – The current rate of return on an investment generally expressed as an annual percentage.

**Yield-to-Call (YTC)** – The rate of return an investor earns from a bond assuming the bond is redeemed (called) prior to its nominal maturity date.

**Yield Curve** – A graphic representation that depicts the relationship at a given point in time between yields and maturity for bonds that are identical in every way except maturity. A normal yield curve may be alternatively referred to as a positive yield curve.

**Yield-to-Maturity** – The rate of return yielded by an investment held to maturity when both interest payments and the investor's purchase price discount or premium are included in the calculation of return.

**Zero-coupon Securities** – Security that is issued at a discount and makes no periodic interest payments. The rate of return consists of a gradual accretion of the principal of the security and is payable at par upon maturity.

**Appendix “B”**

**Town of Prosper Authorized Broker/Dealer List**

FHN Financial  
Financial Northeastern Securities  
Great Pacific Securities  
Hilltop Securities, Inc.  
Multi-Bank Securities, Inc.  
Oppenheimer & Co., Inc.  
SAMCO Capital Markets

Exhibit "A"



**TOWN OF PROSPER, TEXAS**

**and**

**PROSPER ECONOMIC DEVELOPMENT CORPORATION**

**INVESTMENT POLICY**

**JANUARY 28~~6~~, 202~~0~~1**

Resolution No. 20~~21~~-, Page 3

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## PREFACE

The Town of Prosper and the Prosper Economic Development Corporation are separately chartered, governed, and operated entities. Each ENTITY adheres to its own governing documents and the Public Funds Investment Act. Each ENTITY additionally seeks to safely and effectively manage the funds under its control. To achieve those requirements, the governing body of each ENTITY has legally adopted this Investment Policy.

Throughout this Investment Policy, the two entities shall be singularly referred to as “ENTITY” and collectively referred to as “PROSPER.”

It is the policy of PROSPER that, giving due regard to the safety and risk of investment, all available funds shall be invested in conformance with State and Federal Regulations, applicable Bond Resolution requirements, adopted Investment Policy and adopted Investment Strategy.

Effective cash management is recognized as essential to good fiscal management. A comprehensive and effective cash management system will be pursued to optimize investment interest earnings as viable and material revenue to all PROSPER funds. PROSPER’s portfolio shall be designed and managed in a manner responsive to the public trust and consistent with all Federal regulations, State of Texas statutes and other legal requirements, including the Town Charter, Town Ordinances, Articles of Incorporation, and this Policy.

## I. PURPOSE

### A. Formal Adoption

This Investment Policy is authorized by PROSPER in accordance with Chapter 2256, Texas Government Code, the Public Funds Investment Act, herein referred to as “PFIA”.

### B. Scope

This Investment Policy applies to all of the investment activities of PROSPER. These funds are accounted for in the Town’s Comprehensive Annual Financial Report (CAFR) and include:

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Project Funds
- Enterprise Funds
- Internal Service Funds
- Economic Development Corporation Funds
- Any new fund created by the Town

The Town of Prosper may consolidate cash balances from multiple funds to maximize investment earnings. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

This Policy establishes guidelines for:

1. Who can invest PROSPER funds,
2. How PROSPER funds will be invested, and
3. When and how a periodic review of investments will be made.

In addition to this Policy, bond funds (as defined by the Internal Revenue Service) shall be managed in accordance with their issuing documentation and all applicable State and Federal Law.

All investments made with PROSPER funds prior to the adoption of this Investment Policy shall be held or liquidated as determined to be in the best interest of the financial well being of PROSPER. PROSPER will also monitor changes in the credit ratings of its investments quarterly using a number of resources including rating agencies, broker/dealers or financial publications. PROSPER shall take all prudent measures that are consistent with its investment policy to liquidate an investment that does not have the minimum rating.



### C. Review and Amendment

This Policy shall be reviewed annually by the ENTITY's governing body. The ENTITY's governing body shall adopt a written document stating that it has reviewed and recorded any changes made to the Investment Policy.

### D. Investment Strategy

In conjunction with the annual Policy review, the ENTITY's governing body shall review the separate written Investment Strategy for each of PROSPER's funds. The Investment Strategy must describe the investment objectives for each particular fund according to the following priorities:

1. Investment suitability,
2. Preservation and safety of principal,
3. Liquidity,
4. Marketability prior to maturity of each investment,
5. Diversification, and
6. Yield.

## II. INVESTMENT OBJECTIVES

### A. Safety of Principal

The primary objective of all investment activity is the preservation of capital and the safety of principal in the overall portfolio. Each investment transaction shall seek to ensure first that capital losses are avoided, whether they are from securities defaults or erosion of the market value.

### B. Maintenance of Adequate Liquidity

### ~~C. Risk of Loss~~

The investment portfolio will remain sufficiently liquid to meet the cash flow requirements that might be reasonably anticipated. Liquidity shall be achieved by matching investment maturities with forecasted cash flow requirements; investing in securities with active secondary markets; and maintaining appropriate portfolio diversification.

#### ~~D.C.~~ Yield Public Trust

All participants in the investment process will seek to act responsibly as custodians of the public trust. Investment officials will avoid any transactions that might impair public confidence in the Town's ability to govern effectively. The governing body recognizes that in a diversified portfolio, occasional measured losses due to market volatility are inevitable, and must be considered within the context of the overall portfolio's investment return, provided that the adequate diversification has been implemented and the terms of this policy have been followed.

#### D. Yield

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above. Core investments are limited to relatively low risk securities in anticipation of earning a fair return relative to the risk being assumed.

### III. INVESTMENT POLICIES

#### A. Authorized Investments

Investments described below are authorized by PFIA as eligible securities for PROSPER. In the event an authorized investment loses its required minimum credit rating, all prudent measures will be taken to liquidate said investment. Additionally, PROSPER is not required to liquidate investments that were authorized at the time of purchase in the event that subsequent legislation renders certain securities as no longer authorized for purchase by the Town. PROSPER's funds governed by this Policy may be invested in:

1. **Obligations of Governmental Entities (Section 2256.009).** Except for the items listed in 1.e. below, the following are authorized investments for obligations of governmental agencies:
  - a. Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;
  - b. Direct obligations of the State of Texas or its agencies and instrumentalities;
  - c. Other obligations, the principal and interest ~~on~~ which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United

States;

- d. Obligations of states, agencies, counties, cities, and other political subdivisions of any State having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than “A” or its equivalent;
- e. The following *are not authorized investments* for PROSPER:
  1. Obligations whose payments represent the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (Interest Only);
  2. Obligations whose payments represent the principal stream of cash flow from the underlying mortgage-backed security collateral and bear no interest (Principal Only);
  3. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and
  4. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in ~~thea~~ market index (Inverse Floater).

**2. Financial Institution Deposits (Section 2256.010).** ~~Certificates of deposit or share certificates provided the certificate is~~

- a. Certificates of deposit, share certificates, or other forms of deposit provided the deposit is issued by a depository institution that has its main office or a branch office in Texas that is:
  1. Guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor; or
  2. Secured by obligations that are described by 1. (Obligations of Governmental Entities) above, which are intended to include all direct Federal agency or instrumentality issued mortgage backed securities, but excluding those mortgage-backed securities of the nature described in 1.e. above, that have a market value of not less than the uninsured amount of the deposit; or
  3. Secured in any other manner and amount provided by the law for deposits of PROSPER.
- b. In addition to the authority to invest funds in certificates of deposit under

Subsection “a”, an investment in certificates of deposit made in accordance with the following conditions is an authorized investment:

1. The funds are invested through:
  - (a) a broker that has its main office or a branch office in this state and is selected from a list adopted by the investing entity as required by Section 2256.025; or
  - (b) a depository institution that has its main office or a branch office in this state and that is selected by the investing entity;
2. The broker or the depository institution selected by the investing entity under Subdivision (1) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the investing entity;
3. The full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and
4. The investing entity appoints the depository institution selected by the investing entity under Subdivision (1), an entity described by Section 2257.041(d), or a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) as custodian for the investing entity with respect to the certificates of deposit issued for the account of the investing entity.

### 3. Mutual Funds (2256.014).

- a. A no-load money market mutual fund is an authorized investment under this subchapter if the mutual fund:
  1. Is registered with and regulated by the Securities and Exchange Commission;
  2. Provides the investing entity with a prospectus and other information required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.); and
  - ~~3. Has a dollar-weighted average stated maturity of 90 days or fewer; and~~
  - ~~4.~~3. Includes in its investment objectives the maintenance of a stable net asset value of \$1.0000 for each share.

**b.** In addition to a no-load money market mutual fund permitted as an authorized investment in Subsection (a), a no-load mutual fund is an authorized investment under this subchapter if the mutual fund:

~~5.1.~~ Is registered with the Securities and Exchange Commission;

~~6.2.~~ Has an average weighted maturity of less than two years;

3. Either:

(a) ~~Is Has a duration of one year or more and is~~ invested exclusively in obligations approved by this subchapter; or

~~(b) Has a duration of less than one year and the investment portfolio is limited to investment grade securities, excluding asset-backed securities. Is continuously rated as to investment quality by at least one nationally recognized investment rating firm of not less than AAA or its equivalent; and~~

~~(c)~~

~~7.4.~~ Conforms to the requirements set forth in Sections 2256.016(b) and (c) relating to the eligibility of investment pools to receive and invest funds of investing entities.

~~b.c.~~ An Entity is not authorized by this section to:

1. Invest in the aggregate more than 15 percent of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service, in mutual funds described in Subsection (b);
2. Invest any portion of bond proceeds, reserves and funds held for debt service, in mutual funds described in Subsection (b); or
3. Invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service, in any one mutual fund described in Subsection (a) or (b) in an amount that exceeds 10 percent of the total assets of the mutual fund.

**4. Local Government Investment Pools (2256.016).** Eligible investment pools organized and operating in compliance with PFIA described in section 2256.016 and 2256.019, have been authorized by the Town's governing body; ~~and,~~ whose investment philosophy and strategy include seeking to maintain a stable net asset value of \$1.00 per share, and are consistent with this Policy and PROSPER's ongoing investment strategy.

**5. Commercial Paper (2256.013).** Commercial paper is an authorized investment under this policy if the commercial paper:

- a. Has a stated maturity of ~~270-365~~ days or fewer from the date of its issuance;

and

- b. Is rated not less than A-1 or P-1 or an equivalent rating by at least:
1. two nationally recognized credit rating agencies; or
  2. one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.
- 6. Repurchase Agreements (2256.011).** Repurchase agreements arranged in compliance with PFIA, under the terms of an executed Repurchase Agreement, and secured in accordance with this Policy.
- a. A fully collateralized repurchase agreement is an authorized investment under PFIA, Subchapter A, if the repurchase agreement:
1. has a defined termination date;
  2. is secured by a combination of cash and obligations described by PFIA, section 2256.009(a)(1); and
  3. requires the securities being purchased by the Town to be pledged to the Town, held in the Town's name, and deposited at the time the investment is made with the Town or with the third-party selected and approved by the Town; and
  4. is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in ~~this state~~ Texas.
- b. In this section, "repurchase agreement" means a simultaneous agreement to buy, hold for a specific time, and sell back, at a future date, obligations described by Section 2256.009(a)(1), at market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed. The term includes a direct security repurchase agreement and a reverse Security repurchase agreement.
- c. Notwithstanding any other law, the term of any reverse security repurchase agreement may not exceed 90 days after the date the reverse security repurchase agreement is delivered.
- d. Money received by an entity under the terms of a reverse security repurchase agreement shall be used to acquire additional authorized investments, but the term of the authorized investments acquired must mature not later than the expiration date stated in the reverse security repurchase agreement.
- 7. Guaranteed Investment Contracts (2256.015).**
- a. A guaranteed investment contract is an authorized investment for bond proceeds



under this subchapter if the guaranteed investment contract:

1. Has a defined termination date;
  2. Is secured by obligations described by Section 2256.009(a)(1), excluding those obligations described by Section 2256.009(b), in an amount at least equal to the amount of bond proceeds invested under the contract; and
  3. Is pledged to the entity and deposited with the Town or with a third party selected and approved by the Town.
- b.** Bond proceeds, other than bond proceeds representing reserves and funds maintained for debt service purposes, may not be invested under this subchapter in a guaranteed investment contract with a term of longer than five years from the date of issuance of the bonds.
- c.** To be eligible as an authorized investment:
1. The governing body of the Town must specifically authorize guaranteed investment contracts as an eligible investment in the order, ordinance, or resolution authorizing the issuance of bonds;
  2. The Town must receive bids from at least three separate providers with no material financial interest in the bonds from which proceeds were received;
  3. The Town must purchase the highest yielding guaranteed investment contract for which a qualifying bid is received;
  4. The price of the guaranteed investment contract must take into account the reasonably expected drawdown schedule for the bond proceeds to be invested; -and
  5. The provider must certify the administrative costs reasonably expected to be paid to third parties in connection with the guaranteed investment contract.

## **B. Protection of Principal**

PROSPER shall seek to control the risk of loss due to failure of a security issuer or grantor. Such risk shall be controlled by investing only in the safest types of securities as defined in the Policy; by collateralization as required by law; and through portfolio diversification by maturity and type.

The purchase of individual securities shall be executed "Delivery versus Payment" (DVP) through PROSPER's Safekeeping Agent. By so doing, PROSPER's funds are not released until PROSPER has received, through the Safekeeping Agent, the securities purchased.

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### 1. Diversification by Investment Type

Diversification by investment type shall be maintained by ensuring an active and efficient secondary market in portfolio investments and by controlling the market and opportunity risks associated with specific investment types.

Bond proceeds may be invested in a single security or investment if PROSPER determines that such an investment is necessary to comply with Federal arbitrage restrictions or to facilitate arbitrage record keeping and calculation.

### 2. Diversification by Investment Maturity

In order to minimize risk of loss due to interest rate fluctuations, investment maturities will not exceed the anticipated cash flow requirements of the funds. Generally, PROSPER will not directly invest in securities maturing more than five years from the date of purchase.

Maturity guidelines by fund type are discussed in Section IV, Investment Strategy [Statement](#).

### 3. Ensuring Liquidity

Liquidity shall be achieved by anticipating cash flow requirements, by investing in securities with active secondary markets and by investing in eligible [financial institution deposit accounts](#), money market mutual funds, and local government investment pools.

A security may be liquidated to meet unanticipated cash requirements, to redeploy cash into other investments expected to outperform current holdings, or otherwise to adjust the portfolio.

### 4. Depository Agreements

Consistent with the requirements of State Law, PROSPER requires all bank deposits to be federally insured or collateralized with eligible securities. Financial institutions serving as PROSPER's Depositories will be required to sign a Depository Agreement with PROSPER and PROSPER's safekeeping agent. The safekeeping portion of the Agreement shall define PROSPER's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The Agreement must be in writing;

- The Agreement has to be executed by the Depository and PROSPER contemporaneously with the acquisition of the asset;
- The Agreement must be approved by the Board of Directors or the designated committee of the Depository and a copy of the meeting minutes must be delivered to PROSPER;
- The Agreement must be part of the Depository's "official record" continuously since its execution.

**a. Allowable Collateral**

Eligible securities for collateralization of PROSPER deposits are defined by Chapter 2257, Texas Government Code, the Public Funds Collateral Act, as amended and meet the constraints of this Section III. A. 2.

**b. Collateral Levels**

The market value of pledged collateral must at all times be equal to or greater than 105% of the principal and accrued interest for PROSPER balances, less the applicable level of FDIC insurance.

Letters of Credit shall at all times be equal to or greater than 100% of the total value of the deposits and accrued interest for PROSPER balances, less the applicable level of FDIC insurance. Non-renewable Letters of Credit shall expire not less than two business days after the anticipated deposit withdrawal.

**c. Monitoring Collateral Adequacy**

PROSPER shall require monthly reports of pledged securities marked to market using quotes by a recognized market pricing service quoted on the valuation date from all financial institutions with which PROSPER has collateralized deposits. Additionally, a monthly collateral report shall be provided by the custodian for verification of the pledged securities. The Investment Officers will monitor adequacy of collateralization levels to verify market values and total collateral positions.

**d. Additional Collateral**

If the collateral pledged for a deposit falls below adequate levels, as defined above in Section 4.b., the institution holding the deposit will be notified by the Investment Officers and will be required to pledge additional securities no later than the end of the next succeeding business day.

**e. Security Substitution**

Collateralized deposits often require substitution of securities. Any financial

institution requesting substitution must contact an Investment Officer for approval and settlement. The substituted security's value will be calculated and substitution approved if the substitution maintains a pledged value equal to or greater than the required security level. An Investment Officer must provide written notification of the decision to the bank or the safekeeping agent holding the security prior to any security release. Substitution is allowable for all transactions, but should be limited, if possible, to minimize potential administrative problems and transfer expense. The Investment Officers may limit substitution and assess appropriate fees if substitution becomes excessive or abusive.

## 5. Safekeeping

### a. Safekeeping Agreement

PROSPER shall contract with a bank or banks for the safekeeping of securities either owned by PROSPER as a part of its investment portfolio or as a part of its depository agreements.

### b. Safekeeping of Deposit Collateral

All marketable security collateral securing bank deposits must be held by a third-party custodian ~~bank~~ eligible under the Public Funds Collateral Act, and acceptable to ~~and under contract with~~ PROSPER, or by a Federal Reserve Bank.

## C. Investment Advisers and Securities Dealers

Investment Advisers shall adhere to the spirit, philosophy and specific terms of this Policy and shall invest within the same "Standard of Care" as defined in Section E. 3. below. Securities Dealers shall avoid recommending or suggesting transactions outside that "Standard of Care."

### 1. Selection of Investment Advisers

The selection of Investment Advisers will be performed by the Investment Officers. The Investment Officers will establish criteria to evaluate Investment Advisers including:

- a. Adherence to PROSPER's policies and strategies,
- b. Investment- ~~performance-~~ and- ~~transaction-~~ pricing- ~~within-~~ accepted- ~~risk~~ constraints,
- c. Responsiveness to PROSPER's request for services, information and open

communication,

- d. Understanding of the inherent fiduciary responsibility of investing public funds, and
- e. Similarity in philosophy and strategy with PROSPER's objectives.

Selected Investment Advisers must be registered under the Investment Advisers Act of 1940 or with the State Securities Board. A contract with an Investment Adviser may not be for a term longer than two years and any contract, renewal or extension must be approved by Town Council.

## 2. Selection of Authorized Securities Dealers

The ENTITY's governing body ~~or its Investment Officers acting as the ENTITY's Investment Committee~~ shall, at least annually, review, revise, and adopt a list of qualified broker/dealers ~~(Appendix B) and financial institutions~~ that are authorized to engage in investment transactions with the ENTITY.

### a. Eligibility

Authorized firms may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (Uniform Net Capital Rule), and qualified depositories.

### ~~b. Documentation Requirements~~

~~Brokers/dealers and financial institutions requesting to become qualified to transact investment business with PROSPER shall be required to provide:~~

- ~~1. a completed Broker/Dealer Questionnaire (Appendix B) that provides information regarding creditworthiness, experience and reputation; and~~
- ~~2. a Certification stating the firm has received, reviewed, understood and agrees to comply with PROSPER's investment policy. This Certification also acknowledges that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between PROSPER and the organization that are not authorized by PROSPER's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of PROSPER's entire portfolio or requires an interpretation of subjective investment standards; and~~
- ~~3. Provide an audited financial statement for the most recent period; and~~

~~4. Proof of certification by the National Association of Securities Dealers (NASD); and~~

~~5. Proof of current registration with the State of Texas Securities Commission.~~

~~PROSPER shall not enter into an investment transaction with a business organization prior to receiving the written instruments described above.~~

### ~~c.b. Competitive Environment~~**Bids**

~~It is the policy of PROSPER to require a competitive bidding environment for all investment activities. Individual investment quotes will be solicited orally, in writing, electronically, or any combination of these methods for all individual security purchases and sales except for transactions with money market mutual funds and local government investment pools.~~

### 3. Policy Certification

~~All local government investment pools and discretionary investment management firms (business organizations) offering to engage in an investment transaction with PROSPER will be required to acknowledge in writing that the firm has received and reviewed PROSPER's Investment Policy. This Certification also acknowledges that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between PROSPER and the organization that are not authorized by PROSPER's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of PROSPER's entire portfolio, requires an interpretation of subjective investment standards, or relates to investment transactions of PROSPER that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority, as required by PFIA.~~

## **D. Responsibility and Control**

### **1. Authority to Invest**

The Executive Director of Administrative Services, Finance Director, and the Accounting Manager are the "Investment Officers" of the Town of Prosper. The PEDC Treasurer and the Finance Director are the "Investment Officers" of the PEDC. The Investment Officers are authorized to deposit, withdraw, invest, transfer, execute documentation, and otherwise manage PROSPER's funds according to this Policy. The Investment Officers may authorize one or more Investment Officers to deposit, withdraw or transfer funds out of or into an investment pool or money market mutual fund in order to meet daily operating needs of PROSPER in compliance with the established Internal Controls.



## 2. Prudent Investment Management

The designated Investment Officers shall perform their duties in accordance with the adopted Investment Policy and internal procedures. In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the investment of all funds over which the Investment Officer had responsibility, rather than the prudence of a single investment shall be considered.

Investment Officers acting in good faith and in accordance with these policies and procedures shall be relieved of personal liability.

## 3. Standard of Care

The standard of care used by PROSPER shall be that as defined in PFIA, Section 2256.006. It states:

“Investments shall be made with judgment and care, under prevailing circumstances ~~then prevailing~~, that a person of prudence, discretion and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.”

## 4. Standards of Ethics

The designated Investment Officers shall act as custodians of the public trust avoiding any transactions which might involve a conflict of interest, the appearance of a conflict of interest, or any activity which might otherwise discourage public confidence. Investment Officers shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Additionally, all Investment Officers shall file with the Texas Ethics Commission and the ENTITY’s governing body a statement disclosing any personal business relationship with a business organization seeking to sell investments to PROSPER or any relationship within the second degree by affinity or consanguinity to an individual seeking to sell investments to PROSPER. For purposes of this subsection, an Investment Officer has a personal business relationship with business organization if:

- a. The Investment Officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
- b. Funds received by the Investment Officer from the business organization exceed 10 percent of the Investment Officer’s gross income for the previous year; or
- c. The Investment Officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal

account of the Investment Officer.

#### 5. Establishment of Internal Controls

PROSPER's Investment Officers will maintain a system of internal controls over the investment activities of PROSPER.

#### 6. Reporting

Investment performance will be monitored and evaluated by the Investment Officers. The weighted average yield to maturity will be the standard for calculating portfolio rate of return. The Investment Officers will provide a quarterly comprehensive report signed by all Investment Officers to the ENTITY's governing body. This investment report shall:

- a. Describe in detail the investment position of PROSPER,
- b. Contain a summary statement, prepared in compliance with generally accepted accounting principles, of each pooled fund group that states the:
  1. beginning market value of the reporting period;
  2. ending market value for the period; and
  3. fully accrued interest for the reporting period;
- c. State the book value and market value of each separately invested asset at the end of the reporting period by the type of asset and fund type invested;
- d. State the maturity date of each separately invested asset that has a maturity date;
- e. State the account or fund or pooled group fund ~~in the state agency or local government~~ for which each individual investment was acquired; and
- f. State the compliance of the investment portfolio with PROSPER's Investment Policy, strategy, and PFIA.

In defining market value, sources independent of the investment provider will determine valuations and consideration will be given to GASB Statement No. 31.

PROSPER, in conjunction with its annual financial audit, shall perform a compliance audit of the management controls on investments and adherence to PROSPER's Investment Policy. If PROSPER invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposits, or money market accounts or similar accounts, the reports prepared by the Investment Officers shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported

to the ENTITY’s governing body by that auditor.

**7. Training**

In order to ensure the quality and capability of PROSPER’s investment personnel making investment decisions, PROSPER shall provide periodic training in investments for the investment personnel through courses and seminars offered by approved independent training sources, including: the Government Finance Officers Association (-GFOA), -Government Finance Officers Association of Texas (GFOAT), Government Treasurers’ Organization of Texas (GTOT), Texas Municipal League (TML), North Central Texas Council of Governments (NCTCOG), International City/County Management Association (ICMA), Texas Society of Certified Public Accountants (TSCPA), American Institute of Certified Public Accountants (AICPA), and University of North Texas- (any independent source or institute of higher learning approved by the Finance Director UNT).

a. The Investment Officers shall:

1. attend at least 10 hours of training relating to the Investment Officers’ responsibilities within 12 months after taking office or assuming duties; and
2. attend an investment training session not less than once in a two-year period that begins on the first day of the Town’s fiscal year and consists of the two consecutive fiscal years after that date and receive not less than 8 hours of instruction relating to investment responsibilities under this subchapter from an independent source approved by the governing body of the local government or a designated investment committee advising the investment officer as provided for in the investment policy of the local government.

b. Training under this section must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio and compliance with PFIA.

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**IV. INVESTMENT STRATEGY STATEMENT**

The investment portfolio shall be designed with the objective of attaining a reasonable market yield at all times, taking into account the investment risk constraints and liquidity needs of the Town. Return on investment is of lesser importance compared to the safety and liquidity objectives described in Section II. In order to minimize risk of loss due to interest rate fluctuations, investment maturities will not exceed the anticipated cash flow requirements of the fund. Investment guidelines by fund-type are as follows:

#### **E. Active vs. Passive Strategy**

~~Prosper intends to pursue an active vs. passive portfolio management philosophy. Active management means that the financial markets will be monitored by investment officials and investments will be purchased and sold based on the Town's parameters for liquidity and based on market conditions. All marketable securities purchased shall have active secondary markets, unless a specific cash outflow is being matched with an investment that will be held to maturity to meet that obligation. Securities may be purchased as a new issue or in the secondary markets. Securities may be sold before they mature if market conditions present an opportunity to benefit from the trade or if changes in the market warrant the sale of securities to avoid future losses. Securities may be purchased with the intent from the beginning to sell them prior to maturity or with the expectation that the security would likely be called prior to maturity under the analyzed market scenario. Market and credit risk shall be minimized by diversification. Diversification by market sector and security types, as well as maturity, will be used to protect Prosper from credit and market risk in order to meet liquidity requirements. The portfolio will be structured to benefit from anticipated market conditions and to achieve a reasonable return.~~

#### **F.A. General, Enterprise, or Operating-type Funds**

~~Operating funds shall have their primary objective to assure that anticipated cash outflows are matched with the adequate investment liquidity. The secondary objective is to create a portfolio structure that will experience minimal volatility during changing economic cycles. These objectives may be accomplished by purchasing high quality, short to medium term securities in a laddered (maturities coming due regularly and staggered to match cash outflows) or barbell (maturities that are placed very short term and maturities that are longer term, such that the average achieves cash flows and income similar to buying in the middle of those maturity spectrums) maturity structure and by diversification among market sectors. The dollar weighted average maturity of the operating funds, based on the stated final maturity date of each security, will be calculated and limited to one year or less.~~

- ~~**a. Suitability** - Any investment eligible in the Investment Policy is suitable for General, Enterprise, or Operating-type funds.~~
- ~~**b. Safety of Principal** - All investments shall be of high quality with no perceived default risk. Market price fluctuations will occur. However, managing the weighted average days to maturity of each fund's portfolio to less than one year and restricting the maximum allowable maturity to two years will minimize the price volatility of the portfolio.~~
- ~~**c. Liquidity** - General, Enterprise, or Operating-type Funds require the greatest short-term liquidity of any of the fund-types. Financial institution deposit accounts, short-term investment pools and money market mutual funds will provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.~~

d. **Marketability** - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement.

e. **Diversification** - Investment maturities should be staggered throughout the budget cycle to provide cash flow based on the anticipated operating needs of the Town. Diversifying the appropriate maturity structure up to the two-year maximum will reduce interest rate risk.

a.f. **Yield** - Attaining a competitive market yield for comparable security-types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury-Bill portfolio will be the minimum yield objective.

### **G.B. Capital Project Funds and Special Purpose Funds**

Capital project funds and special purpose funds shall have as their primary objective to assure that anticipated cash outflows are matched with adequate investment liquidity. ~~These portfolios should have liquid securities to allow for unanticipated project expenditures or accelerated project outlays due to a better than expected or changed construction schedule.~~ The portfolios shall be invested based on cash flow estimates. ~~The dollar weighted average life of the portfolio should be matched to that of the duration of the liabilities.~~ Funds invested for capital projects may be from bond proceeds that are subject to arbitrage rebate regulations.

a. **Suitability** - Any investment eligible in the Investment Policy is suitable for Capital Projects Funds.

b. **Safety of Principal** - All investments will be of high quality with no perceived default risk. Market price fluctuations will occur. However, by managing Capital Projects Funds to not exceed the anticipated expenditure schedule, the market risk of the overall portfolio will be minimized. No stated final investment maturity shall exceed the shorter of the anticipated expenditure schedule or three years.

c. **Liquidity** - Most capital projects programs have reasonably predictable draw down schedules. Therefore, investment maturities should generally follow the anticipated cash flow requirements. Financial institution deposit accounts, short term investment pools and money market mutual funds will provide readily available funds generally equal to one month's anticipated cash flow needs, or a competitive yield alternative for short-term fixed maturity investments. A singular repurchase agreement may be utilized if disbursements are allowed in the amount necessary to satisfy any expenditure request. This investment structure is commonly referred to as a flexible repurchase agreement.

d. **Marketability** - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement.

e. **Diversification** - Market conditions and arbitrage regulations influence the attractiveness of staggering the maturity of fixed rate investments for bond proceeds. Generally, if investment rates exceed the applicable cost of borrowing, the Town is best served by locking in most investments. If the cost of borrowing cannot be exceeded, then current market conditions will determine the attractiveness of diversifying maturities or investing in shorter and larger amounts. At no time shall the anticipated expenditure schedule be exceeded in an attempt to bolster yield.

f. **Yield** - Achieving a positive spread to the cost of borrowing is the desired objective, within the limits of the Investment Policy's risk constraints. The yield of an equally weighted, rolling six-month Treasury-Bill portfolio will be the minimum yield objective for non-borrowed funds.

### **H.C. Debt Service Funds**

Debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. ~~Securities-Investments~~ purchased shall not have a stated final maturity date which exceeds the debt service payment date.

a. **Suitability** - Any investment eligible in the Investment Policy is suitable for Debt Service Funds.

b. **Safety of Principal** - All investments shall be of high quality with no perceived default risk. Market price fluctuations will occur. However, by managing Debt Service Funds to not exceed the debt service payment schedule the market risk of the overall portfolio will be minimized.

c. **Liquidity** - Debt Service Funds have predictable payment schedules. Therefore, investment maturities should not exceed the anticipated cash flow requirements. Financial institution deposit accounts, short term investments pools and money market mutual funds may provide a competitive yield alternative for short-term fixed maturity investments. A singular repurchase agreement may be utilized if disbursements are allowed in the amount necessary to satisfy any debt service payment. This investment structure is commonly referred to as a flexible repurchase agreement.

d. **Marketability** - Securities with active and efficient secondary markets are not necessary as the event of an unanticipated cash flow requirement is not probable.

e. **Diversification** - Market conditions influence the attractiveness of fully extending maturity to the next "unfunded" payment date. Generally, if investment rates are anticipated to decrease over time, the Town is best served by locking in most investments. If the interest rates are potentially rising, then investing in shorter and larger amounts may provide advantage. At no time shall the debt service schedule be exceeded in an attempt to bolster yield.



**f. Yield** - Attaining a competitive market yield for comparable security-types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury-Bill portfolio shall be the minimum yield objective.

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## Appendix “A”

### Glossary of Cash Management Terms

**Accretion** – Common investment accounting entry in which the book value of securities purchased at a discount are gradually written up to the par value. The process has the effect of recording the discount as income over time.

**Accrued Interest** – Interest earned, but not yet paid, on ~~an investment bond~~.

**Active Management** – (also called *active investing*) refers to a portfolio management strategy where the manager makes specific investments with the goal to time the investment based on market conditions, monitor the volatility (or risk), and allow for parameters for liquidity. This will be performed by ~~preparing 30 day projecting~~ cash flows to determine ~~the liquidity needs~~ and actively ~~bid out types of investments the Town will invest in based on the market~~ monitoring market conditions for advantageous risk/return options. Awarding the bid to the highest yield while monitoring the risk.

**Agency** – See Federal Agency.

**Amortization** – Common investment accounting entry in which the book value of securities purchased at a premium are gradually written down to the par value. The process has the effect of recording the premium as a reduction to income over time.

**Arbitrage** – Dealing simultaneously in ~~the same product in~~ two markets to take advantage of temporary price distortions at minimal risk. Also related to IRS regulations governing tax-exempt debt proceeds.

**Basis Point** – A unit of measurement used in the valuation of fixed-income securities equal to 1/100 of 1 percent of yield; e.g., “1/4” of 1 percent is equal to 25 basis points.

**Benchmark** – Index used to compare risk and performance to a managed portfolio.

**Bid** – The indicated price at which a buyer is willing to purchase a security or commodity.

**Book Value** – The original acquisition cost of an investment plus or minus the accrued ~~amortization or accretion~~ or amortization.

**Broker** – A financial firm that brings securities buyers and sellers together in return for a fee. The term “broker” is often used interchangeably with “dealer” to refer to a seller of investment securities.

**Callable Bond** – A bond issue in which all or part of its outstanding principal amount may be redeemed before maturity by the issuer under specified conditions.

**Cash Settlement** – A transaction which calls for delivery and payment of securities on the same day that the transaction is initiated.

**Collateralization** – Process by which a borrower pledges securities, property, or other [obligations/deposits](#) for the purpose of securing the repayment of a loan, [deposit](#) and/or security.

**Collateralized Mortgage Obligation (CMO)** – A derivative mortgage-backed security (MBS) created from pools of home mortgage loans. A single MBS is divided into multiple classes, each class containing unique risk profile and security characteristics. A number of CMO classes are expressly prohibited by Texas State law. [Also know as a Real Estate Mortgage Conduit \(REMIC\).](#)

**Commercial Paper** – An unsecured short-term promissory note issued by corporations, with maturities ranging from 1 to [270-366](#) days. Commercial paper must carry a minimum rating of A1/P1 in order to be eligible under the Texas Public Funds Investment Act.

**Constant Maturity Treasury (CMT)** – A calculated average released by the Federal Reserve of all Treasury yields along a specific maturity point. This calculation is frequently used as a benchmark for conservative government portfolios.

**Coupon Rate** – The annual rate of interest received by an investor from the issuer of certain types of fixed-income securities. Also known as the “interest rate.”

**Credit Risk** – The risk to an investor that an issuer will default in the payment of interest and/or principal on a security.

**Derivative** – Financial instruments whose value is derived from the movement of an underlying index or security.

**Dealer** – A dealer, as opposed to a broker, sets as a principal in all securities transactions, buying and selling for their own account. Often times, the terms “broker” and “dealer” are used interchangeably to refer to a seller of investments securities.

**Delivery Versus Payment (DVP)** – A type of securities transaction in which the purchaser pays for securities at the time of delivery either to the purchaser or his/her [security clearance/safekeeping agent/custodian](#).

**Derivative Security** – Financial instrument created from, or whose value depends upon, one or more underlying assets or indices of asset values.

**Discount** – The amount by which the par value of a security exceeds the price paid for the security.

**Diversification** – A process of investing assets among a range of [security investment](#) types by sector, maturity, and quality rating.

**Dollar Weighted Average Maturity (WAM)** – The average maturity of all the [investments/securities](#) that comprise a portfolio weighted by the dollar value of each [investment/security](#).

**Fair Market Rate** – A documented and verifiable rate of interest which approximates the average rate which could have been earned on similar investments at the time of the transaction.

**Federal Agency** – A ~~sub-division of the Federal Government debt instrument that carries a rating of AAA because it is government sponsored.~~

**Federal Deposit Insurance Corporation (FDIC)** – A federal agency that insures bank deposits, currently up to \$250,000 per account. ~~Texas Public Funds deposits that exceed this amount must be properly collateralized with investment securities or insured through a surety bond.~~

**Financial Industry Regulatory Authority (FINRA)** - the successor to the **National Association of Securities Dealers, Inc. (NASD)**. FINRA is a private corporation that focuses on regulatory oversight of all securities firms that do business with the public; professional training, testing and licensing of registered persons; arbitration and mediation; market regulation by contract for the New York Stock Exchange, the NASDAQ Stock Market, Inc., the American Stock Exchange LLC, and the International Securities Exchange.

**Interest Rate** – See “Coupon Rate.”

**Internal Controls** – An internal control structure designed to ensure that the assets of the entity are protected from loss, theft, or misuse. The internal control structure is designed to provide reasonable assurance that these objectives are met.

**Interlocal Cooperation Act** – Law permitting joint participation by local governments providing one or more government functions within the State. This law [Section 891.001 et seq. of the Texas Government Code (the “Act”)] has allowed for the creation of investment pools in Texas.

**Investment Advisers Act of 1940** – Law which requires all Investment Advisers to be registered with the SEC ~~or State-specific regulatory agency~~ in order to protect the public from fraud.

**Investment Policy** – A concise and clear statement of the objectives and parameters formulated by an investor or investment manager for a portfolio of investment securities. The Texas Public Funds Investment Act requires that public entities have a written and approved investment policy.

**Investment Pool** – An entity created under the Interlocal Cooperation Act to invest public funds jointly on behalf of the entities that participate in the pool.

**Liquidity** – A liquid investment is one that can be easily and quickly converted to cash without substantial loss of value. Investment pools, ~~financial institution deposits~~ and money market funds, which allow for same day withdrawal of cash, are considered extremely liquid.

**Local Government Investment Pool (LGIP)** – An investment by local governments in which their money is pooled as a method for managing local funds.

**Market Risk** - The risk that the value of an ~~investment security~~ will rise or decline as a result of changes in market conditions.

**Market Value** – An ~~investment's~~~~security's~~ par amount multiplied by its market price.

~~**Master Repurchase Agreement** – A written contract covering all future transactions between the two parties to a repurchase agreement.~~

**Maturity** – The date on which payment of a financial obligation is due. The final stated maturity is the date on which the issuer must retire a ~~bond~~~~debt~~ and pay the face value to the ~~bondholder~~~~debtholder~~. ~~See “Weighted Average Maturity.”~~

**Money Market Mutual Fund** – Mutual funds that invest ~~in accordance with SEC regulations and guidelines, solely in money market instruments (short term debt instruments, such as Treasury bills, commercial paper, bankers' acceptance, repos and federal funds).~~

**Mortgage-Backed Security (MBS)** – Security backed by pools of ~~home loan~~ mortgages.

**Net Asset Value (NAV)** – The value of a mutual fund or investment pool at the end of the business day. NAV is calculated by adding the market value of all ~~securities~~~~investments~~ in a fund or pool, deducting expenses, and dividing by the number of shares in the fund or pool.

**Offer** – An indicated price at which market participants are willing to sell a security. Also referred to as the “Ask Price.”

**Par Value** – Face value or principal value of a bond, typically \$1,000 per bond. A security's par value is multiplied by its coupon rate to determine coupon payment amount.

~~**Passive Management** – Involves the creation of a portfolio allocation that is the same as a specific index to generate a return that is the same as the chosen index instead of outperforming it. ~~Passive investing involves leaving high cash balance in banks or pools and not taking advantage of spreads in the market through other investment types.~~~~

**Premium** – The amount by which the price paid for a security exceeds the security's par value.

**Primary Government Securities Dealer (Primary Dealer)** – ~~One of 20 (as of 02/2011) 1~~ Large government securities dealers who are required to submit daily reports of market activity and monthly financial statements to the New York Federal Reserve Bank. Primary Dealers are required to continually “make a market” in Treasury securities, buying or selling when asked, thereby creating a liquid secondary market for US debt obligations.

**Principal** – The face value or par value of a debt instrument. Also may refer to the amount of capital invested in a given ~~investment~~~~security~~.

**Prudent Investor Rule** – Refers to an investment principle in the Public Funds Investment Act outlining the fiduciary responsibilities of Investment Officers.

~~**Regular Way Delivery** – Securities settlement that calls for delivery and payment on the third~~

~~business day following the trade date (T + 3); payment on a T + 1 basis is currently under consideration. Mutual funds are settled on a same day basis; government securities are settled on the next business day.~~

**Repurchase Agreement (repo or RP)** – An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement of the first party to repurchase the securities at a specified price or at a specified later date.

**Reverse Repurchase Agreement (Reverse Repo)** – An agreement of one party to purchase securities at a specified price from a second party and a simultaneous agreement by the first party to resell the securities at a specified price to the second party on demand or at a specified date.

**Safekeeping** – Holding of assets (e.g., securities) by a financial institution on behalf of a client.

**Total Return** – The sum of all investment income plus changes in the capital-market value of the portfolio. For mutual funds, return on an investment is composed of share price appreciation plus any realized dividends or capital gains. This is calculated by taking the following components during a certain time period: (Price Appreciation) + (Dividends Paid) + (Capital Gains) = (Total Return).

**Treasury Bills** – Short term U.S. government non-interest bearing debt securities with maturities of ~~no longer than one year~~ or shorter ~~and issued with a minimum purchase of \$100~~. T-Bills pay interest only at maturity. The interest is equal to the face value minus the purchase price. ~~Auctions of four week, 13 week and 26 week bills are every week, while auctions of 52 week bills are done every four weeks. The yields on these bills are monitored closely in the money markets for signs of interest rate trends.~~

**Treasury Notes** – Intermediate U.S. government debt securities with maturities of one to 10 years ~~and issued with a minimum purchase of \$100~~. Treasury notes, or T-notes, are generally issued in terms of 2, 3, 5, 7, and 10 years, and pay interest every six months until they mature.

**Uniform Net Capital Rule** – SEC Rule 15C3-1 outlining capital requirements for brokers/dealers.

**Volatility** – A degree of fluctuation in the price ~~and or~~ valuation of securities.

**Yield** – The current rate of return on an investment ~~security~~ generally expressed as an annual percentage ~~of the security's face value~~.

**Yield-to-Call (YTC)** – The rate of return an investor earns from a bond assuming the bond is redeemed (called) prior to its nominal maturity date.

**Yield Curve** – A graphic representation that depicts the relationship at a given point in time between yields and maturity for bonds that are identical in every way except maturity. A normal yield curve may be alternatively referred to as a positive yield curve.

**Yield-to-Maturity** – The rate of return yielded by ~~an investment debt security~~ held to maturity when both interest payments and the investor's ~~potential capital gain or loss~~ purchase price discount



or premium are included in the calculation of return.

**Zero-coupon Securities** – Security that is issued at a discount and makes no periodic interest payments. The rate of return consists of a gradual accretion of the principal of the security and is payable at par upon maturity. \_\_\_\_\_

**Appendix “B”**

**Town of Prosper Authorized Broker/Dealer List**

FHN Financial  
Financial Northeastern Securities  
Great Pacific Securities  
Hilltop Securities, Inc.  
Multi-Bank Securities, Inc.  
Oppenheimer & Co., Inc.  
SAMCO Capital Markets

Matrix of Qualified Brokers/Dealers and Financial Institutions

|   |  |   |  |   |  |   |   |
|---|--|---|--|---|--|---|---|
| <b>Name of Firm</b>                               | Multi-Bank Securities, Inc. [MBS]                                      | FTN Financial   | Oppenheimer & Co., Inc.  | Financial Northeastern Securities                                       | Hilltop Securities, Inc.   | Great Pacific Securities  | Samco Capital Markets, Inc                                |
| <b>Address</b>                                    | 1000 Town Center, Ste. 2300 Southfield, MI 48075                       | 920 Memorial City Way, 11th Fl Houston, TX 77024      | 50 S. 6th St., Ste. 1300 Minneapolis, MN 55402                               | 100 Passaic Avenue Fairfield, NJ 07004                                  | 700 Milam, Suite 500 Houston, TX 77002                             | 151 Kalmus Drive, Ste. H8 Costa Mesa, CA 92626                              | 1700 Pacofoc Ave Ste 200 Dallas, TX 75201                 |
| <b>Phone</b>                                      | (800) 967-9045   | (901) 435-8080  | (612) 337-2700   | (973) 396-1043  | (713) 654-8606   | (714) 619-3000  | (800) 817-3466  |
| <b>Account Representative</b>                     | Damien Grant   | Zachery Brewer<br>CRD # 4601565                       | Paul Sullivan  | Steven Azzato   | Gilbert Ramon  | Garrett Ng  | Robert Phillips   |
| <b>Texas Office</b>                               | YES  | YES   | YES  | YES   | YES  | NO  | YES   |
| <b>Nature of Office</b>                           | Brokerage  | Bank Dealer   | Wealth Management, Institutional, Public Finance                             | Branch  | Institutional & Retail Sales                                       | N/A   | Financial Services  |
| <b>Primary Dealer status with Federal Reserve</b> | NO   | NO  | NO   | NO  | NO   | NO  | NO  |
| <b>Registered with FINRA</b>                      | YES<br>CRD # 22098   | NO<br>Division of First Tennessee Bank                | YES<br>CRD # 1047426   | YES<br>CRD # 4698196  | YES<br>CRD # 2135146<br>Federal Agencies                           | YES<br>CRD#29251  | YES<br>CRD # 136532<br>Treasuries and Agencies            |
| <b>Market Sector specialization</b>               | Fixed Income Securities, CDs   | Fixed Income Securities, MUNIs, and SBA Loans & Pools | Fixed Income: US Gov't & Agencies, Municipal Bonds, Commercial Paper and CDs | US Treasuries, Agencies, Texas State Bonds, Muni Bonds, Negotiable CDs. |  | Gov't Agency sector   |   |
| <b>Directly comparable public sector clients</b>  | County of Tarrant, TX; City of Weatherford, OK; City of Huntsville, TX | City of McKinney, City of Plano, City of Richardson   | Harris County, TX; Port Authority of Houston, TX; Collin County, TX          | City of Bastrop, City of Allen, Dallas County                           | Town of Flower Mound<br>City of Farmers Branch<br>City of Benbrook | City of San Antonio, Harris County, Collin County, Grand Prairie, Arlington | City of Arlington, City of Grand Prairie, City of Corinth |
| <b>Read Prosper's Investment Policy</b>           | YES  | YES   | YES  | YES   | YES  | YES   | YES   |
| <b>SIPC Insurance Coverage</b>                    | YES  | NO  | YES  | YES   | YES  | YES   | YES   |
| <b>Buy/Sell Securities?</b>                       | YES  | YES   | YES  | NO  | YES  | YES   | YES   |
| <b>Rep Registered with Texas State Securities</b> | YES  | YES   | YES  | YES   | YES  | YES   | YES   |
| <b>Other Office Address - Texas</b>               | 325 N St. Paul St. Ste. 3107 Dallas, TX 75201                          | N/A   | Austin, Dallas, Ft. Worth, Houston and The Woodlands                         | 1364 Hackberry Road Van Alstyne, TX 75495                               | 7000 N MoPac, Ste 400 Austin, TX 78731                             | N/A   | 6805 Capital of Texas Highway, Ste 350 Austin, TX 78731   |

## PUBLIC WORKS



**To: Mayor and Town Council**

**From: Frank E. Jaromin, P.E., Director of Public Works**

**Through: Harlan Jefferson, Town Manager  
Rebecca Zook, P.E., Executive Director of Development & Infrastructure Services**

**Re: Town Council Meeting – January 26, 2021**

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**Agenda Item:**

Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Freese and Nichols, Inc., and the Town of Prosper, Texas, for the America's Water Infrastructure Act of 2018 Risk and Resilience Assessment and Emergency Response Plan Project.

**Description of Agenda Item:**

This request is in response to an EPA requirement involving America's Water Infrastructure Act of 2018 that mandates community water systems serving 3,300 persons or more in population to develop a Risk and Resilience Assessment and Emergency Response Plan. A survey of our qualified firms list was completed, and staff chose Freese and Nichols, who was most experienced and qualified for the project.

**Budget Impact:**

This project was approved in the FY 2020-2021 budget, in the amount of \$130,000.00. The total amount of this project is \$100,000.00 and will be funded from 200-5410-50-02.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the standard professional service agreement as to form and legality.

**Attached Documents:**

1. Services Agreement

**Town Staff Recommendation:**

Town staff recommends authorizing the Town Manager to execute a Professional Engineering Services Agreement between Freese and Nichols, Inc., and the Town of Prosper, Texas, for the

America's Water Infrastructure Act of 2018 Risk and Resilience Assessment and Emergency Response Plan Project.

**Proposed Motion:**

I move to authorize the Town Manager to execute a Professional Engineering Services Agreement between Freese and Nichols, Inc., and the Town of Prosper, Texas, for the America's Water Infrastructure Act of 2018 Risk and Resilience Assessment and Emergency Response Plan Project.

**PROFESSIONAL ENGINEERING SERVICES AGREEMENT  
BETWEEN THE TOWN OF PROSPER, TEXAS, AND FREESE AND NICHOLS, INC.,  
FOR THE AWIA OF 2018 RISK AND RESILIENCE ASSESSMENT AND EMERGENCY RESPONSE PLAN  
PROJECT**

This Agreement for Professional Engineering Services, hereinafter called "Agreement," is entered into by the **Town of Prosper, Texas**, a municipal corporation, duly authorized to act by the Town Council of said Town, hereinafter called "Town," and **Freese and Nichols, Inc.**, a company authorized to do business in Texas, acting through a duly authorized officer, hereinafter called "Consultant," relative to Consultant providing professional engineering services to Town. Town and Consultant when mentioned collectively shall be referred to as the "Parties."

**WITNESSETH:**

**WHEREAS**, Town desires to obtain professional engineering services in connection with the **America's Water Infrastructure Act of 2018, Section 2013 (AWIA) Risk and Resilience Assessment and Emergency Response Plan Project**, hereinafter called "Project";

For the mutual promises and benefits herein described, Town and Consultant agree as follows:

1. **Term of Agreement.** This Agreement shall become effective on the date of its execution by both Parties, and shall continue in effect thereafter until terminated as provided herein.
2. **Services to be Performed by Consultant.** The Parties agree that Consultant shall perform such services as are set forth and described in **Exhibit A - Scope of Services** and incorporated herein as if written word for word. All services provided by Consultant hereunder shall be performed in accordance with the degree of care and skill ordinarily exercised under similar circumstances by competent members of their profession. In case of conflict in the language of Exhibit A and this Agreement, this Agreement shall govern and control. Deviations from the Scope of Services or other provisions of this Agreement may only be made by written agreement signed by all Parties to this Agreement.
3. **Prompt Performance by Consultant.** Consultant shall perform all duties and services and make all decisions called for hereunder promptly and without unreasonable delay as is necessary to cause Consultant's services hereunder to be timely and properly performed. Notwithstanding the foregoing, Consultant agrees to use diligent efforts to perform the services described herein and further defined in any specific task orders, in a manner consistent with these task orders; however, the Town understands and agrees that Consultant is retained to perform a professional service and such services must be bound, first and foremost, by the principles of sound professional judgment and reasonable diligence.
4. **Compensation of Consultant.** Town agrees to pay to Consultant for satisfactory completion of all services included in this Agreement a total fee of **One Hundred Thousand Dollars (\$100,000)** for the Project as set forth and described in **Exhibit B - Compensation Schedule** and incorporated herein as if written word for word. Lump sum fees shall be billed monthly based on the percentage of completion. Hourly not to exceed fees shall be billed monthly based on hours of work that have been completed. Direct Costs for expenses such as mileage, copies, scans, sub-consultants, and similar costs are included in fees and shall be billed as completed.

Consultant agrees to submit statements to Town for professional services no more than once per month. These statements will be based upon Consultant's actual services performed and reimbursable expenses incurred, if any, and Town shall endeavor to make prompt payments. Each statement submitted by Consultant to Town shall



be reasonably itemized to show the amount of work performed during that period. If Town fails to pay Consultant within sixty (60) calendar days of the receipt of Consultant's invoice, Consultant may, after giving ten (10) days written notice to Town, suspend professional services until paid.

Nothing contained in this Agreement shall require Town to pay for any work that is unsatisfactory as reasonably determined by Town or which is not submitted in compliance with the terms of this Agreement.

The Scope of Services shall be strictly limited. Town shall not be required to pay any amount in excess of the original proposed amount unless Town shall have approved in writing in advance (prior to the performance of additional work) the payment of additional amounts.

5. **Town's Obligations.** Town agrees that it will (i) designate a specific person as Town's representative, (ii) provide Consultant with any previous studies, reports, data, budget constraints, special Town requirements, or other pertinent information known to Town, when necessitated by a project, (iii) when needed, assist Consultant in obtaining access to properties necessary for performance of Consultant's work for Town, (iv) make prompt payments in response to Consultant's statements and (v) respond in a timely fashion to requests from Consultant. Consultant is entitled to rely upon and use, without independent verification and without liability, all information and services provided by Town or Town's representatives.

6. **Ownership and Reuse of Documents.** Upon completion of Consultant's services and receipt of payment in full therefore, Consultant agrees to provide Town with copies of all materials and documents prepared or assembled by Consultant under this Agreement and that Town may use them without Consultant's permission for any purpose relating to the Project. Any reuse of the documents not relating to the Project shall be at Town's risk. Consultant may retain in its files copies of all reports, drawings, specifications and all other pertinent information for the work it performs for Town.

7. **Town Objection to Personnel.** If at any time after entering into this Agreement, Town has any reasonable objection to any of Engineer's personnel, or any personnel, professionals and/or consultants retained by Engineer, Engineer shall promptly propose substitutes to whom Town has no reasonable objection, and Engineer's compensation shall be equitably adjusted to reflect any difference in Engineer's costs occasioned by such substitution.

8. **Insurance.** Consultant shall, at its own expense, purchase, maintain and keep in force throughout the duration of this Agreement applicable insurance policies as described in **Exhibit C - Insurance Requirements** and incorporated herein as if written word for word. Consultant shall submit to Town proof of such insurance prior to commencing any work for Town.

9. **Indemnification.** CONSULTANT DOES HEREBY COVENANT AND AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TOWN AND ITS OFFICIALS, OFFICERS, AGENTS, REPRESENTATIVES, EMPLOYEES AND INVITEES FROM AND AGAINST LIABILITY, CLAIMS, SUITS, DEMANDS AND/OR CAUSES OF ACTION, (INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND COSTS OF LITIGATION), WHICH MAY ARISE BY REASON OF DEATH OR INJURY TO PROPERTY OR PERSONS BUT ONLY TO THE EXTENT OCCASIONED BY THE NEGLIGENT ACT, ERROR OR OMISSION OF CONSULTANT, ITS OFFICIALS, OFFICERS, AGENTS, EMPLOYEES, INVITEES OR OTHER PERSONS FOR WHOM CONSULTANT IS LEGALLY LIABLE WITH REGARD TO THE PERFORMANCE OF THIS AGREEMENT.

IN THE EVENT THAT TOWN AND CONSULTANT ARE CONCURRENTLY NEGLIGENT, THE PARTIES AGREE THAT ALL LIABILITY SHALL BE CALCULATED ON A COMPARATIVE BASIS OF FAULT AND

**RESPONSIBILITY AND THAT NEITHER PARTY SHALL BE REQUIRED TO DEFEND OR INDEMNIFY THE OTHER PARTY FOR THAT PARTY'S NEGLIGENT OR INTENTIONAL ACTS, ERRORS OR OMISSIONS.**

10. **Notices.** Any notices to be given hereunder by either Party to the other may be affected either by personal delivery, in writing, or by registered or certified mail to the following addresses:

Freese and Nichols, Inc.  
Clayton Barnard, P.E., Principal  
5805 Main Street, Suite B  
Frisco, TX 75034  
[clayton.barnard@freese.com](mailto:clayton.barnard@freese.com)

Town of Prosper  
Harlan Jefferson, Town Manager  
PO Box 307  
Prosper, TX 75078  
[hjefferson@prospertx.gov](mailto:hjefferson@prospertx.gov)

11. **Termination.** The obligation to provide further services under this Agreement may be terminated by either Party in writing upon thirty (30) calendar days notice. In the event of termination by Town, Consultant shall be entitled to payment for services rendered through receipt of the termination notice.

12. **Sole Parties and Entire Agreement.** This Agreement shall not create any rights or benefits to anyone except Town and Consultant, and contains the entire agreement between the Parties. Oral modifications to this Agreement shall have no force or effect.

13. **Assignment and Delegation.** Neither Town nor Consultant may assign its rights or delegate its duties without the written consent of the other Party. This Agreement is binding on Town and Consultant to the extent permitted by law. Nothing herein is to be construed as creating any personal liability on the part of any Town officer, employee or agent.

14. **Texas Law to Apply; Successors; Construction.** This Agreement shall be construed under and in accordance with the laws of the State of Texas. It shall be binding upon, and inure to the benefit of, the Parties hereto and their representatives, successors and assigns. Should any provisions in this Agreement later be held invalid, illegal or unenforceable, they shall be deemed void, and this Agreement shall be construed as if such provision had never been contained herein.

15. **Conflict of Interest.** Consultant agrees that it is aware of the prohibited interest requirement of the Town Charter, which is repeated in Exhibit D - Conflict of Interest Affidavit and incorporated herein as if written word for word, and will abide by the same. Further, a lawful representative of Consultant shall execute the Affidavit included in the exhibit. Consultant understands and agrees that the existence of a prohibited interest during the term of this Agreement will render the Agreement voidable.

Consultant agrees that it is further aware of the vendor disclosure requirements set forth in Chapter 176, Local Government Code, as amended, and will abide by the same. In this connection, a lawful representative of Consultant shall execute the Conflict of Interest Questionnaire, Form CIQ, attached hereto as Exhibit E - Conflict of Interest Questionnaire and incorporated herein as if written word for word.

16. **Venue.** The Parties herein agree that this Agreement shall be enforceable in Prosper, Texas, and if legal action is necessary to enforce it, exclusive venue shall lie in Collin County, Texas.

17. **Mediation.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to non-binding mediation.

18. **Prevailing Party.** In the event a Party initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

19. **"Anti-Israel Boycott" Provision.** In accordance with Chapter 2270, Texas Government Code, a Texas governmental entity may not enter into a contract with a company for the provision of goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract. Chapter 2270 does not apply to a (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) a contract that has a value of less than One Hundred Thousand Dollars (\$100,000.00). Unless the company is not subject to Chapter 2270 for the reasons stated herein, the signatory executing this Agreement on behalf of the company verifies by its signature to this Agreement that the company does not boycott Israel and will not boycott Israel during the term of this Agreement.

20. **Signatories.** Town warrants and represents that the individual executing this Agreement on behalf of Town has full authority to execute this Agreement and bind Town to the same. Consultant warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind Consultant to same.

**IN WITNESS WHEREOF,** the Parties, having read and understood this Agreement, have executed such in duplicate copies, each of which shall have full dignity and force as an original, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**FREESE AND NICHOLS, INC.**

**TOWN OF PROSPER, TEXAS**

By: Clayton C Barnard  
Signature

By: \_\_\_\_\_  
Signature

Clayton Barnard, P.E.  
Printed Name

Harlan Jefferson  
Printed Name

Vice-President / Principal  
Title

Town Manager  
Title

12/11/2020  
Date

\_\_\_\_\_  
Date

**EXHIBIT A  
SCOPE OF SERVICES**

**PROFESSIONAL ENGINEERING SERVICES AGREEMENT  
BETWEEN THE TOWN OF PROSPER, TEXAS, AND FREESE AND NICHOLS, INC.,  
FOR THE AWIA OF 2018 RISK AND RESILIENCE ASSESSMENT AND EMERGENCY RESPONSE PLAN**

**I. PROJECT DESCRIPTION**

America's Water Infrastructure Act (AWIA) of 2018, Section 2013, requires that all community water systems serving populations greater than 3,300 persons will assess the risks to and resilience of its system. The Risk and Resilience Assessment (RRA) will be conducted following the Risk Analysis and Management for Critical Asset Protection (RAMCAP®) standard detailed in the J100 (Risk and Resilience of Drinking Water Systems) guidance developed jointly by the AWWA, ASME, and ANSI. The seven-step process outlined in the J100 standard provides the framework for the scope of work. The steps are as follows:

- Asset characterization
- Threat characterization
- Consequence analysis
- Vulnerability analysis
- Threat analysis
- Risk/resilience analysis
- Risk/resilience management

The RRA will include an implementation plan for capital and operational needs for risk and resilience management of the system. The assessment will be finalized and then certified by the Town of Prosper (Town) to the Administrator of the Environmental Protection Agency (EPA) by June 30, 2021, in the case of systems serving a population of more than 3,300 but less than 50,000.

Within six months of completion and certification of the RRA, America's Water Infrastructure Act of 2018, Section 2013 also requires a letter of certification to EPA that the Emergency Response Plan (ERP) for a utility is developed or updated. The ERP can be developed based on existing emergency plans but is required to include response protocols for any type of emergency or event identified as a threat during the RRA. The detailed ERP will be conducted following the protocols detailed in the M19 (Emergency Planning for Water and Wastewater Utilities) guidance developed by the AWWA. The ERP will be finalized and then certified by the Town of Prosper to the Administrator of the Environmental Protection Agency (EPA) by December 30, 2021 to comply with the deadline requirements for systems serving a population 3,300 or more but less than 50,000.

To comply with the requirements of the AWIA of 2018, Section 2013, and to improve the resilience of the Town of Prosper's systems, the Town has retained Freese and Nichols, Inc. (FNI) to provide engineering services in support of the development of this RRA and ERP.

## **II. TASK SUMMARY**

### **BASIC SERVICES**

#### **PHASE 1 – RISK AND RESILIENCE ASSESSMENT**

The RRA includes three workshops with the RRA team and one final briefing. An RRA report will be developed and provided. Due to the sensitive nature of the content, the RRA report is recommended to be protected from public access within applicable law. Electronic document transfer for this project will be provided to the Town through a secure file-sharing platform. Confidential documents will not be emailed. Hard copies of the RRA report will be hand-delivered.

#### **Task A – Project Kickoff Meeting, Data Collection and Review**

FNI will conduct a kickoff meeting with Town staff to introduce the FNI project team, review the scope of services and project schedule, and identify communication approaches. The kickoff meeting will also include a discussion of the background/history related to vulnerability and resiliency for the Town.

During the kickoff meeting, FNI will meet with the Town to determine the RRA team participants, needs and schedule. The following items will be discussed during the meeting:

- Project goals
- Project schedule
- Data collection for review by FNI
- Communication and information flow for the project
- Additional entities to coordinate with in the development of the project

The Town will provide the following documents, if available, to FNI for review:

- Previous vulnerability and risk assessments
- System diagrams
- Existing security plans and procedures
- Business continuity plans / Continuity of operations plans
- SCADA system information
- Source water protection plans
- Interlocal agreements with neighboring utilities
- Local natural hazard mitigation plan(s)
- Emergency response plans
- Other documents that may be related to the vulnerability and resilience of the water system

#### **Task B – Identification of Critical Assets and Threats**

FNI will review the data collected for the Town's water system to identify a preliminary list of assets. A database of the assets will be created for future evaluation through the project. FNI will conduct a preliminary evaluation of identified threats based on available published information from the U.S. EPA, FEMA, USGS, DHS and other relevant agencies. Threats to be evaluated include direct hazards to the water system from malevolent man-made sources and natural events, as well as tangential hazards from impacts to system dependencies or unaffiliated but near-

proximity infrastructure.

FNI will conduct a workshop (Asset-Threat Workshop) with the Town's RRA team to develop a prioritized list of asset-threat pairs to conduct a further risk and resilience evaluation. In the workshop, FNI will lead the RRA team through a review of the assets and an initial screening of consequences of failure to develop a list of critical assets.

FNI will then lead the RRA team through an evaluation of malevolent, natural, and dependency hazards to identify those of most relevance to the water system. Finally, FNI will facilitate the RRA team through a review of asset-threat pairs to prioritize the pairs to focus the risk and resilience evaluation.

The RRA will include a limited review of the operation and maintenance of the water system. FNI will discuss the status of an asset management program and approaches that could be undertaken to improve the Town's resilience. The results of the assessment will be included in the RRA Report.

Up to 15 asset-threat pairs will be evaluated. Additional asset-threat pairs will be conducted upon request of the Town as an Additional Service.

#### **Task C – Cybersecurity Evaluation**

Utilizing a cybersecurity framework guide following AWWA's cybersecurity protocols, FNI will meet with staff identified during the Kickoff Meeting with knowledge of the Town's SCADA system, software and hardware technology, and information security protocols and procedures. The workshop (Cybersecurity Workshop) will focus on evaluation of the implementation of the 47 "Priority 1" protocols identified in the AWWA Process Control System Security Guidance for the Water Sector. FNI will compile the information collected in the Cybersecurity Workshop to identify gaps in security, threats to the water system and recommendations for improvements in conjunction with the information developed in Task B.

#### **Task D – Risk and Resilience Analysis**

For each of the prioritized asset-threat pairs, FNI will conduct an initial evaluation to estimate the probability of occurrence of the threat (T), the vulnerability (V) of the assets to failure from the threat, and the consequence (C) of asset failure. FNI will initially input existing measures in place that serve to increase the resilience of the critical assets by mitigation of one or more of the risk factors. The risk to each asset is calculated as:

- Risk = Consequence \* Vulnerability \* Threat

FNI will facilitate a workshop (Risk Analysis Workshop) with the RRA team to present, evaluate and adjust the calculated risk for each asset-threat pair assessed based on team feedback. Through the workshop, a risk value for each asset-threat pair will be developed to allow for prioritization of assets for improvements. During the workshop, an initial identification of additional mitigation measures to further reduce risk and improve resilience will be identified. Mitigation measures may include policy and procedure improvements, physical security upgrades, structural improvements, staffing adjustments, and other actions.

#### **Task E – Risk and Resilience Management**

FNI will evaluate the additional mitigation measures identified in the Risk Analysis Workshop, and as appropriate,

identify supplemental mitigation measures for consideration. The mitigation measures will be analyzed for risk reduction and resilience improvement, and rough approximation conceptual cost to the Town. FNI will develop a prioritized list of mitigation measures based on benefit-cost ratio.

FNI will document the RRA and the prioritized mitigation measures for implementation in a draft RRA report. FNI will meet with the Town to provide a final briefing on the RRA, present the results of the assessment, and deliver the draft report.

#### **Task F – Final RRA Report and Certification of Compliance**

Upon receipt of final comments on the draft RRA report, FNI will finalize the RRA report. FNI will assist the Town to complete and submit the certification of the Risk and Resilience Assessment through the online EPA portal. A copy of the certification will be maintained in the final RRA report.

### **PHASE 2 – EMERGENCY RESPONSE PLAN**

The ERP includes three workshops with the Town's designated ERP team and one final briefing. An ERP compliant with the requirements of AWIA of 2018 will be provided. Due to the sensitive nature of the content, the ERP report is recommended to be protected from public access within applicable law. Electronic document transfer for this project will be provided to the Town through a secure file-sharing platform. Confidential documents will not be emailed. Hard copies of the ERP will be hand-delivered.

#### **Task A – Coordination Meeting, Data Collection and Review**

FNI will conduct a coordination meeting with Town staff to review the scope of services and project schedule and identify communication approaches. The coordination meeting will also include a discussion of the background/history related to emergency response planning for the Town, including the results of the RRA.

During the coordination meeting, any additional Town staff members that need to be introduced to the project for the ERP component will be identified. The team members should be experts in one or more of the following areas or have a role in the execution of the ERP:

- Utility management
- Emergency management
- Water treatment and operations
- SCADA operations
- Human resources management
- Procurement
- Other representatives may include members of police, fire and/or the local emergency planning committee

The Town will provide the following documents, if available, to FNI for review:

- Existing emergency response plans for the utility or the overall organization
- Emergency preparedness plans
- Safety and security procedures



- Hazard mitigation plans
- System recovery plans
- System diagrams
- Business continuity plans / Continuity of operations plans
- Source water protection plans
- Interlocal agreements with neighboring utilities
- Local natural hazard mitigation plan(s)
- Crisis communications plan
- Other documents that may be related to the preparedness of the water system.

#### **Task B – Review of Existing Plans and Preparation of ERP Outline**

FNI will review the data collected for the Town's water system to identify gaps and necessary information for an up-to-date ERP. FNI will prepare an initial inventory of available information to review/update and gaps in information where development by the ERP team will be required. The ERP will be developed generally in accordance with the outline identified in the AWWA M19 guidance document.

FNI will conduct an initial workshop (ERP Preparation Workshop) with the ERP team. In this workshop, FNI will provide an overview of the proposed ERP contents and approach and the current status of information to fulfill these needs.

#### **Task C – Emergency Response Plan Preparation Workshops**

Through a series of up to two (2) additional workshops, FNI will facilitate the ERP team to identify the components of the ERP. The critical components of an ERP include the following:

- System overview
- Incident management overview
- Roles and responsibilities, based on NIMS and ICS
- Internal and external contact information
- General emergency response guidance
- Communications plan
- Record-keeping
- Hazard-specific plans addressing relevant threats identified in the Risk and Resilience Assessment will be developed through the workshops. FNI will provide initial content for the hazard-specific plans based on the Town's existing ERP and/or industry-standard guidance.

#### **Task D – Draft Emergency Response Plan**

FNI will compile the information collected and developed in the series of workshops to prepare a draft ERP. FNI will meet with the Town to present a briefing on the draft ERP, provide implementation recommendations, and solicit comments of the plan.

#### **Task E – Final ERP and Certification of Compliance**

Upon receipt of final comments on the draft ERP, FNI will finalize the ERP. FNI will assist the Town to complete and submit the certification of the Emergency Response Plan through the online EPA portal. A copy of the certification will

be maintained in the Town's ERP.

**ADDITIONAL SERVICES:** Additional Services to be performed by Consultant, if authorized by the Town, which are not included in the above described scope of services, are described as follows:

- A. Evaluation of additional asset-threat pairs
- B. Public meetings, unless noted in the scope of services
- C. Additional meetings or workshops
- D. Facility site visits
- E. Emergency planning, preparedness, or recovery development or updates
- F. Training or exercises

Other services not specifically noted in the scope of services

**III. DELIVERABLES**

|  |  |
|--|--|
| Phase 1 – Risk and Resilience Assessment | One electronic PDF copy and five (5) hard copies of the final RRA report; guidance for the timely completion of EPA certification of compliance with AWIA of 2018, Section 2013 Risk and Resilience Assessment requirements. |
| Phase 2 – Emergency Response Plan        | One electronic PDF copy and five (5) hard copies of the final ERP; guidance for the timely completion of EPA certification of compliance with AWIA of 2018, Section 2013 Emergency Response Plan requirements.               |

**EXHIBIT B  
COMPENSATION SCHEDULE**

**PROFESSIONAL ENGINEERING SERVICES AGREEMENT  
BETWEEN THE TOWN OF PROSPER, TEXAS, AND FREESE AND NICHOLS, INC.,  
FOR THE AWIA OF 2018 RISK AND RESILIENCE ASSESSMENT AND EMERGENCY RESPONSE PLAN**

**I. COMPENSATION SCHEDULE**

| Phase  | Completion Schedule | Compensation Schedule |
|--|---------------------|-----------------------|
| Notice-to-Proceed  | Jan 2021            | --                    |
| Phase 1 – Risk and Resilience Assessment Report; Certification | Jun 2021            | \$49,355              |
| Phase 2 – Emergency Response Plan; Certification               | Dec-2021            | \$50,645              |
| <b>Total Compensation</b>                                      |                     | <b>\$100,000</b>      |

**II. COMPENSATION SUMMARY**

| Basic Services (Lump Sum)                                      | Amount           |
|--|------------------|
| Phase 1 – Risk and Resilience Assessment Report; Certification | \$49,355         |
| Phase 2 – Emergency Response Plan; Certification               | \$50,645         |
| <b>Total Basic Services:</b>                                   | <b>\$100,000</b> |

| Special Services (Hourly Not-to-Exceed) | Amount     |
|---|------------|
| None                                    | \$0        |
| <b>Total Special Services:</b>          | <b>\$0</b> |

| Direct Expenses               | Amount     |
|-------------------------------|------------|
| None                          | \$0        |
| <b>Total Direct Expenses:</b> | <b>\$0</b> |

## EXHIBIT B COMPENSATION/PRICING SCHEDULE

Compensation to FNI for Basic Services in Attachment SC shall be the lump sum of One Hundred Thousand Dollars (\$100,000).

If FNI sees the Scope of Services changing so that Additional Services are needed, including but not limited to those services described as Additional Services in Attachment SC, FNI will notify OWNER for OWNER's approval before proceeding. Additional Services shall be computed based on the following Schedule of Charges.

| <u>Position</u>             | <u>Hourly Rate</u> |            |
|-----------------------------|--------------------|------------|
|                             | <u>Min</u>         | <u>Max</u> |
| Professional 1              | 81                 | 146        |
| Professional 2              | 95                 | 154        |
| Professional 3              | 115                | 220        |
| Professional 4              | 151                | 237        |
| Professional 5              | 188                | 350        |
| Professional 6              | 197                | 391        |
| Construction Manager 1      | 93                 | 173        |
| Construction Manager 2      | 109                | 185        |
| Construction Manager 3      | 152                | 217        |
| Construction Manager 4      | 206                | 281        |
| CAD Technician/Designer 1   | 67                 | 147        |
| CAD Technician/Designer 2   | 98                 | 152        |
| CAD Technician/Designer 3   | 131                | 201        |
| Corporate Project Support 1 | 50                 | 122        |
| Corporate Project Support 2 | 71                 | 168        |
| Corporate Project Support 3 | 98                 | 259        |
| Intern / Coop               | 42                 | 84         |

**Rates for In-House Services and Equipment**

| <u>Mileage</u>                  | <u>Bulk Printing and Reproduction</u> |                | <u>Equipment</u> |  |
|---------------------------------|---------------------------------------|----------------|------------------|--|
| Standard IRS Rates              |                                       | <u>B&amp;W</u> | <u>Color</u>     | Valve Crew Vehicle (hour) \$75             |
|                                 | Small Format (per copy)               | \$0.10         | \$0.25           | Pressure Data Logger (each) \$100          |
| <b><u>Technology Charge</u></b> | Large Format (per sq. ft.)            |                |                  | Water Quality Meter (per day) \$100        |
| \$8.50 per hour                 | Bond                                  | \$0.25         | \$0.75           | Microscope (each) \$150                    |
|                                 | Glossy / Mylar                        | \$0.75         | \$1.25           | Pressure Recorder (per day) \$200          |
|                                 | Vinyl / Adhesive                      | \$1.50         | \$2.00           | Ultrasonic Thickness Gauge (per day) \$275 |
|                                 | Mounting (per sq. ft.)                | \$2.00         |                  | Coating Inspection Kit (per day) \$275     |
|                                 | Binding (per binding)                 | \$0.25         |                  | Flushing / Cfactor (each) \$500            |
|                                 |                                       |                |                  | Backpack Electrofisher (each) \$1,000      |
|                                 |                                       |                |                  | <u>Survey Grade</u> <u>Standard</u>        |
|                                 |                                       |                |                  | Drone (per day) \$200 \$100                |
|                                 |                                       |                |                  | GPS (per day) \$150 \$50                   |

**OTHER DIRECT EXPENSES:**

Other direct expenses are reimbursed at actual cost times a multiplier of 1.15. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office. For other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members, these services will be billed at a cost times a multiplier of 1.15. For Resident Representative services performed by non-FNI employees and CAD services performed in-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.

These ranges and/or rates will be adjusted annually in February. Last updated February 2020.

350022020

## EXHIBIT C INSURANCE REQUIREMENTS

Service provider shall procure and maintain for the duration of the contract, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the vendor, his agents, representatives, employees or subcontractors. The cost of such insurance shall be borne by the service provider. A certificate of insurance meeting all requirements and provisions outlined herein shall be provided to the Town prior to any services being performed or rendered. Renewal certificates shall also be supplied upon expiration.

### A. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. ISO Form Number GL 00 01 (or similar form) covering Commercial General Liability. "Occurrence" form only, "claims made" forms are unacceptable, except for professional liability.
2. Workers Compensation insurance as required by the Labor Code of the State of Texas, including Employers' Liability Insurance.
3. Automobile Liability as required by the State of Texas, covering all owned, hired, or non-owned vehicles. Automobile Liability is only required if vehicle(s) will be used under this contract.
4. Professional Liability, also known as Errors and Omissions coverage.

### B. MINIMUM LIMITS OF INSURANCE

Service Provider shall maintain throughout contract limits not less than:

1. Commercial General Liability: \$500,000 per occurrence /\$1,000,000 in the aggregate for third party bodily injury, personal injury and property damage. Policy will include coverage for:
  - a. Premises / Operations
  - b. Broad Form Contractual Liability
  - c. Products and Completed Operations
  - d. Personal Injury
  - e. Broad Form Property Damage
2. Workers Compensation and Employer's Liability: Workers Compensation limits as required by the Labor Code of the State of Texas and Statutory Employer's Liability minimum limits of \$100,000 each accident, \$300,000 Disease- Policy Limit, and \$100,000 Disease- Each Employee.
3. Automobile Liability: \$500,000 Combined Single Limit. Limits can only be reduced if approved by the Town. Automobile liability shall apply to all owned, hired, and non-owned autos.
4. Professional Liability aka Errors and Omissions: \$500,000 per occurrence and in the aggregate.

### C. DEDUCTIBLES AND SELF-INSURED RETENTIONS

Any deductible or self-insured retentions in excess of \$10,000 must be declared to and approved by the Town.

**D. OTHER INSURANCE PROVISIONS**

The policies are to contain, or be endorsed to contain the following provisions:

1. **General Liability and Automobile Liability Coverages**

- a. The Town, its officers, officials, employees, boards and commissions and volunteers are to be added as "Additional Insured's" relative to liability arising out of activities performed by or on behalf of the provider, products and completed operations of the provider, premises owned, occupied or used by the provider. The coverage shall contain no special limitations on the scope of protection afforded to the Town, its officers, officials, employees or volunteers.
- b. The provider's insurance coverage shall be primary insurance in respects to the Town, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the Town, its officers, officials, employees or volunteers shall be in excess of the provider's insurance and shall not contribute with it.
- c. Any failure to comply with reporting provisions of the policy shall not affect coverage provided to the Town, its officers, officials, employees, boards and commissions or volunteers.
- d. The provider's insurance shall apply separately to each insured against whom the claim is made or suit is brought, except to the insured's limits of liability.

2. **Workers Compensation and Employer's Liability Coverage:**

The insurer shall agree to waive all rights of subrogation against the Town, its officers, officials, employees and volunteers for losses arising from work performed by the provider for the Town.

3. **All Coverages:**

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled or non-renewed by either party, reduced in coverage or in limits except after 30 days written notice to the Town for all occurrences, except 10 days written notice to the Town for non-payment.

4. **Professional Liability and / or Errors and Omissions:**

"Claims made" policy is acceptable coverage, which must be maintained during the course of the project, and up to two (2) years after completion and acceptance of the project by the Town.

**E. ACCEPTABILITY OF INSURERS**

The Town prefers that insurance be placed with insurers with an A.M. Best's rating of no less than A- VI, or better.

**F. VERIFICATION OF COVERAGE**

Service Provider shall provide the Town with certificates of insurance indicating the coverages required. The certificates are to be signed by a person authorized by that insurer to bind coverage on its behalf. Certificates of insurance similar to the ACORD Form are acceptable. Town will not accept Memorandums of Insurance or Binders as proof of insurance. The Town reserves the right to require complete, certified copies of all required insurance policies at any time.

Certificate holder to be listed as follows:

Town of Prosper  
P.O. Box 307  
Prosper, TX 75078





**CONFLICT OF INTEREST QUESTIONNAIRE**  
For vendor doing business with local governmental entity

**FORM CIQ**

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.  
This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).  
By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.  
A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

**OFFICE USE ONLY**

Date Received

1 Name of vendor who has a business relationship with local governmental entity.  
Freese and Nichols, Inc.

2  Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.  
N/A  
Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

N/A

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes  No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes  No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6  Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 Stephanie Stephenson  
Signature of vendor doing business with the governmental entity

4/3/2020  
Date



**POLICE  
DEPARTMENT**

**To: Mayor and Town Council**  
**From: Doug Kowalski, Police Chief**  
**Through: Harlan Jefferson, Town Manager**  
**Re: Town Council Meeting – January 26, 2021**

**Agenda Item:**

Consider and act upon a resolution of the Town Council of the Town of Prosper, Texas, authorizing the Town to submit a grant application to the Office of the Governor (OOG) for Prosper Police Department SWAT equipment enhancement grant.

**Description of Agenda Item:**

FY 2021 State Homeland Security Program (SHSP) grant was pre-approved to the Town of Prosper Police Department through the North Central Texas Council of Governments (NCTCOG) SWAT working group which ranks regional projects to be awarded by the state. We are seeking ratification of the grant application per the Town Administrative Regulations, Chapter 9 (Grant Management) and Town of Prosper Ordinance No. 16-75 authorizing the town manger to sign the application and thereafter seek ratification by the Town Council. Once the formality of signing the resolution is complete, the state approves the NCTCOG working group project list. Once we upload the resolution into the state grant portal, the state will send us the official award letter.

The period of performance will be 12 months and starts October 1, 2021. 100% reimbursement will be made to the Town of Prosper by the State of Texas, Office of the Governor, after the equipment has been purchased and implemented. The grant will fund the purchase of SWAT equipment to include 9 monocular night vision goggles and 1 thermal camera in Fiscal Year 2021-2022.

The following chart represents federal-local cost sharing totals.

| Fiscal Year 2021-2022     |
|---------------------------|
| <b>Federal Share-100%</b> |
| \$33,000                  |
| <b>Local Share</b>        |
| \$0                       |
| <b>Total</b>              |
| \$33,000                  |

**Budget Impact:**

Total requested amount: \$33,000 with no match requirements. This is a reimbursement grant and will be refunded after purchase. If awarded, town staff will present a budget amendment to reflect the revenue and expense in next fiscal year 21/22. Equipment will be purchased after October 1, 2021.

**Legal Obligations and Review:**

This resolution and grant funding opportunity has been previously reviewed and there have been no changes to the term and conditions.

**Attached Documents:**

Resolution

**Town Staff Recommendation:**

Town staff recommends that the Town Council approve a resolution authorizing the Town to submit a grant application to the Office of the Governor (OOG) for Prosper Police Department SWAT equipment enhancement grant.

**Proposed Motion:**

I move to approve a resolution authorizing the Town to submit a grant application to the Office of the Governor (OOG) for Prosper Police Department SWAT equipment enhancement grant.

fro  
TOWN OF PROSPER, TEXAS

RESOLUTION NO. 2021-\_\_

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AUTHORIZING THE TOWN TO SUBMIT A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR (OOG) FOR PROSPER POLICE DEPARTMENT SWAT EQUIPMENT ENHANCEMENT GRANT NUMBER 4213801.**

**WHEREAS**, the Town of Prosper finds it in the best interest of the citizens of the Town of Prosper that the 2021 SHSP-Prosper Town-SWAT Equipment Enhancements be operated for the 2022 calendar year; and

**WHEREAS**, the Town agrees to provide applicable matching funds for said project as required by the Office of the Governor State Homeland Security Program grant application; and

**WHEREAS**, the Town agrees that in the event of loss or misuse of the funds from the Office of the Governor, the Town assures that the funds will be returned to the Office of the Governor in full; and

**WHEREAS**, the Town designates the Town Manager, Harlan Jefferson, as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:**

**SECTION 1**

The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

**SECTION 2**

The Town Council of the Town of Prosper does hereby approve the submission of the grant application for the 2021 SHSP-Prosper-SWAT Equipment Enhancement to the Office of the Governor.

**SECTION 3**

This Resolution shall be effective from and after its passage by the Town Council.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS \_\_\_\_\_, 2021.**

\_\_\_\_\_  
Ray Smith, Mayor

**ATTEST:**

\_\_\_\_\_  
**Melissa Lee, Town Secretary**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**Terrence S. Welch, Town Attorney**



## ENGINEERING SERVICES

**To:** Mayor and Town Council

**From:** Hulon Webb, Jr., Director of Engineering Services

**Through:** Harlan Jefferson, Town Manager  
Rebecca Zook, Executive Director of Development and Infrastructure Services

**Re:** Town Council Meeting – January 26, 2021

**Agenda Item:**

Consider and act upon approving Change Order Number 01 for Bid 2020-81-B to Accelerated Critical Path, Inc., related to construction services for the Prosper Trail/DNT Intersection Improvements project; and authorizing the Town Manager to execute Change Order Number 01 for same.

**Description of Agenda Item:**

At the September 8, 2020, Town Council meeting, Accelerated Critical Path, Inc., was awarded the bid for the Prosper Trail/DNT Intersection Improvements project in the amount of \$1,953,811.70.

While staff was working with the design consultant on the Fishtrap Road (Stuber Elementary – DNT) project, it was discovered that the design for that project needed to include the extension of the inside third through lane past the intersection of the DNT to the west where the roadway was being constructed to its ultimate 4-lane section. By extending the inside third through lane, the westbound outside through lane would serve a dual purpose. First, the length of the outside through lane would accommodate a much more efficient transition from the 3-lane westbound section under the DNT, to the ultimate 2-lane westbound section of Fishtrap Road west of the DNT. In addition, when the property on the northwest corner of the intersection develops, the outer through lane could also serve as a deceleration lane to that development if a driveway is constructed on Fishtrap Road near the intersection.

To accommodate this same change in design on the Prosper Trail/DNT Intersection Improvements project in the eastbound direction where 4 lanes of Prosper Trail exist, Change Order Number 01, in the amount of \$70,864.42, includes the following, and adds 20 calendar days to the project:

- Construction of the inside third through lane east of the DNT intersection for vehicles traveling eastbound to allow the outside lane to become the transition lane as well as potential dedicated deceleration lane into the future development at the southeast corner of the intersection without future modification and disruption to the intersection.

- Replacing the proposed asphalt transition for the westbound to northbound right turn lane with permanent concrete, and the construction of additional permanent concrete for the transition of the eastbound to southbound right turn lane.

**Budget Impact:**

The total cost for Change Order Number 01 is \$70,864.42 and increases the construction cost for the project to \$2,024,676.12. (\$1,953,811.70 bid award + Change Order Number 01). The FY 2020-2021 Capital Improvement Program includes \$2,000,000 for the construction of the Prosper Trail/DNT Intersection Improvements project. An application of \$25,000 from cost savings from completed projects and interest earned on Bond funds has been allocated to this project to increase the construction budget to \$2,025,000. The funding source is Account No. 750-6610-10-00-1830-ST.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the standard change order form as to form and legality.

**Attached Documents:**

1. Change Order Number 01
2. Location Map
3. Additional Improvements Exhibit

**Town Staff Recommendation:**

Town staff recommends that the Town Council approve Change Order Number 01 for Bid 2020-81-B to Accelerated Critical Path, Inc., related to construction services for the Prosper Trail/DNT Intersection Improvements project; and authorize the Town Manager to execute Change Order Number 01 for same.

**Proposed Motion:**

I move to approve Change Order Number 01 for Bid 2020-81-B to Accelerated Critical Path, Inc., related to construction services for the Prosper Trail/DNT Intersection Improvements project; and authorize the Town Manager to execute Change Order Number 01 for same.





### Change Order Number 01

**Project Name:** Prosper Trail and DNT Intersection Improvements  
**Contractor:** Accelerated Critical Path, Inc.  
**Contract Start:** 11/2/2020

**Prj. No.:** 1830-ST  
**Bid No.:** 2020-81-B

**Description of Change:**

In order to construct the intersection to it's full capacity the ultimate inside through lane and outside turn lanes have been added to the construction scope.

| Mod./<br>New | Bid<br>Item<br>No. | Description                            | Unit | Quantity |      |      | Unit<br>Cost | Cost<br>Change |
|--------------|--------------------|--|------|----------|------|------|--------------|----------------|
|              |                    |  |      | Prev     | Chg  | New  |              |                |
| Mod.         | 1.2                | REMOVING CONC (PAV)                    | SY   | 1648     | 34   | 1682 | \$29.00      | \$986.00       |
| Mod.         | 1.3                | EXCAVATION (ROADWAY)                   | CY   | 1284     | 48   | 1332 | \$9.00       | \$432.00       |
| Mod.         | 1.5                | EMBANKMENT (FINAL)(DENS CONT)          | CY   | 5622     | 22   | 5644 | \$15.00      | \$330.00       |
| Mod.         | 1.6                | COMPOST MANUF TOPSOIL (4in)            | SY   | 5458     | -102 | 5356 | \$6.00       | -\$612.00      |
| Mod.         | 1.7                | BROADCAST SEED (PERM) (RURAL) (CLAY)   | SY   | 5458     | -102 | 5356 | \$0.80       | -\$81.60       |
| Mod.         | 1.8                | VEGETATIVE WATERING                    | MG   | 477      | -9   | 468  | \$30.00      | -\$270.00      |
| Mod.         | 1.9                | LIME (HYDRATED LIME (SLURRY))          | TN   | 298      | 23   | 321  | \$195.00     | \$4,485.00     |
| Mod.         | 1.10               | LIME TRT (EXST MATL)(8in)              | SY   | 7947     | 606  | 8553 | \$6.00       | \$3,636.00     |
| Mod.         | 1.11               | D-GR HMA TY-B PG64-22                  | TN   | 259      | -125 | 134  | \$112.00     | -\$14,000.00   |
| Mod.         | 1.12               | CURB (TYPE II)                         | LF   | 3272     | 345  | 3617 | \$5.00       | \$1,725.00     |
| Mod.         | 1.13               | CONC PAV (JOINT REINF) (9in)           | SY   | 5700     | 836  | 6536 | \$81.00      | \$67,716.00    |
| Mod.         | 1.42               | MTL W-BEAM GD FEN (STEEL POST)         | LF   | 87       | 120  | 207  | \$38.00      | \$4,560.00     |
| Mod.         | 1.55               | WK ZN PAV MRK REMOV (W)8IN(SLD)        | LF   | 1439     | -29  | 1410 | \$1.60       | -\$46.40       |
| Mod.         | 1.56               | WK ZN PAV MRK REMOV (W)24IN(SLD)       | LF   | 346      | 16   | 362  | \$5.50       | \$88.00        |
| Mod.         | 1.57               | REFL PAV MRK TY I (W)4IN(BRK)(100MIL)  | LF   | 346      | -19  | 327  | \$0.85       | -\$16.15       |
| Mod.         | 1.58               | REFL PAV MRK TY I (W)4IN(DOT)(100MIL)  | LF   | 66       | -3   | 63   | \$1.30       | -\$3.90        |
| Mod.         | 1.59               | REFL PAV MRK TY I (W)4IN(SLD)(100MIL)  | LF   | 1731     | 252  | 1983 | \$0.60       | \$151.20       |
| Mod.         | 1.60               | REFL PAV MRK TY I (W)8IN(DOT)(100MIL)  | LF   | 81       | 49   | 130  | \$2.25       | \$109.13       |
| Mod.         | 1.61               | REFL PAV MRK TY I (W)8IN(SLD)(100MIL)  | LF   | 1439     | -29  | 1410 | \$1.50       | -\$43.50       |
| Mod.         | 1.62               | REFL PAV MRK TY I (W)12IN(SLD)(100MIL) | LF   | 405      | 361  | 766  | \$2.75       | \$992.75       |
| Mod.         | 1.63               | REFL PAV MRK TY I (W)24IN(SLD)(100MIL) | LF   | 320      | 16   | 336  | \$5.50       | \$88.00        |
| Mod.         | 1.66               | REFL PAV MRK TY I (Y)4IN(SLD)(100MIL)  | LF   | 2379     | 54   | 2433 | \$0.60       | \$32.40        |
| Mod.         | 1.67               | REFL PAV MRK TY I (Y)12IN(SLD)(100MIL) | LF   | 276      | 64   | 340  | \$3.25       | \$208.00       |
| Mod.         | 1.68               | PAVEMENT SEALER 4IN                    | LF   | 4522     | 284  | 4806 | \$0.13       | \$36.92        |
| Mod.         | 1.69               | PAVEMENT SEALER 8IN                    | LF   | 1519     | 20   | 1539 | \$0.25       | \$5.00         |
| Mod.         | 1.70               | PAVEMENT SEALER 12IN                   | LF   | 680      | 425  | 1105 | \$0.40       | \$170.00       |
| Mod.         | 1.71               | PAVEMENT SEALER 24IN                   | LF   | 320      | 16   | 336  | \$0.80       | \$12.80        |
| Mod.         | 1.75               | REFL PAV MRKR TY II-A-A                | EA   | 81       | -6   | 75   | \$4.00       | -\$24.00       |
| Mod.         | 1.76               | REFL PAV MRKR TY II-C-R                | EA   | 106      | 26   | 132  | \$4.00       | \$104.00       |
| Mod.         | 1.84               | PAV SURF PREP FOR MRK (4IN)            | LF   | 4522     | 284  | 4806 | \$0.05       | \$14.20        |
| Mod.         | 1.85               | PAV SURF PREP FOR MRK (8IN)            | LF   | 1519     | 20   | 1539 | \$0.11       | \$2.20         |
| Mod.         | 1.86               | PAV SURF PREP FOR MRK (12IN)           | LF   | 680      | 425  | 1105 | \$0.17       | \$72.25        |
| Mod.         | 1.87               | PAV SURF PREP FOR MRK (24IN)           | LF   | 320      | 16   | 336  | \$0.32       | \$5.12         |

Cost Adjustment this Change: **\$70,864.42**  
 Time Adjustment this Change: **20**

*The compensation agreed upon in this Change Order is full, complete and final payment for all costs the Contractor may incur as a result of or relating to this change, whether said costs are known, unknown, foreseen or unforeseen at this time, including without limitation, any cost for delay, extended overhead, ripple or impact cost, or any other effect on changed or unchanged work as a result of this Change.*



### Change Order Number 01

**Project Name:** Prosper Trail and DNT Intersection Improvements  
**Contractor:** Accelerated Critical Path, Inc.  
**Contract Start:** 11/2/2020

**Prj. No.:** 1830-ST  
**Bid No.:** 2020-81-B

Original Contract Amount: **\$1,953,811.70**  
 Previous Change Orders: \$0.00  
 Current Change Order: **\$70,864.42**  
**Revised Contract Amount: \$2,024,676.12**

**Issued by**  
**TOWN OF PROSPER**

By \_\_\_\_\_  
 Signature Date

|                                    | Cal. Days  |
|------------------------------------|------------|
| Original Contract Time:            | 240        |
| Previous Change Orders:            | 0          |
| Current Change Order:              | 20         |
| <b>Subst. Compl. Date:</b> 7/20/21 | <b>260</b> |

**Accepted by**  
**Accelerated Critical Path, Inc.**

By *[Signature]* 01.05.21  
 Signature Date

**Final Completion Date:** 8/19/2021



# LOCATION MAP

Prosper Trail and DNT Intersection  
Improvements Change Order No. 1





Added with Change Order 1



Current Contract Limits



USER: ah1115

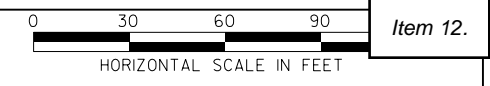
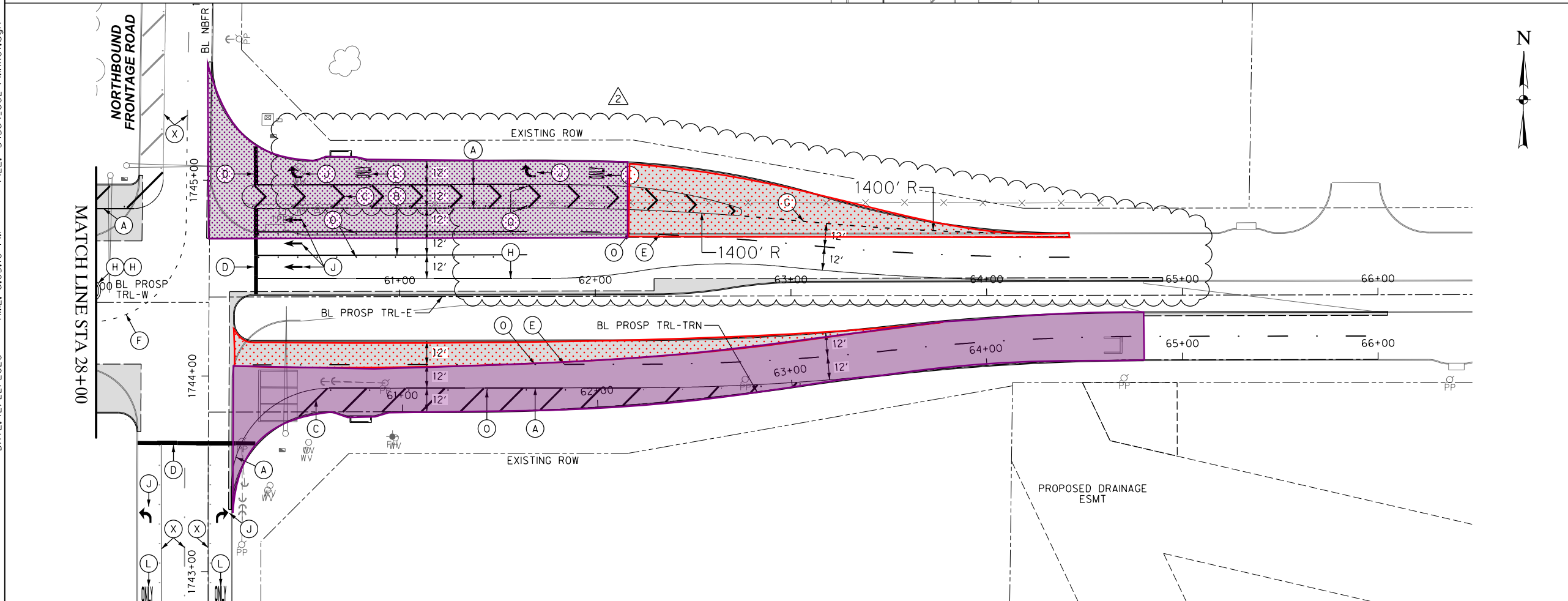
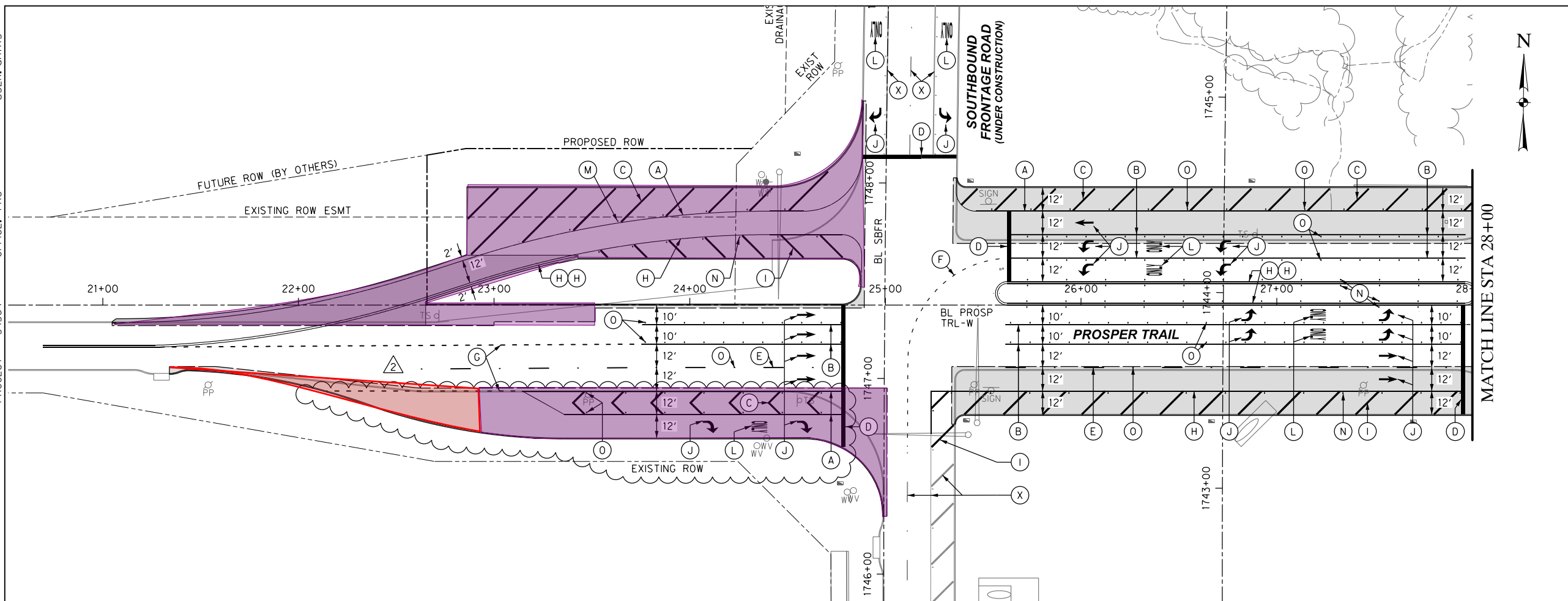
OFFICE: FRC

PROJECT # 34564

FILE: 34564\_002-PMR01.dgn

TIME: 6:05:10 PM

DATE: 12/22/2020



LEGEND

- (A) REFL PAV MRK TY I(W) 4"(SLD)(100MIL)
- (B) REFL PAV MRK TY I(W) 8"(SLD)(100MIL)
- (C) REFL PAV MRK TY I(W) 12"(SLD)(100MIL)
- (D) REFL PAV MRK TY I(W) 24"(SLD)(100MIL)
- (E) REFL PAV MRK TY I(W) 4"(BRK)(100MIL)
- (F) REFL PAV MRK TY I(W) 4"(DOT)(100MIL)
- (G) REFL PAV MRK TY I(W) 8"(DOT)(100MIL)
- (H) REFL PAV MRK TY I(Y) 4"(SLD)(100MIL)
- (I) REFL PAV MRK TY I(Y) 12"(SLD)(100MIL)
- (J) REFL PAV MRK TY I(W) (ARROW) (100MIL)
- (K) REFL PAV MRK TY I(W)(DBL ARROW)(100MIL)
- (L) REFL PAV MRK TY I(W) (WORD) (100MIL)
- (M) REFL PAV MRKR TY II-C-R
- (N) REFL PAV MRKR TY II-A-A
- (O) REFL PAV MRKR TY I-C
- (P) REFL PAV MRKR TY I-A
- (X) EXISTING PAVEMENT MARKINGS TO REMAIN (SEE NOTE 1)

NOTES:

1. PAVEMENT MARKINGS PROPOSED BY THE DALLAS NORTH TOLLWAY SOUTHBOUND FRONTAGE ROAD (SBFR) PROJECT ARE SHOWN AS EXISTING.
2. SEE TRAFFIC SIGNAGE PLAN FOR PROPOSED TRAFFIC SIGN LOCATIONS.



The seal appearing on this document was authorized by Michael Miller Lesh, PE #83317 on 12-23-2020. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

*Michael M. Lesh*

| NO. | DATE       | REVISION                     | APPROV. |
|-----|------------|------------------------------|---------|
| 2   | 12/15/2020 | PAVEMENT TRANSITION ADDITION | MML     |
| 1   | 10/9/2020  | PAVEMENT ADDITION            | MML     |

TOWN OF PROSPER, TEXAS



PAVEMENT MARKINGS  
PROSPER TRAIL

10F 1

**HALFF** 3803 PARKWOOD BLVD, SUITE 800  
FRISCO, TEXAS 75034-8641  
TEL: (214) 618-4570  
FAX: (214) 618-4574  
TBPELS ENGINEERING FIRM NO. F-312

|         |     |      |           |          |     |      |           |
|---------|-----|------|-----------|----------|-----|------|-----------|
| DRAWN   | PTS | DATE | 2/23/2020 | DESIGNED | MML | DATE | 2/23/2020 |
| CHECKED | DDS | DATE | 2/23/2020 | SCALE    |     |      | 1"=60'    |



## DEVELOPMENT SERVICES

**To:** Mayor and Town Council

**From:** Mary Branch, Health & Code Compliance Supervisor

**Through:** Harlan Jefferson, Town Manager  
Rebecca Zook, P.E., Executive Director of Development & Infrastructure Services

**Re:** Town Council Meeting – January 26, 2021

**Agenda Item:**

Consider and act upon authorizing the Town Manager to execute Amendment Fourteen to the Interlocal Agreement between Collin County and the Town of Prosper, extending the agreement through FY 2020-2021, relating to Animal Control Services.

**Description of Agenda Item:**

The Town of Prosper and Collin County entered into an Interlocal Agreement in 2006, authorizing Collin County to provide Animal Control Services for the Town of Prosper. The initial term of the agreement was one year, with automatic one-year renewal terms. This is amendment Number Fourteen to the agreement for the period of October 1, 2020, to September 30, 2021, and the associated fee for services.

The Animal Control Services provided by the County include, but are not limited to, vaccination of animals, reporting of human exposure to rabies, quarantine and testing of biting animals, reduction of the stray animal population, restraint of dangerous animals, prohibition of dogs running at large and of inhumane treatment of animals, and to prescribe penalties for violation of such provisions in accordance with Chapters 822, 825, and 826 of the Texas Health & Safety Code, and Chapter 142 of the Agriculture Code.

Local governments are authorized by the Interagency Cooperation Act, V.T.C.A. Government Code, Title 7, Chapter 771, to agree or contract with another agency for the provision of necessary and authorized services and resources. The Town of Prosper and nine (9) other municipalities contract with Collin County for Animal Control Services.

**Budget Impact:**

The fee for Animal Control Services for FY 2020-2021 is \$59,027.00 and is consistent with the amount approved in the FY 2020-2021 Budget. The fee will be funded by Code Compliance Contracted Services (100-5480-40-02).

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has previously approved these amendments to the ILA as to form and legality.

**Attached Documents:**

1. Collin County Contract Amendment Fourteen – Interlocal Agreement for Animal Control Services

**Town Staff Recommendation:**

Town staff recommends the Town Council authorize the Town Manager to execute Amendment Fourteen to the Interlocal Agreement between Collin County and the Town of Prosper, extending the agreement through FY 2020-2021, relating to Animal Control Services.

**Proposed Motion:**

I move to authorize the Town Manager to execute Amendment Fourteen to the Interlocal Agreement between Collin County and the Town of Prosper, extending the agreement through FY 2020-2021, relating to Animal Control Services.





Contract Amendment FOURTEEN (14)

Office of the Purchasing Agent  
Collin County Administration Building  
2300 Bloomdale Rd, Ste 3160  
McKinney, TX 75071  
972-548-4165

Vendor: Town of Prosper  
P.O. Box 307  
Prosper, TX 75078

Effective Date 10/1/2020  
Contract No. 10110-09  
Contract Interlocal Agreement for Animal  
Control Services

|                             |           |  |
|-----------------------------|-----------|--|
| Awarded by Court Order No.: |           | <u>2006-879-09-26</u>                  |
| Contract Amendment No.:     | <u>1</u>  | Court Order No. <u>2008-047-01-22</u>  |
| Contract Amendment No.:     | <u>2</u>  | Court Order No. <u>2008-894-10-14</u>  |
| Contract Amendment No.:     | <u>3</u>  | Court Order No. <u>2009-852-10-12</u>  |
| Contract Amendment No.:     | <u>4</u>  | Court Order No. <u>2011-018-01-10</u>  |
| Contract Amendment No.:     | <u>5</u>  | Court Order No. <u>2011-684-09-19</u>  |
| Contract Amendment No.:     | <u>6</u>  | Court Order No. <u>2013-017-01-07</u>  |
| Contract Amendment No.:     | <u>7</u>  | Court Order No. <u>2014-012-01-06</u>  |
| Contract Amendment No.:     | <u>8</u>  | Court Order No. <u>2014-1004-12-15</u> |
| Contract Amendment No.:     | <u>9</u>  | Court Order No. <u>2016-030-01-04</u>  |
| Contract Amendment No.:     | <u>10</u> | Court Order No. <u>2017-043-01-23</u>  |
| Contract Amendment No.:     | <u>11</u> | Court Order No. <u>2017-871-10-23</u>  |
| Contract Amendment No.:     | <u>12</u> | Court Order No. <u>2019-016-01-07</u>  |
| Contract Amendment No.:     | <u>13</u> | Court Order No. <u>2019-893-10-07</u>  |
| Contract Amendment No.:     | <u>14</u> | Court Order No. _____                  |

YOU ARE DIRECTED TO MAKE THE FOLLOWING AMENDMENT TO THIS CONTRACT

Item #1 Extension of agreement for a one (1) year period as provided for in section 5.0 of the contract documents. Agreement shall be in effect from October 1, 2020, continuing through and including September 30, 2021.

Item #2 Total amount for fiscal year 2021: \$59,027.00

Except as provided herein, all terms and conditions of the contract remain in full force and effect and may only be modified in writing signed by both parties.

ACCEPTED BY:

Harlan Jefferson (Print Name)

Town of Prosper  
P.O. Box 307  
Prosper, TX 75078

SIGNATURE

TITLE: Town Manager

DATE:

ACCEPTED AND AUTHORIZED BY  
AUTHORITY OF COLLIN COUNTY  
COMMISSIONERS' COURT

Collin County Administration Building  
2300 Bloomdale Rd, Ste 3160  
McKinney, Texas 75071

Michelle Charnoski, CPPB

Purchasing Agent

DATE:



## DEVELOPMENT SERVICES

**To:** Mayor and Town Council

**From:** Mary Branch, Health & Code Compliance Supervisor

**Through:** Harlan Jefferson, Town Manager  
Rebecca Zook, P.E., Executive Director of Development & Infrastructure Services

**Re:** Town Council Meeting – January 26, 2021

**Agenda Item:**

Consider and act upon authorizing the Town Manager to execute Amendment Fourteen to the Interlocal Agreement between Collin County and the Town of Prosper for Animal Shelter Services.

**Description of Agenda Item:**

Collin County, the Town of Prosper, and the Cities and Towns of Anna, Celina, Fairview, Farmersville, Frisco, Lowry Crossing, McKinney, Melissa, and Princeton identified a need for an animal shelter in Collin County, for their mutual benefit. In 2006, the Parties entered into an Interlocal Agreement (ILA) for the Facility Construction and Use of an Animal Shelter in Collin County. The shelter was constructed, and the Parties pay an annual fee to Collin County for the maintenance, operations, and use of the shelter. The Animal Sheltering Services provided by the County include, but are not limited to, receiving stray animals, caring for impounded animals, and coordinating adoptions and returns, when possible.

In 2019, the City of Frisco staff worked with McKinney, Celina, and Collin County to amend and extend the Interlocal Agreement. The amended agreement extended the terms through 2023 and created an automatic renewal term of five years, upon the same terms and conditions.

Staff believes it is in the best interest of the Town to retain this partnership with Collin County to provide animal sheltering services due to the costs of building and operating a shelter.

**Budget Impact:**

Prosper's fee for Animal Shelter Services for FY 2020-2021 is \$28,610.00 and is consistent with the amount approved in the FY 2020-2021 Budget. The fee assessed to the cities and towns is based on their population proportionality. The fee will be funded by Code Compliance Contracted Services (100-5480-40-02).

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has previously approved the ILA as to form and legality.

**Attached Documents:**

1. Collin County Contract Amendment Fourteen – Interlocal Agreement for Animal Shelter Services

**Town Staff Recommendation:**

Town staff recommends the Town Council authorize the Town Manager to execute Amendment Fourteen to the Interlocal Agreement between Collin County and the Town of Prosper for Animal Shelter Services.

**Proposed Motion:**

I move to authorize the Town Manager to execute Amendment Fourteen to the Interlocal Agreement between Collin County and the Town of Prosper for Animal Shelter Services.



Contract Amendment FOURTEEN (14)

Office of the Purchasing Agent  
Collin County Administration Building  
2300 Bloomdale Rd, Ste 3160  
McKinney, TX 75071  
972-548-4165

Vendor: Town of Prosper  
P.O. Box 307  
Prosper, TX 75078

Effective Date 10/1/2020  
Contract No. 10110-09  
Contract Interlocal Agreement for the Facility  
Construction and Use of an Animal  
Shelter in Collin County

Awarded by Court Order No.: 2006-891-09-26  
Contract Amendment No.: 13 Court Order No. 2019-1073-11-18  
Contract Amendment No.: 14 Court Order No. \_\_\_\_\_

YOU ARE DIRECTED TO MAKE THE FOLLOWING AMENDMENT TO THIS CONTRACT

Item #1 Agreement shall be in effect from October 1, 2020, continuing through and including  
September 30, 2021 at the below rate:

Item #2 Total amount for fiscal year 2021: \$28,610.00

Except as provided herein, all terms and conditions of the contract remain in full force and effect  
and may only be modified in writing signed by both parties.

ACCEPTED BY:

Harlan Jefferson (Print Name)

Town of Prosper  
P.O. Box 307  
Prosper, TX 75078

ACCEPTED AND AUTHORIZED BY  
AUTHORITY OF COLLIN COUNTY  
COMMISSIONERS' COURT

Collin County Administration Building  
2300 Bloomdale Rd, Ste 3160  
McKinney, Texas 75071

SIGNATURE \_\_\_\_\_  
TITLE: Town Manager  
DATE: \_\_\_\_\_

\_\_\_\_\_  
Michelle Charnoski, CPPB  
Purchasing Agent  
DATE: \_\_\_\_\_

## PLANNING



**To:** Mayor and Town Council

**From:** Alex Glushko, AICP, Planning Manager

**Through:** Harlan Jefferson, Town Manager  
Rebecca Zook, P.E., Executive Director of Development & Infrastructure Services

**Re:** Town Council Meeting – January 26, 2021

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**Agenda Item:**

Consider and act upon whether to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department, pursuant to Chapter 4, Section 1.5(C)(7) and 1.6(B)(7) of the Town's Zoning Ordinance, regarding action taken by the Planning & Zoning Commission on any Site Plan or Preliminary Site Plan.

**Description of Agenda Item:**

Attached are the Preliminary Site Plan and Site Plan that were acted on by the Planning & Zoning Commission at their January 19, 2021, meetings. Per the Zoning Ordinance, the Town Council has the ability to direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department for any Preliminary Site Plan or Site Plan acted on by the Planning & Zoning Commission.

**Attached Documents:**

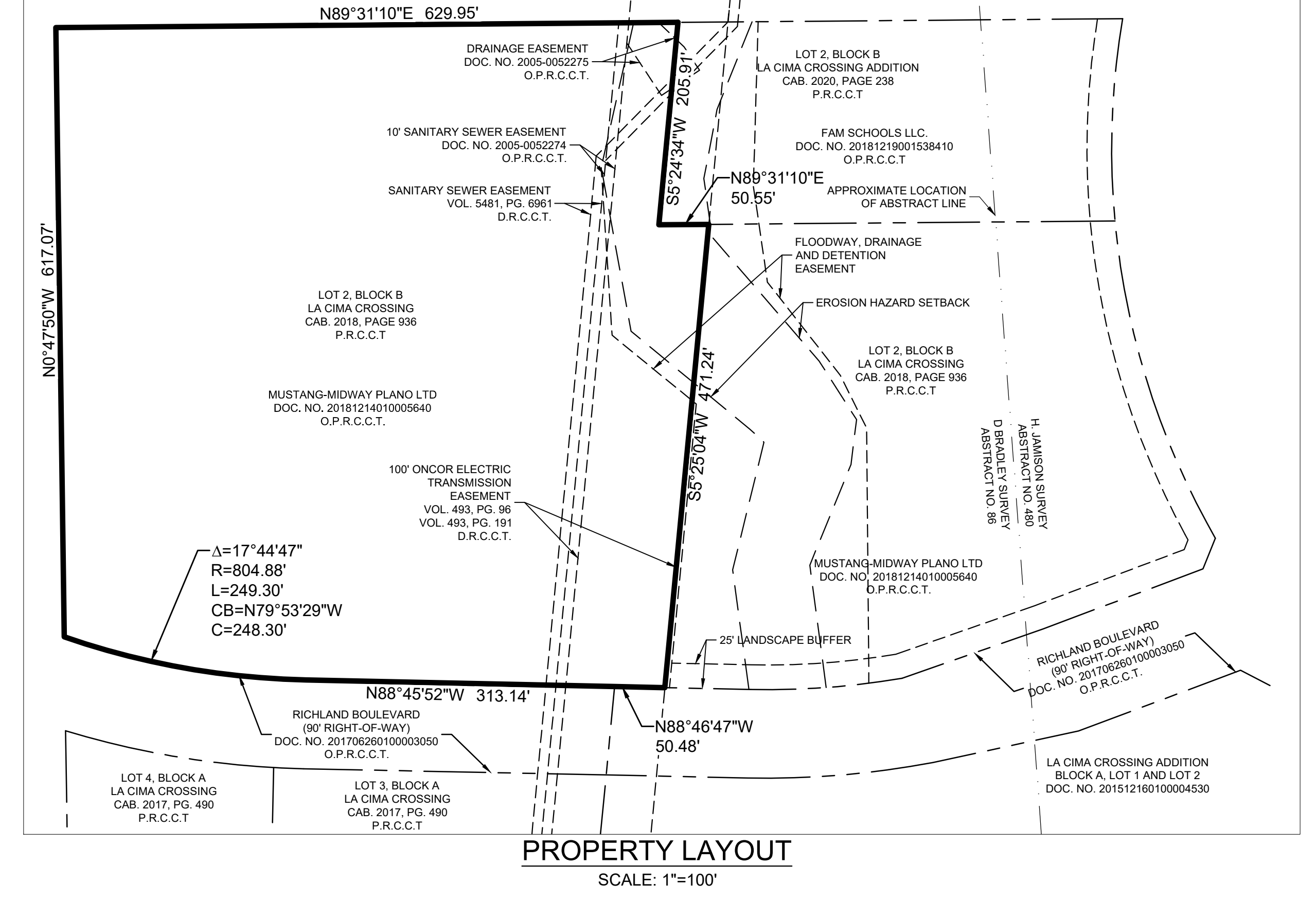
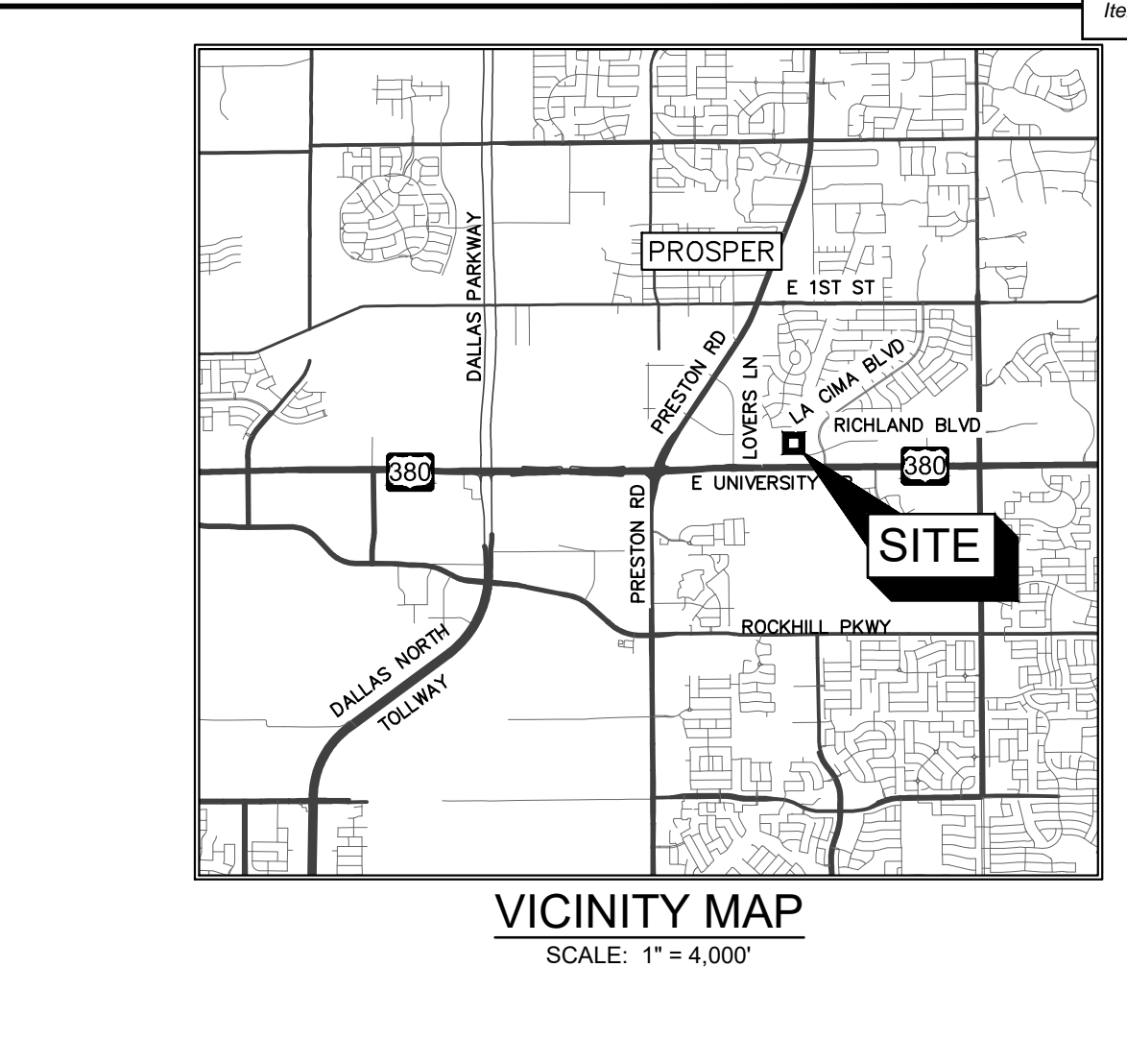
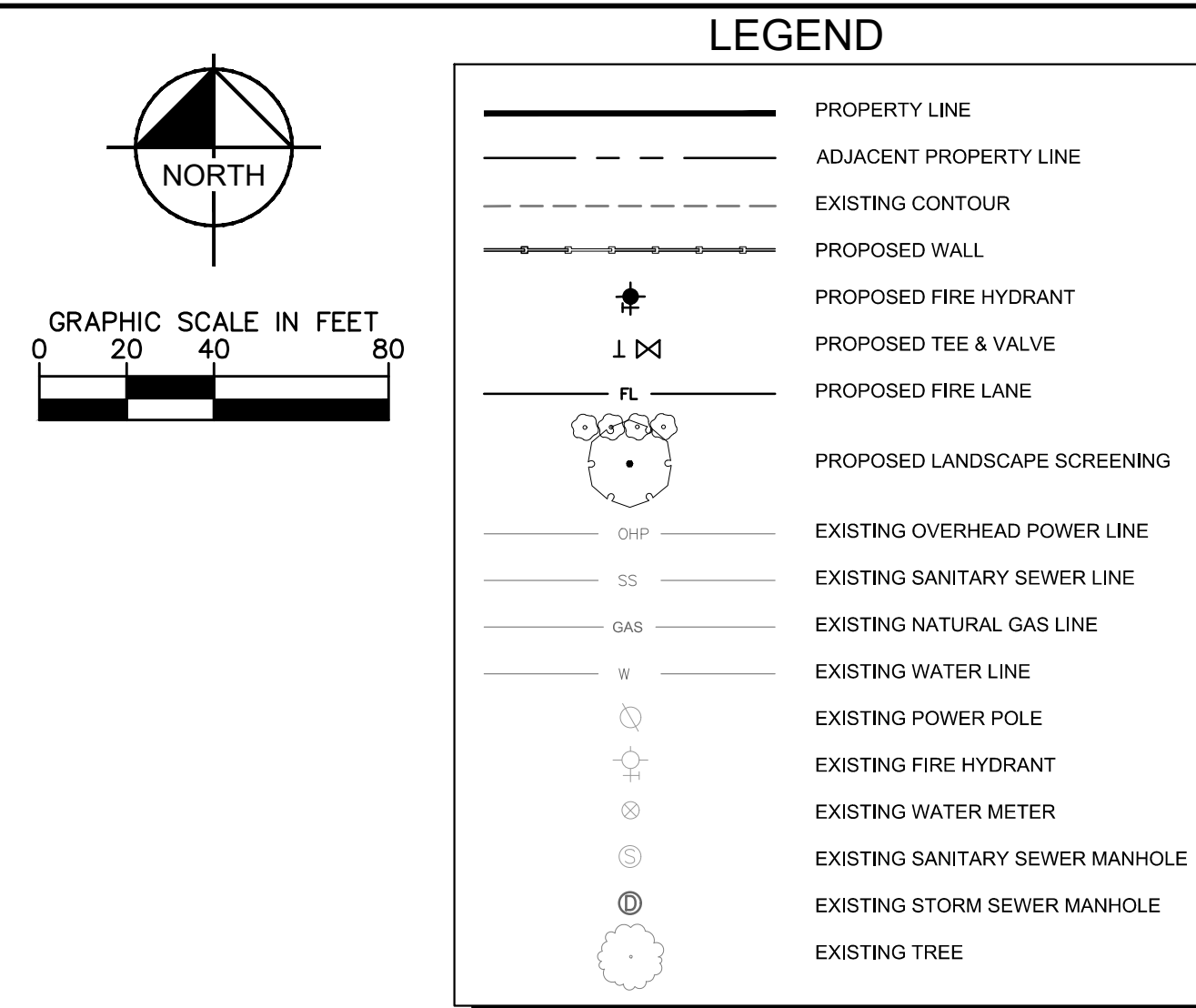
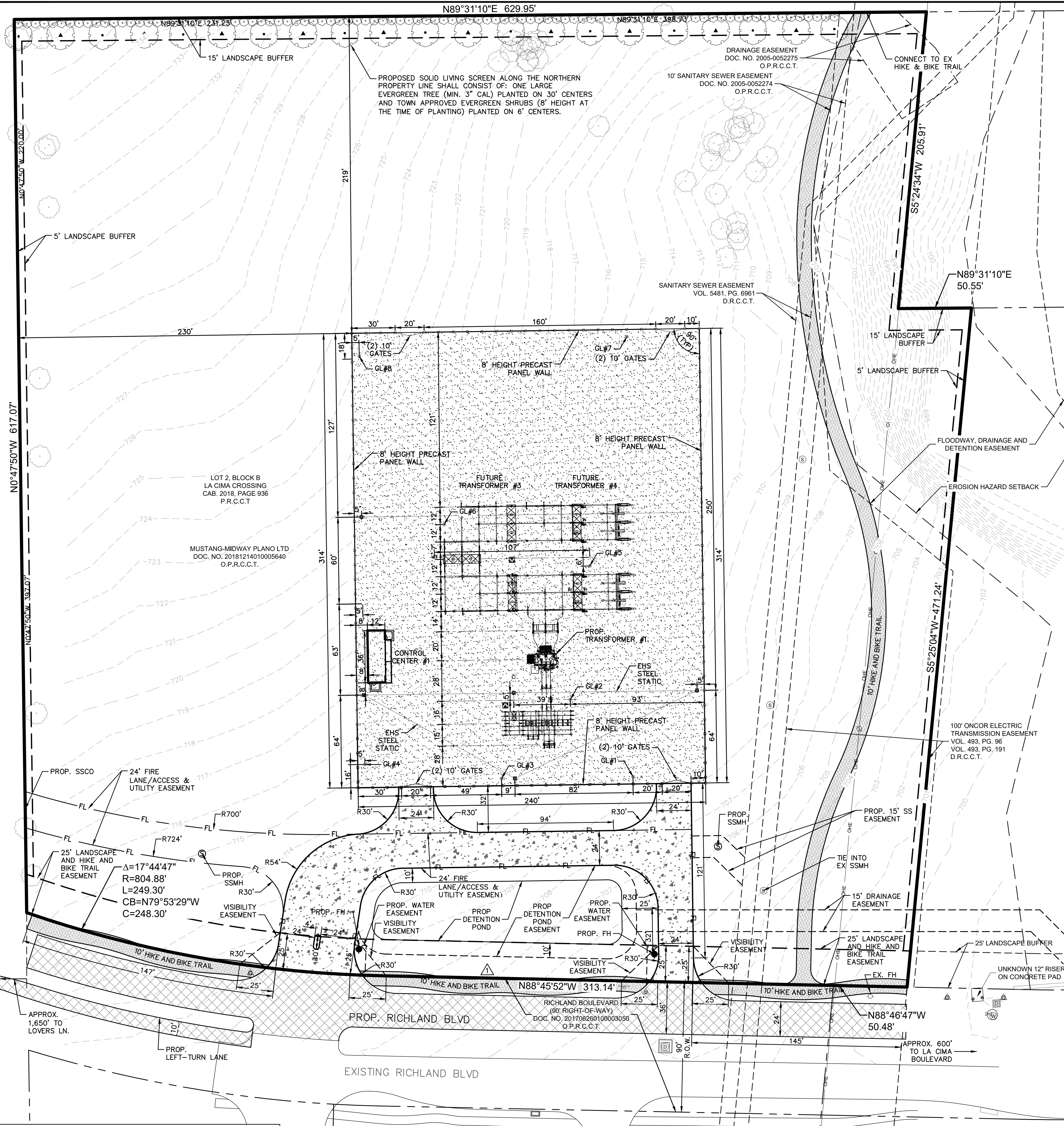
1. Preliminary Site Plan for a Utility Distribution Facility (Oncor Prosper Substation)
2. Site Plan for Windsong Ranch Amenity Center #3

**Town Staff Recommendation:**

Town staff recommends the Town Council take no action on this item.



PREPARED BY: ANTHONY BROWN, LICENSED CIVIL ENGINEER, STATE OF TEXAS, PROJECT NO. 20240101-01-001, PRELIMINARY SITE PLAN  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC., PROJECT NO. 20240101-01-001, PRELIMINARY SITE PLAN  
 LAST REVISED: 12/20/2024 15:00 PM  
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and shall be without liability to Kimley-Horn and Associates, Inc.



- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
  - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
  - Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
  - Landscaping shall conform to landscape plans approved by the Town.
  - All elevations shall comply with the standards contained within the Zoning Ordinance.
  - Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
  - Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
  - Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
  - Two points of access shall be maintained for the property at all times.
  - Speed bumps/bumps are not permitted within a fire lane.
  - Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
  - The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
  - Buildings more than 30 feet in height are required to have a minimum of a 26-foot wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D105
  - The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
  - The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
  - Dead-end fire lanes are only permitted with approved hammerheads.
  - Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
  - As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3, R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies." Amendment 507.5.1
  - Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant and 50 feet of a fire lane. 5" size, 30-degree downward turn with locking cap. Amendment 507.5.1
  - Fire hydrants shall be located 2 feet (2') to 6 feet (6') back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
  - There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above. A minimum of one fire hydrant shall be located on each lot. Amendment 507.5.1
  - A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of parking and landscaping shall be considered a barrier. Amendment 503.1.1
  - The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
  - One- and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 13D or NFPA 13R shall be provided in all one- and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m<sup>2</sup>) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
  - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
  - All signage is subject to Building Official approval.
  - All fences and retaining walls shall be shown on the Preliminary Site Plan and are subject to Building Official approval.
  - All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
  - Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
  - All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
  - All landscape easements must be exclusive of any other type of easement.
  - Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table.
  - Impact fees to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
  - The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
  - On-site parking will not be allowed in the fire lane/access easement.

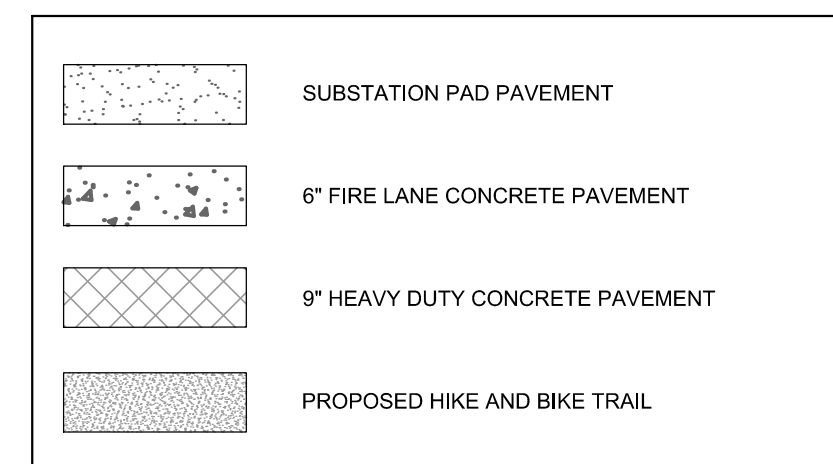
**SITE DATA TABLE**

|                          |                          |
|--------------------------|--------------------------|
| EXISTING LAND USE        | VACANT                   |
| PROPOSED LAND USE        | ELECTRICAL SUBSTATION    |
| EXISTING ZONING          | PD-2 COR                 |
| LOT AREA                 | 9,524 AC - 414,870 SF    |
| PROP IMPERVIOUS COVERAGE | 2,0146 AC - 87,757.97 SF |
| TOTAL PROP BUILDING AREA | 432 SF                   |
| A-FRAME DEADEND HEIGHT   | 40 FT                    |
| STATIC MAST HEIGHT       | 40 FT                    |
| CONTROL CENTER HEIGHT    | 13 FT                    |
| PARKING REQUIRED         | 0 SPACES*                |

**WATER METER SCHEDULE**

| ID | TYPE       | SIZE |
|----|------------|------|
|    | DOMESTIC   | N/A  |
| ▲  | IRRIGATION | 1"   |
|    | FIRE LINE  | N/A  |

**PAVING CRITERIA**



\* THE 84-16 ZONING ORDINANCE DOES NOT REQUIRE OFF-STREET PARKING FOR UTILITY & SERVICE USE.

CASE NO. D20-0103

**PRELIMINARY SITE PLAN**  
FOR  
**ONCOR PROSPER SUBSTATION**  
RICHLAND BOULEVARD  
PROSPER, TX 750778  
BEING 9.524 ACRES

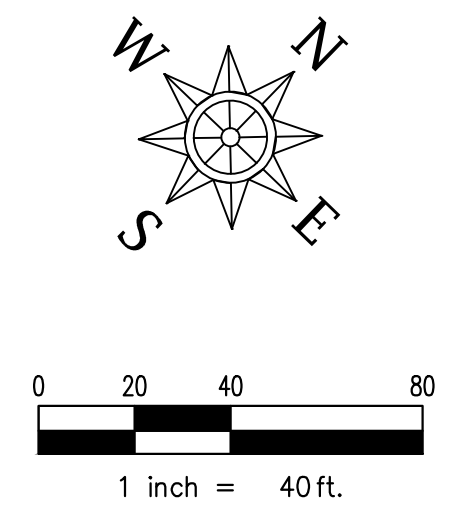
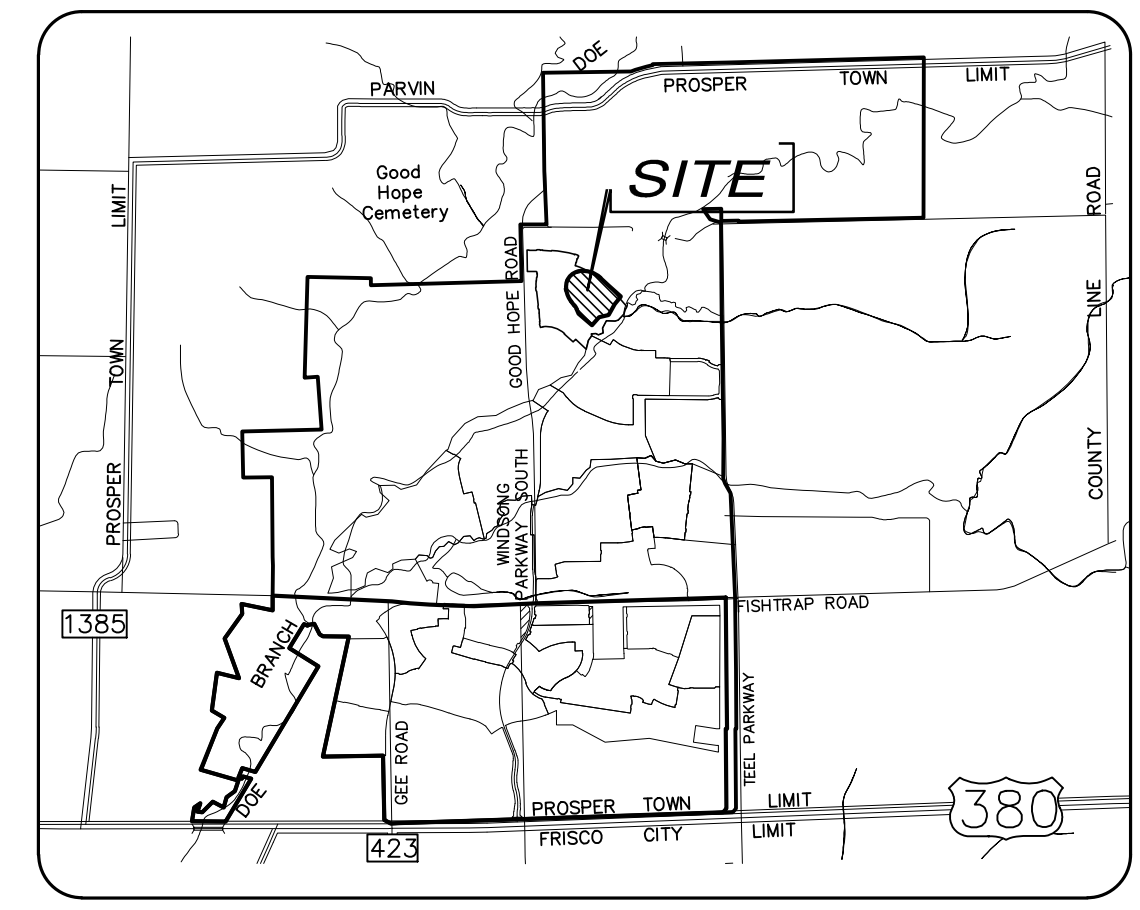
OUT OF  
LOT 2, BLOCK B, LA CIMA CROSSING  
CABINET 2018, PAGE 936  
IN THE  
**CITY OF PROSPER, COLLIN COUNTY, TEXAS**

|  |   |
|--|---|
| <p><b>OWNER/DEVELOPER:</b><br/>Oncor<br/>115 West 7th Street, Suite 505,<br/>Fort Worth, TX 76102<br/>Tel: (817) 215-6061<br/>Contact: Jill L. Alvarez, P.E.</p> | <p><b>ENGINEER/SURVEYOR:</b><br/><b>Kimley-Horn</b><br/>6180 Warren Parkway, Suite 210<br/>Frisco, TX 75034<br/>Tel: (972) 335-3580<br/>Contact: Thomas L. Fletcher, P.E.</p> |
|--|---|

|          |       |         |          |            |                |
|----------|-------|---------|----------|------------|----------------|
| DESIGNED | DRAWN | CHECKED | SCALE    | DATE       | KH PROJECT NO. |
| RJM      | SEC   | TLF     | AS SHOWN | 12/21/2020 | 064424910      |

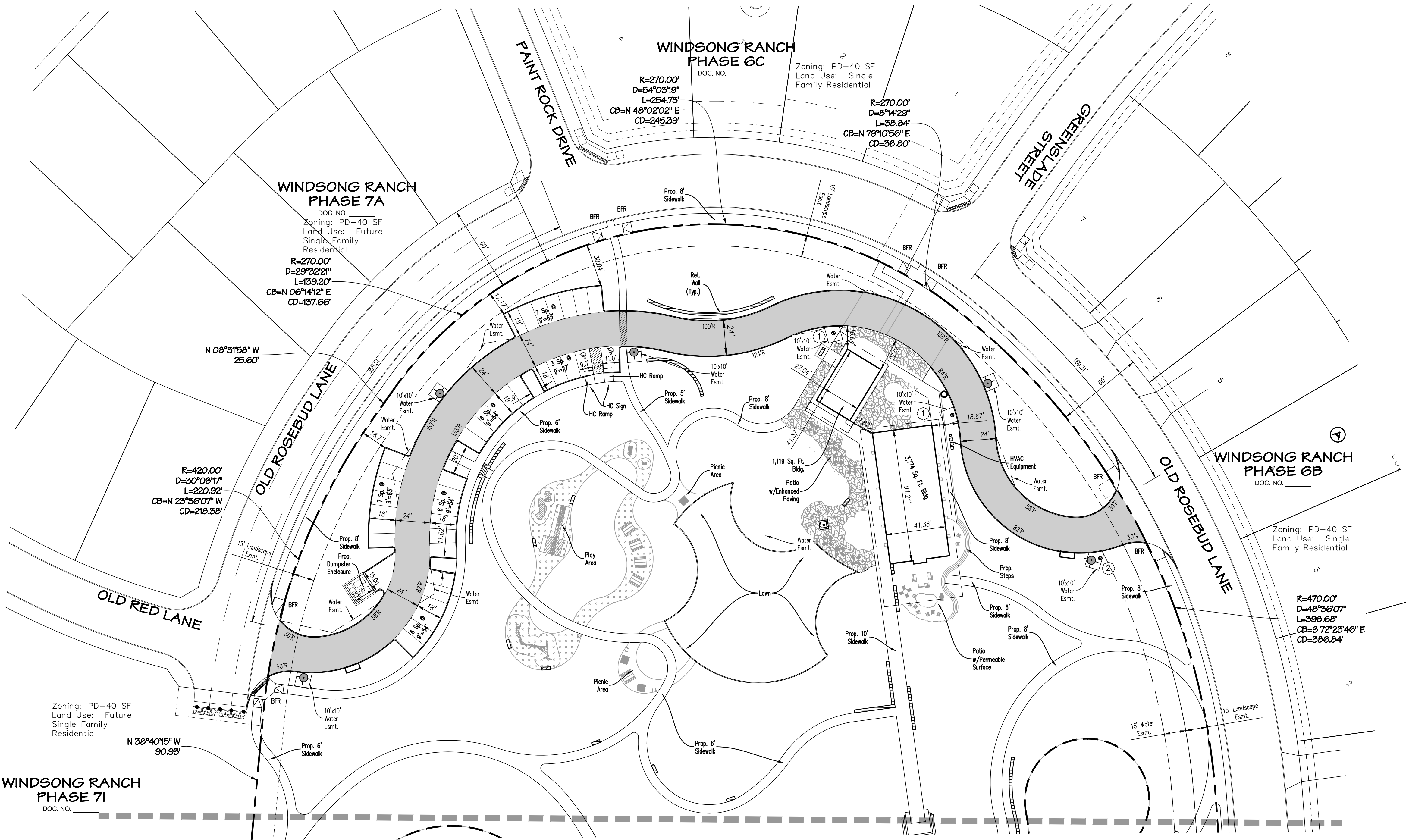
Page 181





LOCATION MAP / KEY MAP  
N.T.S.

| SITE DATA                |                                  | LOT 1, BLOCK A           |   |
|--------------------------|----------------------------------|--------------------------|---|
| Zoning                   | PD-40 SF                         | Proposed Use             | Amenity Center  |
| Lot Area                 | 13.021 Ac. (567,184 Sq. Ft.)     | Building Area            | 4,893 Sq. Ft. Total                                   |
| Building Height          | 1 Story, 23'-2"                  | Lot Coverage             | 0.01%   |
| Floor Area Ratio         | 0.0086:1                         | Parking Required         | 10 Sp. + 1 Sp./300 SF over 2000 SF=10+4893/300=27 Sp. |
| Total Parking Provided   | 37 Sp. (Incl. 2 HC)              | Total Impervious Surface | 32,475 Sq. Ft.  |
| Required Open Space (7%) | 39,703 Sq. Ft.                   | Provided Open Space      | 501,904 Sq. Ft.                                       |
| Required Landscape Area  | 15 Sq. Ft Per Pkg Sp=555 Sq. Ft. | Provided Landscape Area  | 27,912 Sq. Ft.  |



MATCHLINE SHT. 2

**Town of Prosper Site Plan Notes:**

- Dumpsters and trash compactors shall be screened in accordance of the Zoning Ordinance.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Regulation Ordinance.
- Landscaping shall conform to landscape plans approved by the town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Fire lanes shall be designed and constructed per town standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speedbumps/humps are not permitted within a fire lane.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted uniform Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6') feet in width along thoroughfares and five (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
- Approval of the site plan is not final until all engineering plans are approved by the Town Engineer.
- Site plan approval is required prior to grading release.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Comprehensive Zoning Ordinance.
- Landscape easements must be exclusive of any other type of easement.
- Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a site plan shall be effective for a period of eighteen (18) months from the date of approval by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the site plan approval, together with any preliminary site plan for the property, is null and void.

Ref. Landscape Plans for all wall heights and types.

All dimensions are to face of curb or edge of building unless otherwise noted.

**Notes:**  
1. The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.  
2. Headlight screening will be provided in accordance with Town Standards.

**LEGEND**

|  |   |
|--|---|
|  | FIRELANE, ACCESS & UTILITY EASEMENT   |
|  | 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED. |
|  | POWER POLE  |
|  | LIGHT POLE/STANDARD   |
|  | GUY WIRE ANCHOR   |
|  | BOLLARD   |
|  | SIGNPOST  |
|  | OVERHEAD POWER LINE   |
|  | CONTROL MONUMENT  |
|  | PROPOSED FIRE HYDRANT   |
|  | EXISTING FIRE HYDRANT   |
|  | PROPOSED WATER METER  |

**Water Meter & Sewer Schedule**

| I.D. | Type | Size | No. | Sewer |
|------|------|------|-----|-------|
| ①    | Dom. | 2"   | 2   | 6"    |
| ②    | Irr. | 1"   | 1   | -     |

**SITE PLAN**  
**WINDSONG RANCH AMENITY CENTER 3**  
BLOCK A, LOT 1  
IN THE NETHERLY SURVEY ABST. 962 & T. BUTTON SURVEY ABST. 88  
567,184 Sq. Ft./13.021 Acres  
Current Zoning: PD-40 SF  
Town Case #D20-0106

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Joe Lehman

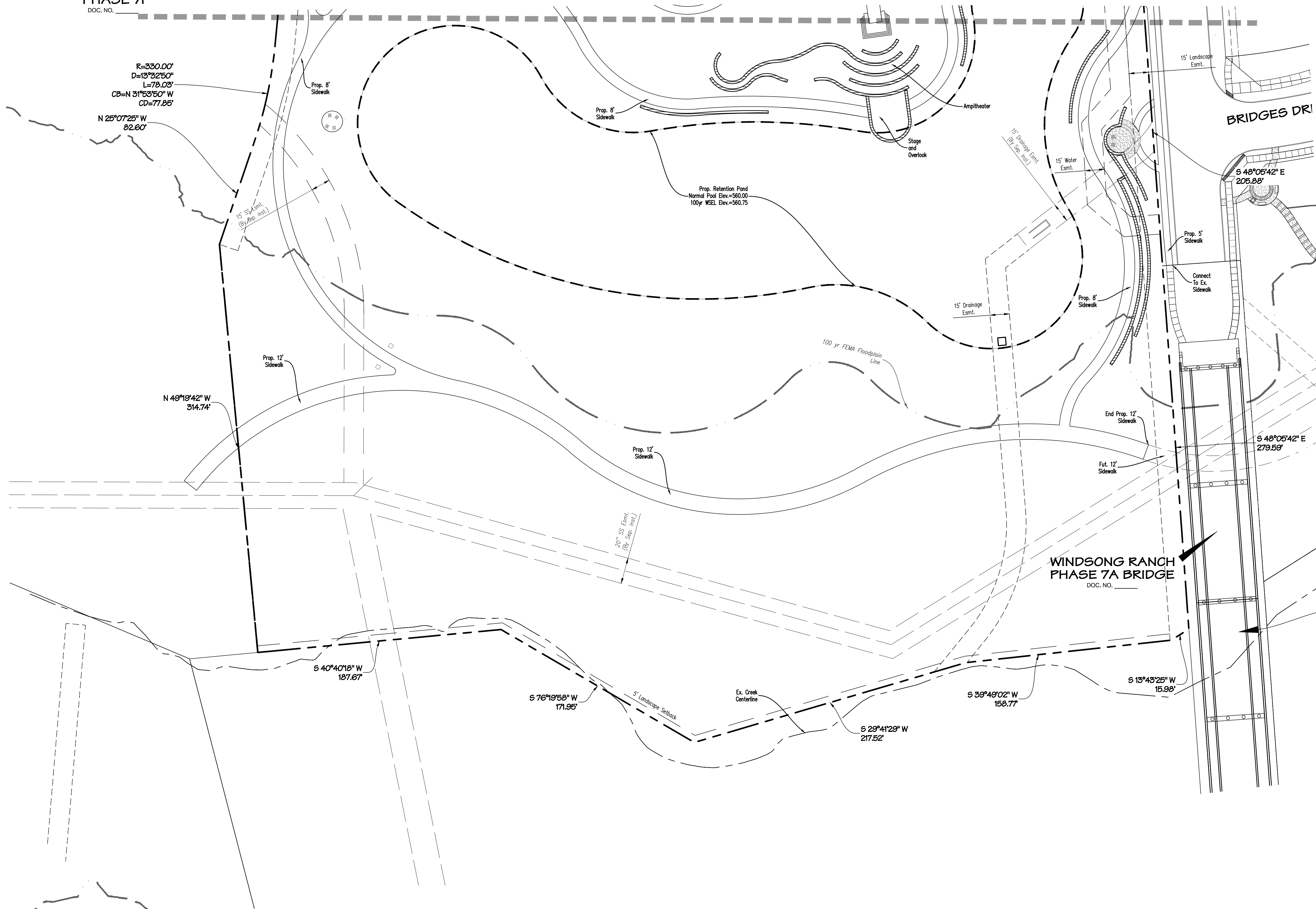
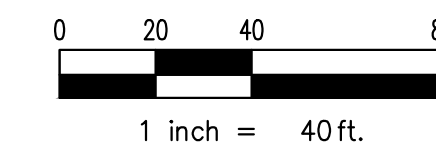
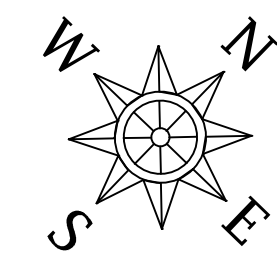
OWNER / APPLICANT  
VP WINDSONG OPERATIONS, LLC  
2242 Good Hope Road  
Prosper, TX 75078  
Telephone: (469) 532-0681  
Contact: David Blom

Drawing: G:\2020\_08\520-217 Windsong Amenity Center 3\20-217 Site Plan.dwg Saved By: Jlemon. Save Time: 1/14/2021 11:41:34 AM Plotted By: Jlemon. Plot Date: 1/14/2021 11:42 AM



WINDSONG RANCH  
PHASE 7I  
DOC. NO. \_\_\_\_\_

MATCHLINE SHT. 1



Ref. Landscape Plans for all wall heights and types.

LEGEND

- FIRELANE, ACCESS & UTILITY EASEMENT
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- LIGHT POLE/STANDARD
- GUY WIRE ANCHOR
- BOLLARD
- SIGNPOST
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER

SITE PLAN

WINDSONG RANCH AMENITY

CENTER 3

BLOCK A, LOT 1  
IN THE NETHERLY SURVEY ABST. 962 &  
T. BUTTON SURVEY ABST. 88  
567,184 Sq. Ft./13.021 Acres  
Current Zoning: PD-40 SF  
Town Case #D20-0106

|  |  |
|--|--|
| ENGINEER / SURVEYOR<br>Spiars Engineering, Inc.<br>765 Custer Road, Suite 100<br>Plano, TX 75075<br>Telephone: (972) 422-0077<br>TBP No. F-2121<br>Contact: Joe Lehman | OWNER / APPLICANT<br>VP WINDSONG OPERATIONS, LLC<br>2242 Good Hope Road<br>Prosper, TX 75078<br>Telephone: (469) 532-0681<br>Contact: David Blom |
|--|--|

**PLANNING**



**To: Mayor and Town Council**

**From: Alex Glushko, AICP, Planning Manager**

**Through: Harlan Jefferson, Town Manager  
Rebecca Zook, P.E., Executive Director of Development & Infrastructure Services**

**Re: Town Council Meeting – January 26, 2021**

**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to rezone 58.1± acres, from Planned Development-86 (PD-86) to Planned Development (PD), to allow for a Funeral Home with Crematorium and Cemetery, located on the west side of Custer Road, north of US 380. (Z20-0020).

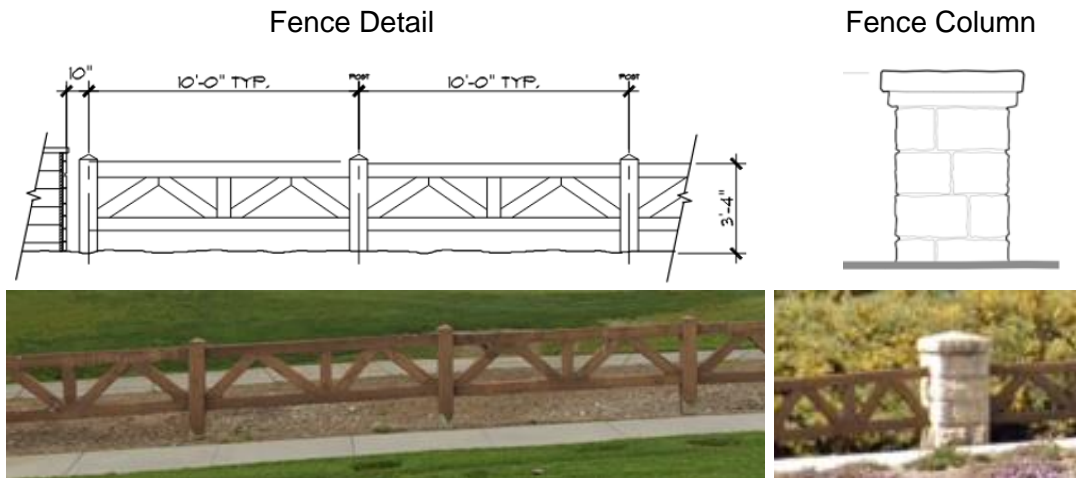
**Description of Agenda Item:**

The zoning and land use of the surrounding properties are as follows:

|                         | <b>Zoning</b>                                       | <b>Current Land Use</b>                   | <b>Future Land Use Plan</b> |
|-------------------------|---|---|-----------------------------|
| <b>Subject Property</b> | Planned Development-86-Single Family                | Undeveloped and Single Family Residential | Low Density Residential     |
| <b>North</b>            | Planned Development-86-Single Family                | Undeveloped                               | Low Density Residential     |
| <b>East</b>             | City of McKinney                                    | Single Family Residential                 | City of McKinney            |
| <b>South</b>            | Planned Development-25-Single Family and Commercial | Undeveloped and Town Facility             | US 380 District             |
| <b>West</b>             | Planned Development-86-Single Family                | Undeveloped                               | Low Density Residential     |

**Requested Zoning** – This is a request to rezone 58.1± acres, from Planned Development-86 (PD-86) to Planned Development (PD), in order to allow for the development of a Funeral Home with Crematorium and Cemetery, called North Dallas Cemetery. In order to achieve their development goals, the applicant is proposing the following amendments to the Zoning Ordinance:

- **Land Use** – The property is currently zoned PD-86 for residential uses, and does not permit a funeral home, crematorium, or cemetery use by right. The proposed rezoning request would remove the subject 58.1± acres from PD-86 and establish a new PD, with an underlying zoning of Single Family-15 (SF-15), and permits a funeral home, crematorium, and cemetery by right, in accordance with the proposed PD exhibits. The applicant has provided a letter, which is attached for reference, detailing the crematorium operations and indicating there will not be any adverse impact to the surrounding properties.
- **Landscaping** – In September 2020, the Town Council adopted amendments to the Zoning Ordinance for non-residential development, including the requirement for berms along Custer Road, ranging in height from three feet (3') to six feet (6'), with an average of four and a half feet (4.5'). The applicant is proposing to develop the funeral home without providing the required berms. Because of the nature of this type of development and the inherent open space included, staff is supportive of waiving the requirement for berms adjacent to the cemetery. However, staff has requested the applicant incorporate the required berms immediately adjacent to the funeral home and parking lot. The applicant is requesting to not provide the berms adjacent to the funeral home and parking lot.
- **Fencing/Wall/Screening** – The Zoning Ordinance requires a masonry screening wall for a non-residential use when it is developed adjacent to existing or residentially zoned property. In lieu of a masonry screening wall adjacent to the residentially zoned property, the applicant is proposing a wooden trestle-style fence with limestone columns spaced every 100 feet around the perimeter of the property. Because of the significant open space, low intensity of the use, and adjacency of floodplain, staff is supportive of the alternative fencing/wall/screening. A picture of the proposed fencing shown below.



- **Architectural Standards** – For non-residential development, PD-86 requires stone, stucco, brick, tile, concrete, glass, wood or similar exterior building materials. The applicant is proposing a funeral home constructed primarily of brick and stone. In addition, the applicant is proposing a 2,000 square-foot maintenance facility in the rear of the property to be constructed primarily of metal with stone wainscot. The maintenance building will generally be concealed from view and surrounded by landscaping. Pictures of the funeral home and maintenance building are below.



Future Land Use Plan – The Future Land Use Plan recommends Low Density Residential for the property.

Thoroughfare Plan – The property is adjacent to Custer Road, a future six-lane divided major thoroughfare.

Parks Master Plan – The Parks Master Plan identifies hike and bike trail in the general proximity to the subject property. There is an agreement with the current property owner/surrounding developer to construct the required hike and bike trails.

**Legal Obligations and Review:**

Notification was provided to neighboring property owners as required by state law. To date, staff has received two (2) Public Hearing Reply Forms, not in opposition to the request.

**Attached Documents:**

1. Aerial and Zoning Maps
2. Proposed Zoning Exhibits
3. Project Renderings
4. Project Context Exhibit
5. Crematorium Operation Informational Letter
6. Public Hearing Notice Reply Forms

**Planning & Zoning Commission Recommendation:**

At their January 5, 2021 meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 6-0

1. Incorporation of berms in accordance with the Zoning Ordinance, adjacent to the funeral home and associated parking lot.

**Staff Recommendation:**

Staff recommends the Town Council approve the request to rezone 58.1± acres, from Planned Development-86 (PD-86) to Planned Development (PD), to allow for a Funeral Home with Crematorium and Cemetery, located on the west side of Custer Road, north of US 380, subject to:

1. Incorporation of berms in accordance with the Zoning Ordinance, adjacent to the funeral home and associated parking lot.

**Proposed Motion:**

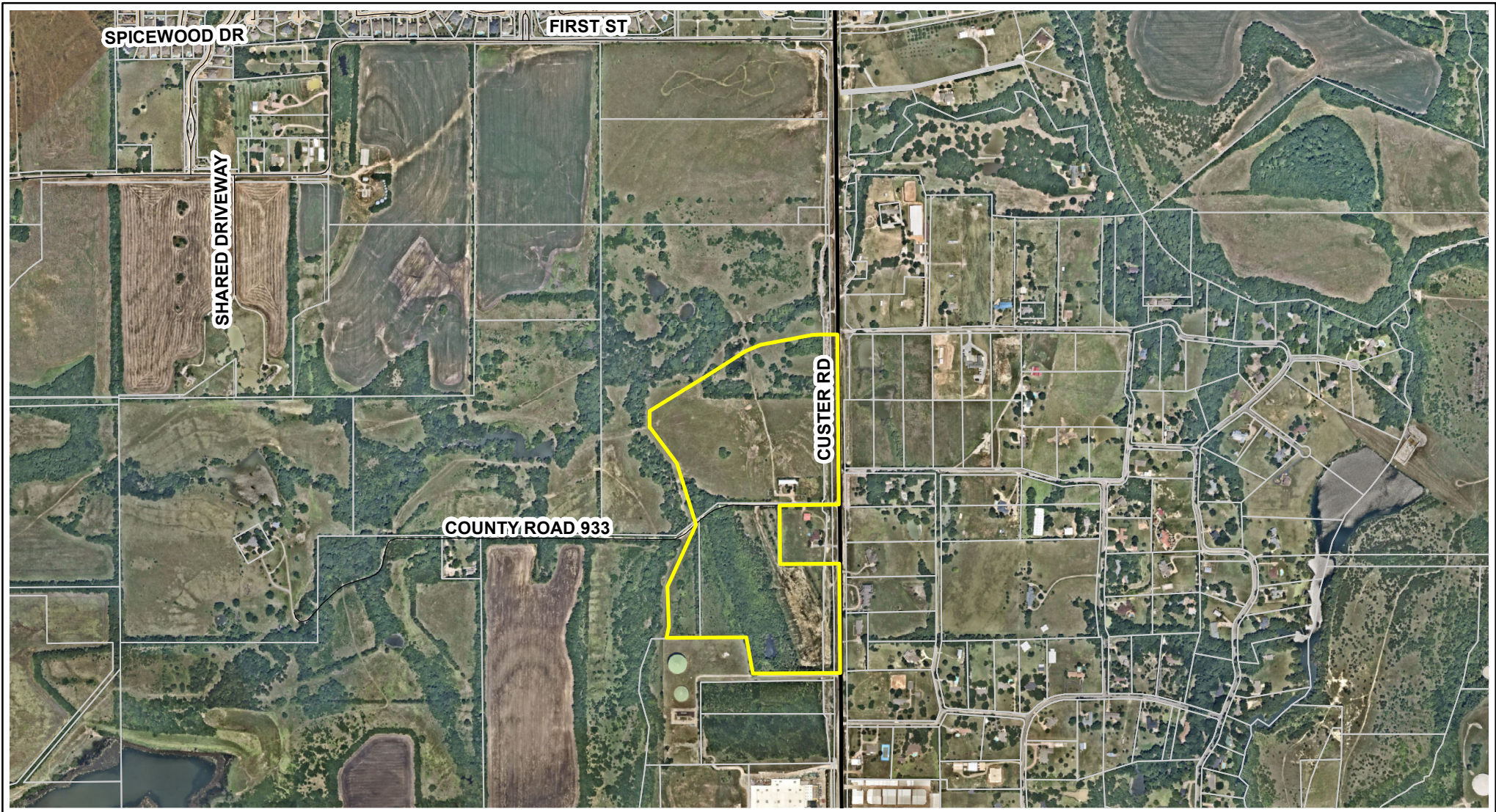
I move to approve the request to rezone 58.1± acres, from Planned Development-86 (PD-86) to Planned Development (PD), to allow for a Funeral Home with Crematorium and Cemetery, located on the west side of Custer Road, north of US 380, subject to:

1. Incorporation of berms in accordance with the Zoning Ordinance, adjacent to the funeral home and associated parking lot.





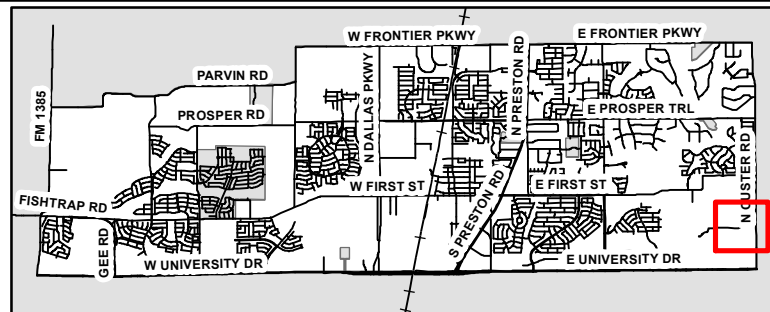
# Z20-0020 - North Dallas Cemetery



This map is for illustration purposes only.

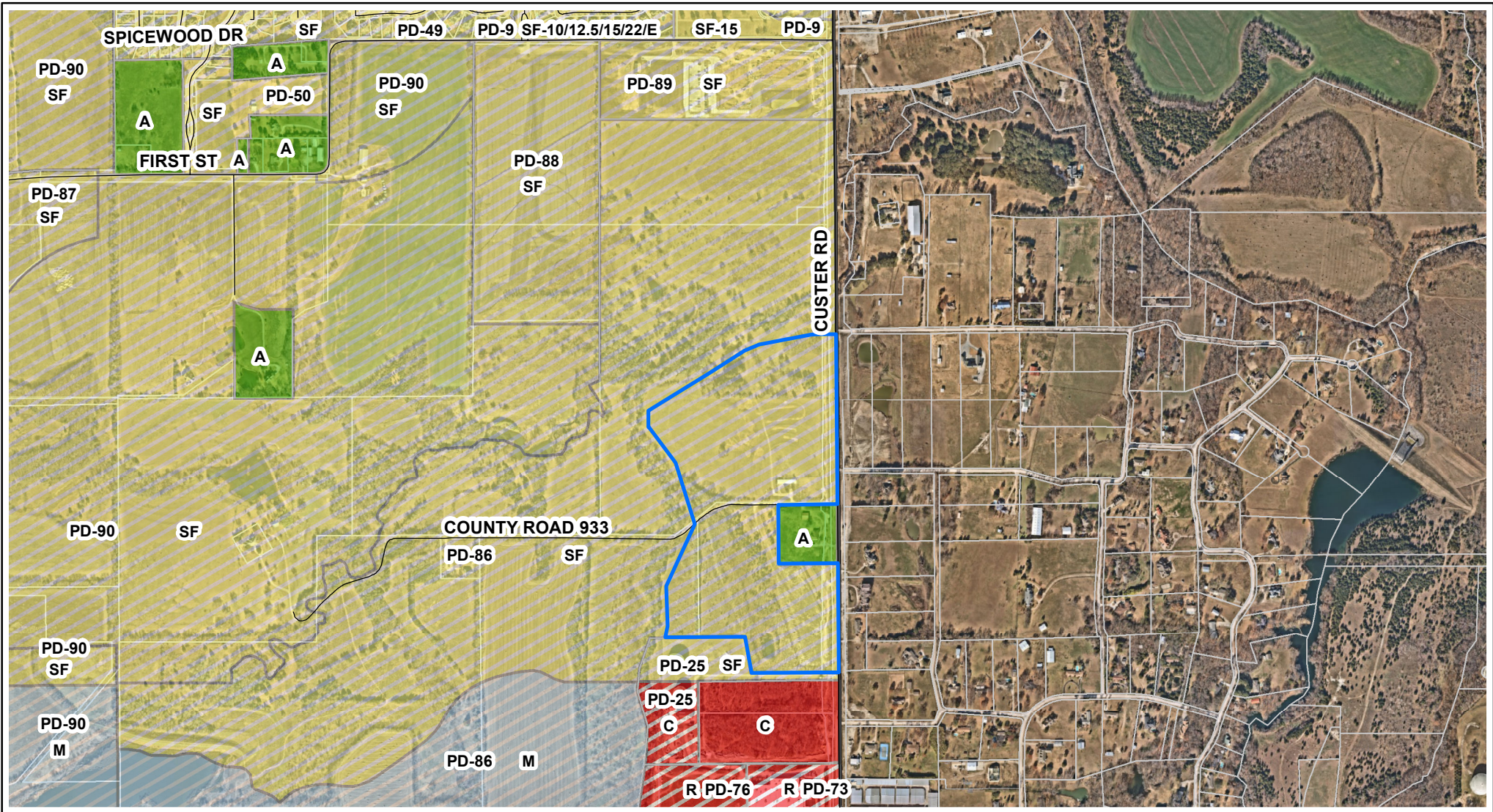


0 750 1,500 Feet





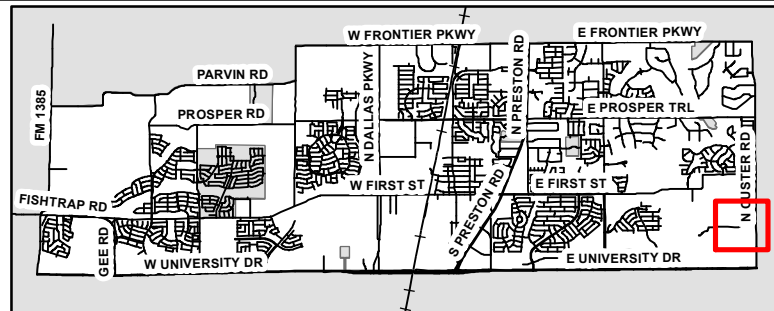
# Z20-0020 - North Dallas Cemetery



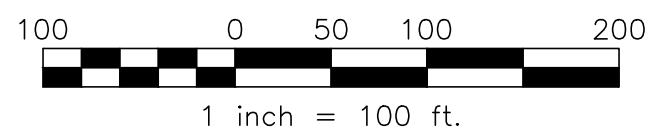
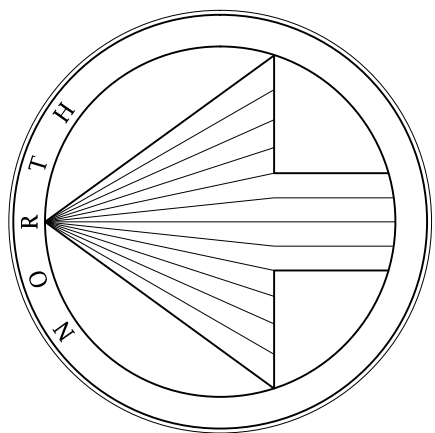
This map is for illustration purposes only.



0 750 1,500 Feet







METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Horn Survey, Abstract No. 411, Town of Prosper, Collin County, Texas, being part of Tract 1 and part of Tract 3, conveyed to 310 Prosper, L.P., by deed recorded in Volume 5823, Page 3462 of the Deed Records, Collin County, Texas (DRCC), and part of a tract conveyed to 104 Prosper, L.P., by deed recorded in Volume 5316, Page 5314 DRCC, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap found for the northeast corner of a tract conveyed to City of Prosper, recorded in Volume 6022, Page 4349 DRCC;

THENCE S 89°25'44" W, 525.26 feet along the north line thereof;

THENCE N 09°46'27" W, 273.57 feet along the north line thereof;

THENCE S 89°29'42" W, 591.96 feet along the north line thereof;

THENCE N 12°50'22" E, 87.80 feet departing said north line;

THENCE N 02°03'26" W, 293.83 feet;

THENCE N 24°51'40" E, 503.92 feet;

THENCE N 17°37'31" W, 480.17 feet;

THENCE N 37°00'43" W, 326.39 feet;

THENCE N 88°01'20" W, 4.88 feet;

THENCE N 01°24'14" E, 121.57 feet;

THENCE N 58°07'02" E, 510.02 feet;

THENCE N 57°19'01" E, 327.70 feet;

THENCE N 68°32'53" E, 117.72 feet;

THENCE N 79°08'50" E, 386.85 feet;

THENCE N 84°38'39" E, 61.31 feet;

THENCE S 89°51'32" E, 36.51 feet to the west line of Custer Road, a variable width right-of-way (also known as Farm to Market Road 2478);

THENCE N 89°30'19" E, 90.00 feet to the centerline thereof;

THENCE S 00°29'41" E, 1259.11 feet along the centerline thereof;

THENCE S 89°22'52" W, 435.39 feet departing said right-of-way, along the north line of a tract conveyed to Montepolo, LLC, recorded in Document No. 20150821001062480 DRCC;

THENCE S 00°22'27" E, 435.34 feet along the west line thereof;

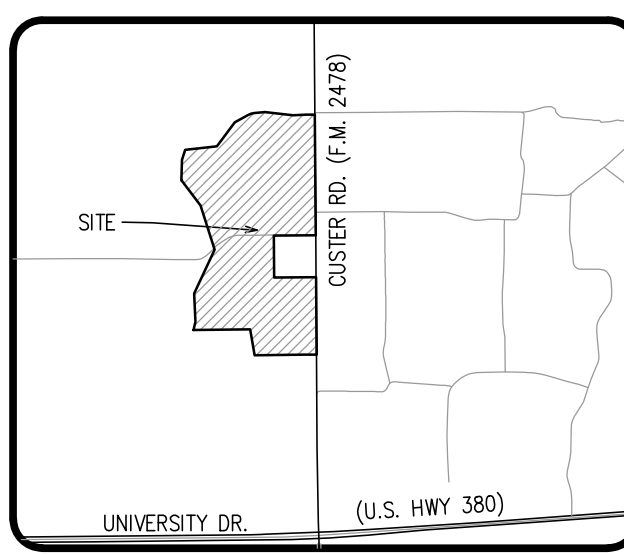
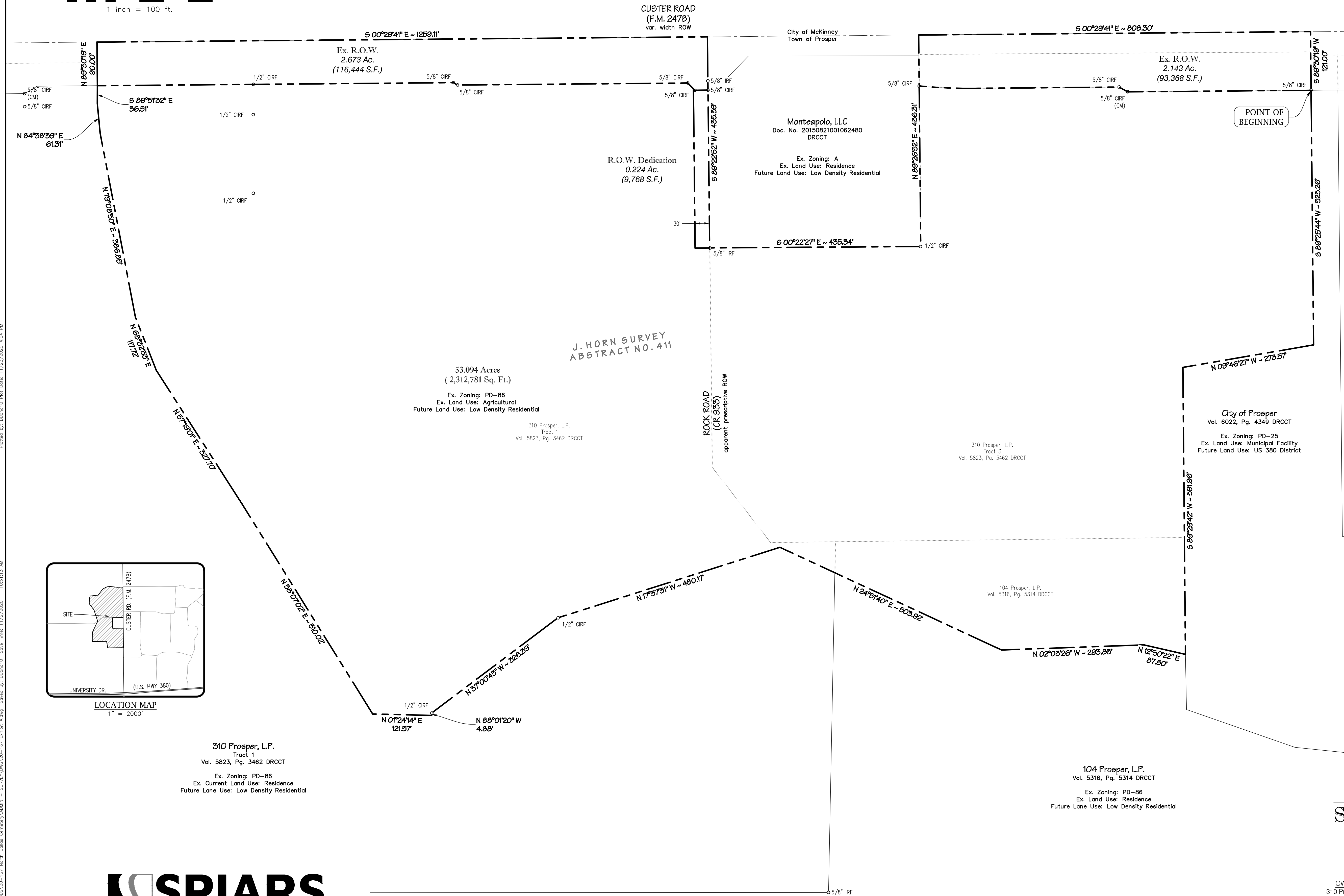
THENCE N 89°26'52" E, 436.31 feet along the south line of said Montepolo tract, passing the southeast corner thereof, and passing into said right-of-way to the centerline thereof;

THENCE S 00°29'41" E, 808.30 feet along the centerline thereof;

THENCE S 89°30'19" W, 121.00 feet to the POINT OF BEGINNING with the subject tract containing 2,532,361 square feet or 58.135 acres of land.

Plotted by: D:\Bland10 Plot Date: 11/23/2020 4:04 PM

Drawn by: C:\2020\_08\5120-167 Horn Blain Cemetery\ADMIN - SURVEY\DWG\20-167 Exhibit A.dwg Saved By: D:\Bland10 Save Time: 11/27/2020 10:51:13 AM



310 Prosper, L.P.  
Tract 1  
Vol. 5823, Pg. 3462 DRCC  
Ex. Zoning: PD-86  
Ex. Current Land Use: Residence  
Future Lane Use: Low Density Residential

104 Prosper, L.P.  
Vol. 5316, Pg. 5314 DRCC  
Ex. Zoning: PD-86  
Ex. Land Use: Residence  
Future Lane Use: Low Density Residential

Town Case No. Z20-0020

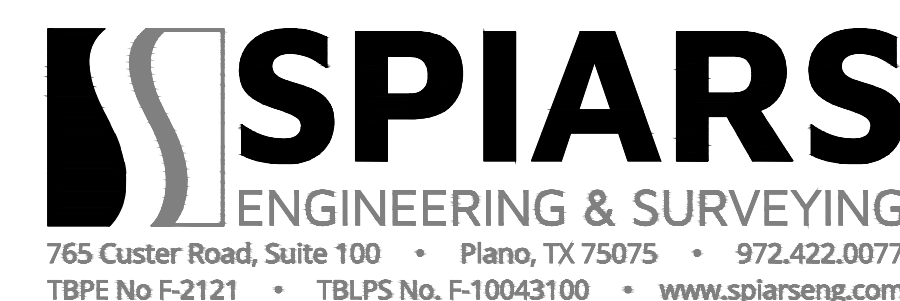
EXHIBIT A

SCI CEMETERY ADDITION  
BEING 58.135 ACRES GROSS / 53.094 ACRES NET  
IN THE J. HORN SURVEY, ABST. NO. 411  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNERS  
310 Prosper, LP  
104 Prosper, LP  
5850 Granite Parkway, Suite 100  
Plano, TX 75204  
Telephone: (214) 618-3811  
Contact: Douglas Mousel

APPLICANT  
SCI Texas Funeral Services, LLC  
1929 Allen Parkway  
Houston, TX 77219  
Telephone: (713) 525-5277  
Contact: Cameron Alexander

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
TBPE No. F-2121  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
Contact: David Bond





**Z20-0020**

**EXHIBIT "B"**

**STATEMENT OF INTENT AND PURPOSE**

Service Corporation International acting under SCI Texas Funeral Services, LLC intends to own and operate a cemetery facility and funeral home with crematorium services on the above referenced property. SCI is an internationally recognized owner and operator within the funeral market and currently owns and manages approximately 1,500 funeral homes and nearly 500 cemeteries across North America.

SCI SHARED RESOURCES, LLC  
1929 ALLEN PARKWAY • P.O. BOX 130548 • HOUSTON, TX 77219-0548  
Office: (713) 525 5277 • Fax: (281-772-0283) • [www.steve.webster@sci-us.com](http://www.steve.webster@sci-us.com)



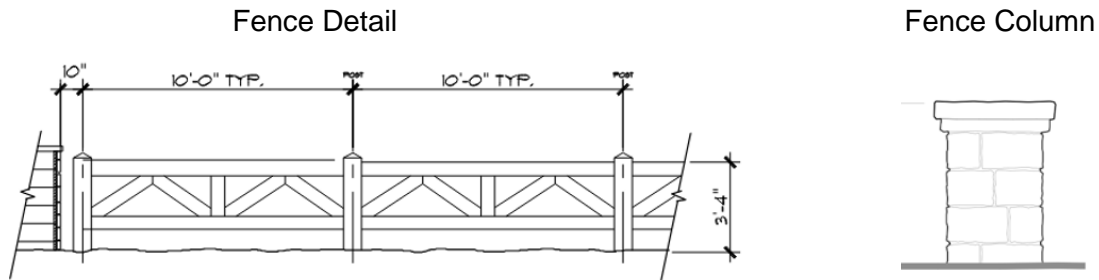
**Z20-0020**

**EXHIBIT "C"**

**DEVELOPMENT STANDARDS**

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (Ordinance No. 05-20), as it exists or may be amended, and the Subdivision Ordinance, as it exists or may be amended, shall apply.

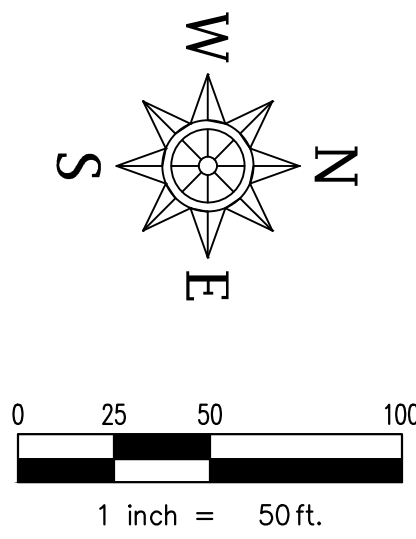
1. Except as noted below, the Tract shall develop in accordance with the Single Family-15 (SF-15) District, as it exists or may be amended.
2. Uses. All of the permitted uses in the Single Family-15 (SF-15) District shall be allowed with the same provisions and restrictions, including uses permitted by a Specific Use Permit (SUP) and Conditional Uses (C), except as noted below:
  - a) Uses permitted by right:
    - i. Funeral Home, Cemetery, and Crematorium
3. Development Standards:
  - a) Berms
    - i. Shall not be required along the property frontage.
  - b) Fencing/Walls/Screening
    - i. A masonry screening wall shall not be required where adjacent to residential property.
    - ii. A wooden trestle-style fence with stone columns spaced every 100 feet shall be permitted, as shown below:



- c) Architectural Standards
  - i. The proposed maintenance facility, as shown on Exhibit D shall be permitted the use of metal as a primary building material, and shall include a stone wainscot, in accordance with Exhibit F.







MATCHLINE SHEET 5

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D:\board\10 Date: 12/28/2020 11:45:53 AM  
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310 Prosper, L.P.  
Tract 1  
Vol. 5823, Pg. 3462 DRCCT

40' Sqr. Swr. Easement  
to Town of Prosper  
cc# 2018117001561960  
cc# 2016040100039410  
cc# 20170227000253670  
RFRDCT

Water Easement to  
Town of Prosper  
cc# 20140307000214900  
RFRDCT

Existing FEMA Floodplain  
FEMA FIRM 48085C0255J  
Dated June 2, 2009

Creek Cl.

N 88°01'20" W  
4.88'

N 01°24'14" E  
121.57'

5' Landscape Setback

N 37°00'48" W - 326.98'

25' Right-of-Way Easement  
to Prosper  
cc# 201802010001001010  
RFRDCT

Perimeter Wood  
Split Rail Fence

N 49°07'02" E - 300.02'

N 17°37'31" W - 480.17'

Perimeter Wood  
Split Rail Fence

15' Right-of-Way Easement  
to Prosper  
cc# 201802010001001010  
RFRDCT

Block A, Lot 1  
2,322,534 SF/53.318 Ac.  
Prop. Use: Cemetery & Funeral Home  
Prop. Zoning: Revised PD

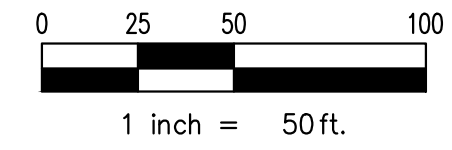
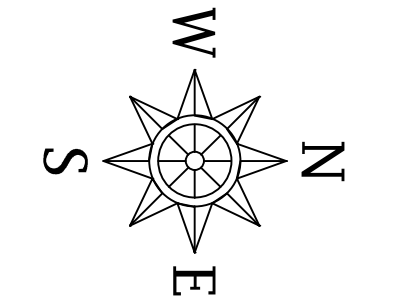
MATCHLINE SHEET 2

CASE No. - Z20-0020  
EXHIBIT 'D'  
**SCI Cemetery Addition**  
Block A, Lot 1 - 53.318 Acres  
SITUATED IN THE  
JEREMIAH HORN SURVEY, ABSTRACT NO. 787  
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

|   |   |  |
|---|---|--|
| <b>OWNERS</b><br>310 Prosper, LP<br>104 Prosper, LP<br>5850 Granite Parkway, Suite 100<br>Plano, TX 75204<br>Telephone: (214) 618-3811<br>Contact: Douglas Mousel | <b>APPLICANT</b><br>SCI Texas Funeral Services, LLC<br>1929 Allen Parkway<br>Houston, TX 77219<br>Telephone: (713) 525-5277<br>Contact: Cameron Alexander | <b>ENGINEER / SURVEYOR</b><br>Spiars Engineering, Inc.<br>TBPE No. F-2121<br>765 Custer Road, Suite 100<br>Plano, TX 75075<br>Telephone: (972) 422-0077<br>Contact: David Bond |
|---|---|--|



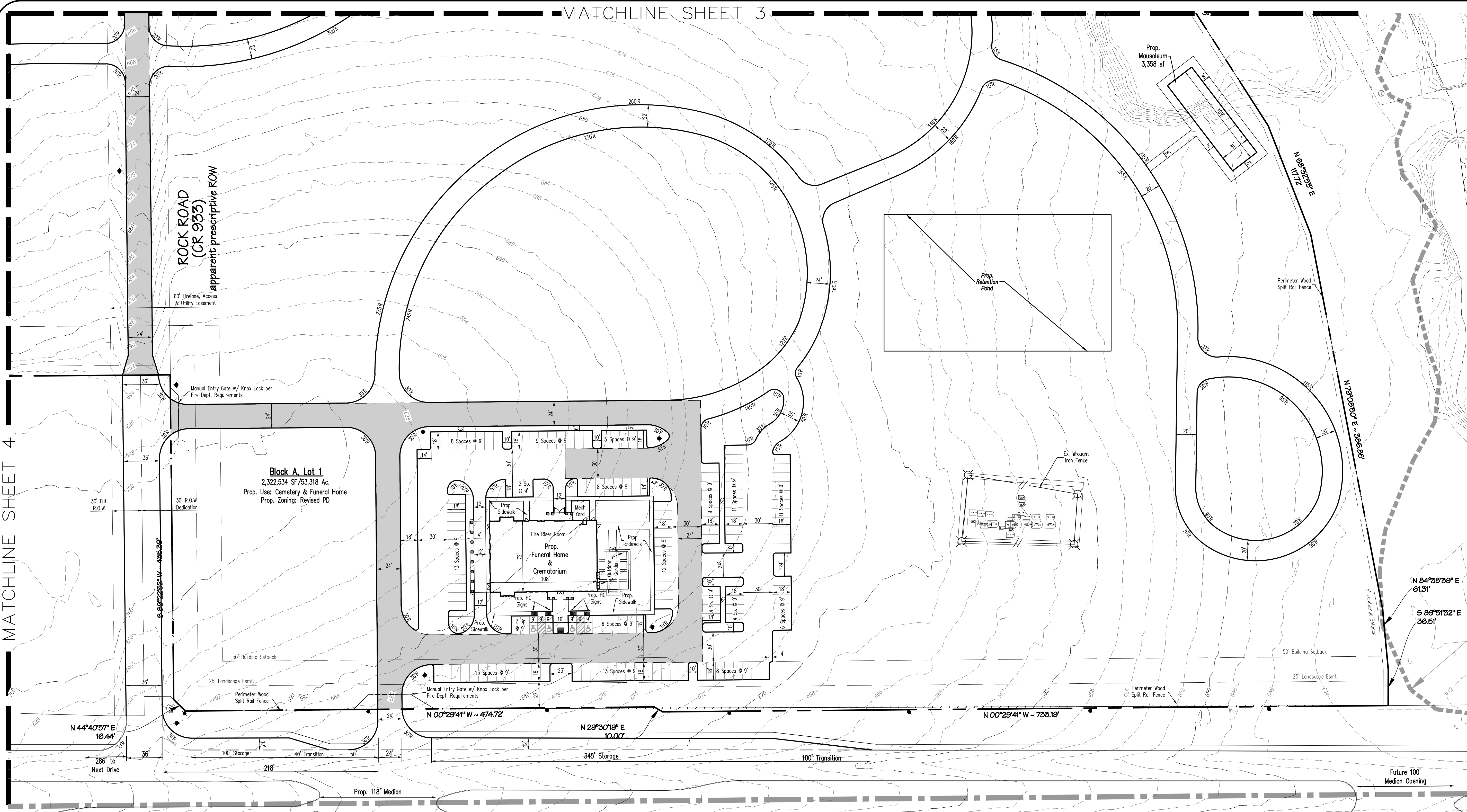
MATCHLINE SHEET 3



MATCHLINE SHEET 4

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ROCK ROAD  
(CR 933)  
Apparent prescriptive ROW

60' Fireline, Access & Utility Easement

Manual Entry Gate w/ Knox Lock per Fire Dept. Requirements

**Block A, Lot 1**  
2,322,534 SF/53.318 Ac.  
Prop. Use: Cemetery & Funeral Home  
Prop. Zoning: Revised PD

N 00°29'41" W ~ 474.72'

N 29°20'19" E 10.00'

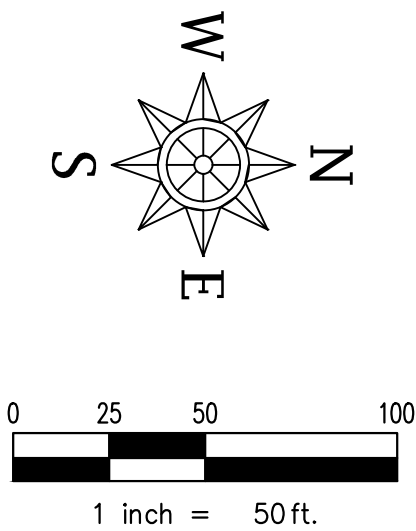
N 00°29'41" W ~ 735.19'

CUSTER ROAD (F.M. 2478)  
(Variable width public right of way)

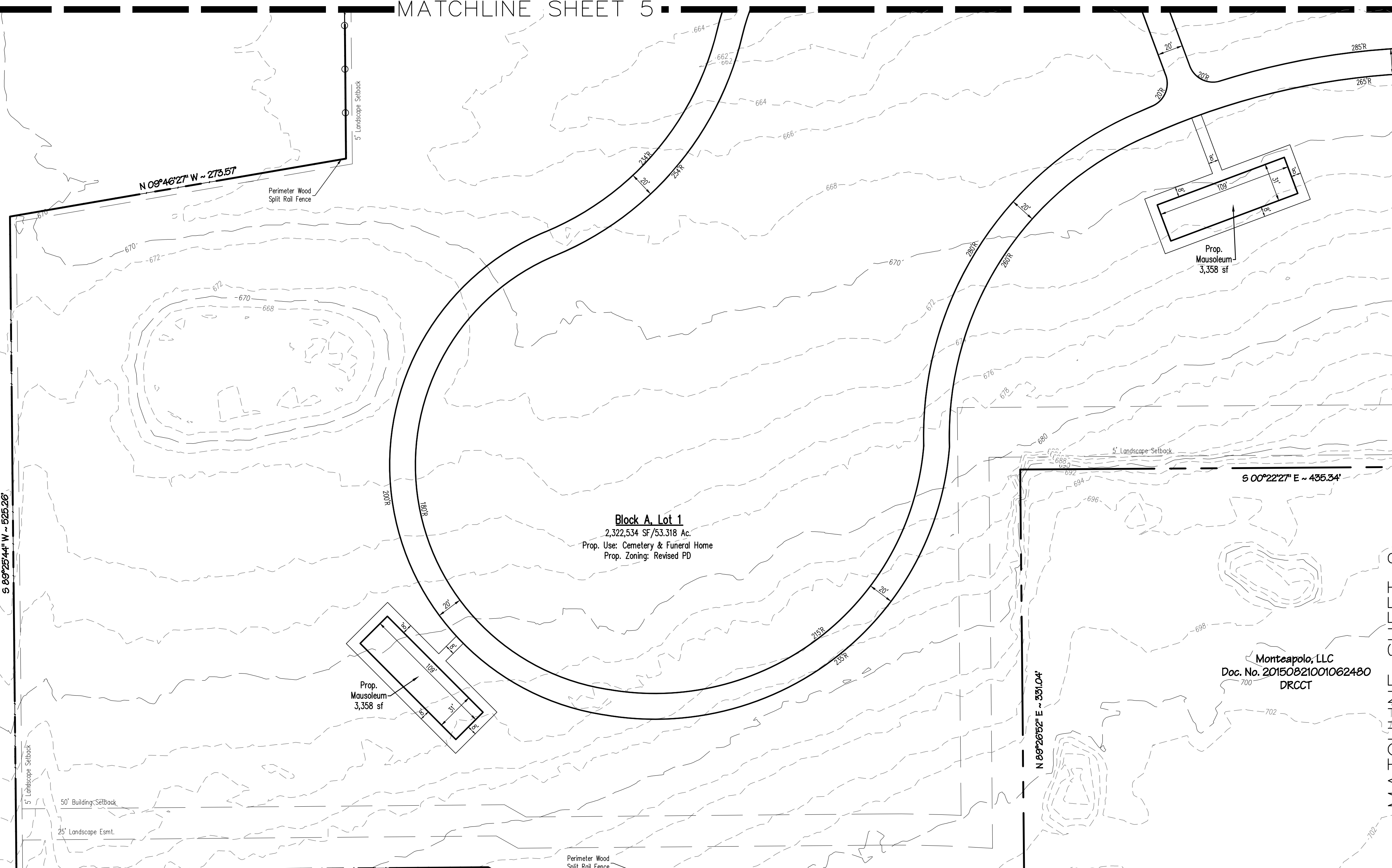
CASE No. - Z20-0020  
EXHIBIT 'D'  
**SCI Cemetery Addition**  
Block A, Lot 1 - 53.318 Acres  
SITUATED IN THE  
JEREMIAH HORN SURVEY, ABSTRACT NO. 787  
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

|   |   |  |
|---|---|--|
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|---|---|--|

MATCHLINE SHEET 5



6.4351 ACRES  
FF 14th FAIRWAY LTD PARTNERSHIP  
CC#



**Block A Lot 1**  
2,322,534 SF/53.318 Ac.  
Prop. Use: Cemetery & Funeral Home  
Prop. Zoning: Revised PD

Monteapolo, LLC  
Doc. No. 20150821001062480  
DRCC

R=1140.00'  
D=5°44'49"  
L=114.34'  
CB=S 02°22'43" W  
CD=114.30'

CUSTER ROAD (F.M. 2478)  
(Variable width public right of way)

Town of Prosper  
City of McKinney

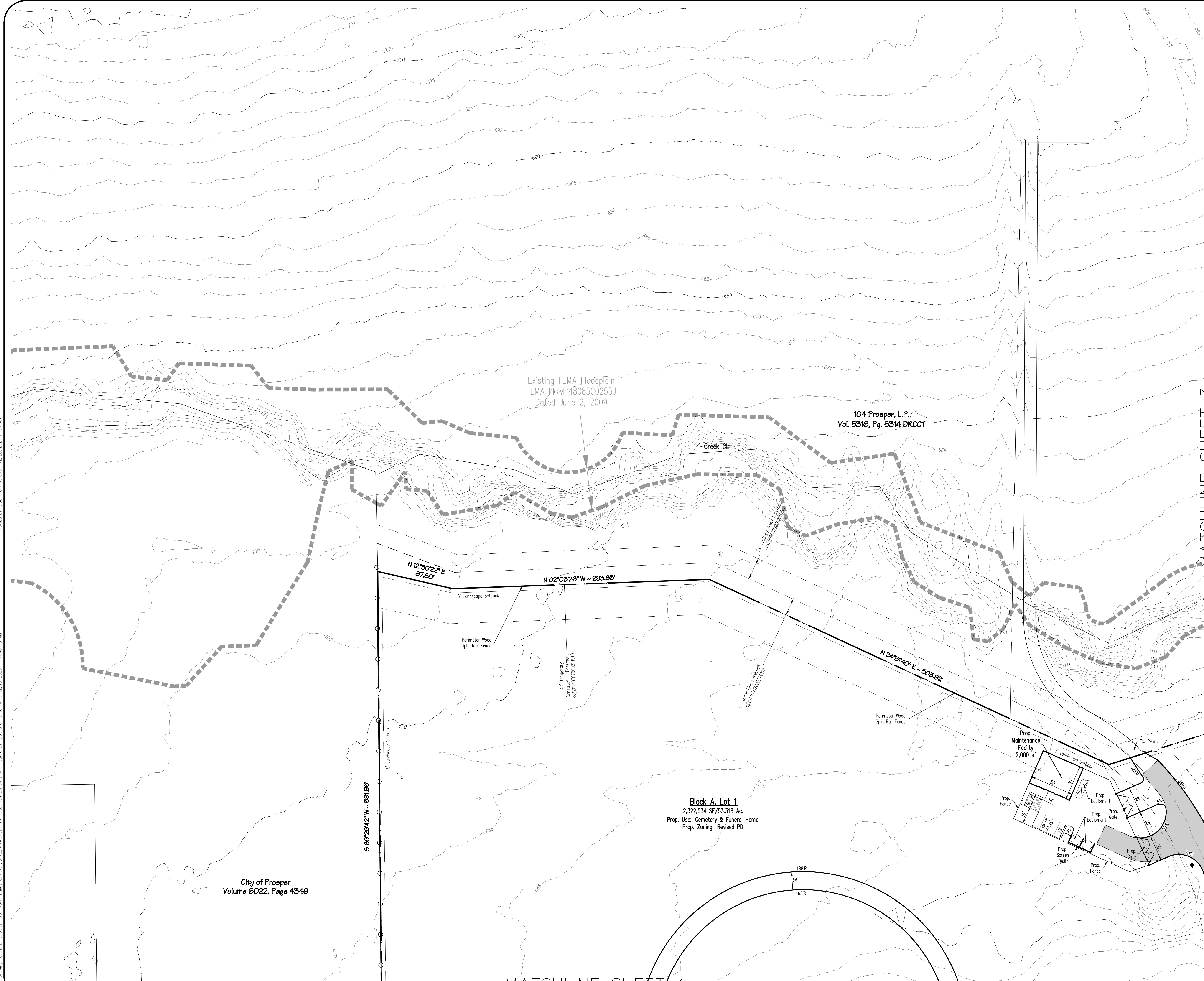
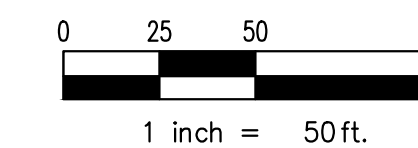
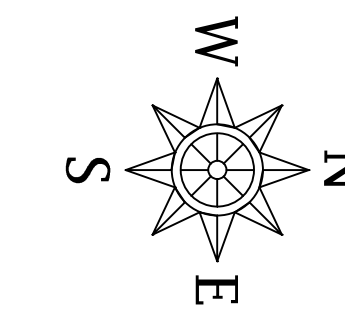
MATCHLINE SHEET 2

CASE No. - Z20-0020  
EXHIBIT 'D'  
**SCI Cemetery Addition**  
Block A, Lot 1 - 53.318 Acres  
SITUATED IN THE  
JEREMIAH HORN SURVEY, ABSTRACT NO. 787  
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

|   |   |  |
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| <b>OWNERS</b><br>310 Prosper, LP<br>104 Prosper, LP<br>5850 Granite Parkway, Suite 100<br>Plano, TX 75204<br>Telephone: (214) 618-3811<br>Contact: Douglas Mousel | <b>APPLICANT</b><br>SCI Texas Funeral Services, LLC<br>1929 Allen Parkway<br>Houston, TX 77219<br>Telephone: (713) 525-5277<br>Contact: Cameron Alexander | <b>ENGINEER / SURVEYOR</b><br>Spiars Engineering, Inc.<br>TBPE No. F-2121<br>765 Custer Road, Suite 100<br>Plano, TX 75075<br>Telephone: (972) 422-0077<br>Contact: David Bond |
|---|---|--|

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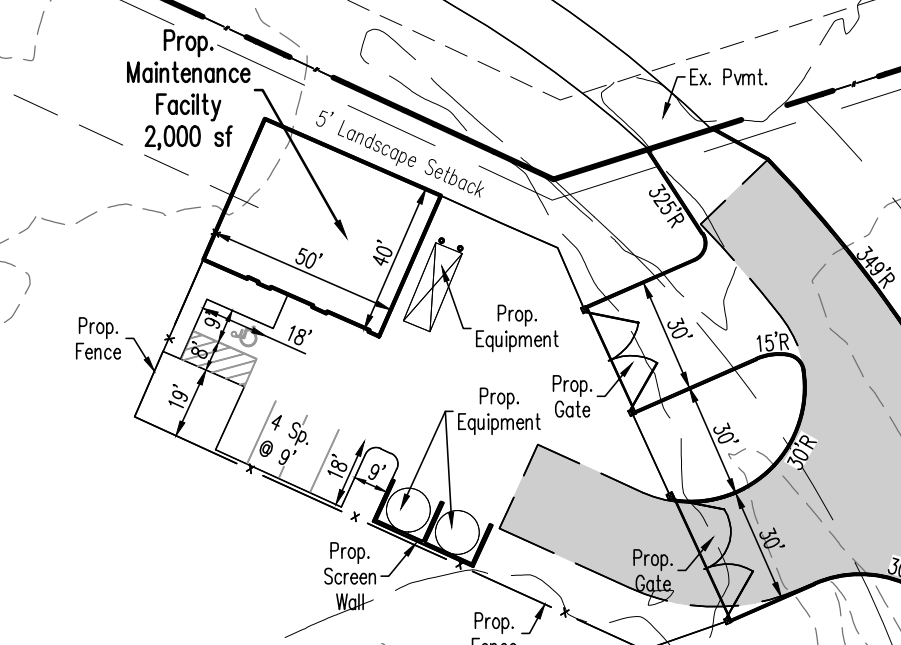


MATCHLINE SHEET 3

MATCHLINE SHEET 4

City of Prosper  
Volume 6022, Page 4349

**Block A, Lot 1**  
2,322,534 SF/53.318 Ac.  
Prop. Use: Cemetery & Funeral Home  
Prop. Zoning: Revised PD



CASE No. - Z20-0020  
EXHIBIT 'D'  
**SCI Cemetery Addition**  
Block A, Lot 1 - 53.318 Acres  
SITUATED IN THE  
JEREMIAH HORN SURVEY, ABSTRACT NO. 787  
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|---|---|--|

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**Z20-0020**

**EXHIBIT "E"**

**CONCEPTUAL DEVELOPMENT SCHEDULE**

A conceptual development schedule for the North Dallas Cemetery tract is as follows:

- Due Diligence & Entitlement...July 2020 to February 2021
- Funeral Home & Cemetery Design...March 2021 to September 2021
- Construction Permit...September 2021
- Construction...October 2021 to July 2022
- Operations Startup...August 2022
- Open for business....September 2022

Phase 2 consists of minor roadways, landscaping and basic utility extensions. This phase will commence based on market needs and sales in the area. We anticipate phase two to begin in 2030 or later.





PROJECT NO. 2008

PROGRESS  
DESIGN  
DOCUMENT

Not to be  
used for regulatory  
approval, permit or  
for construction

DATE Nov. 24, 2020

**MATERIALS LEGEND:**

- A. ASPHALT SHINGLE ROOF  
GAF TIMBERLINE SERIES  
SLATE BLEND COLOR
- B. FACE BRICK WALL  
OLD TEXAS BRICK  
CHEVY CHASE COLOR W/ SMEARED WHITE MORTAR
- C. LIMESTONE VENEER WALL  
SALADO LIMESTONE VENEER  
SANOMA PATTERN IN VERMEER SAW COLOR
- D. HORIZONTAL WOOD SLAT SCREEN WALL  
PAINTED URBANE BRONZE SVI 7048

**FACADE MATERIAL CALCS:**

|                 |                   |        |     |
|-----------------|-------------------|--------|-----|
| SOUTH ELEVATION | BRICK VENEER:     | 755 SF | 48% |
|                 | LIMESTONE VENEER: | 820 SF | 52% |
| EAST ELEVATION  | BRICK VENEER:     | 570 SF | 73% |
|                 | LIMESTONE VENEER: | 215 SF | 27% |
| NORTH ELEVATION | BRICK VENEER:     | 915 SF | 60% |
|                 | LIMESTONE VENEER: | 600 SF | 40% |
| WEST ELEVATION  | BRICK VENEER:     | 570 SF | 77% |
|                 | LIMESTONE VENEER: | 175 SF | 23% |

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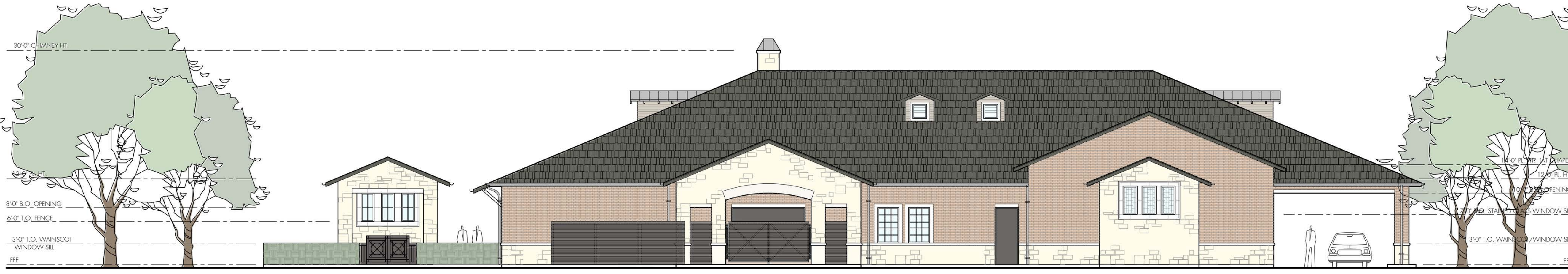
**EAST ELEVATION**

FRONT VIEW  
ALL ELEVATIONS THIS PAGE ARE DRAWN TO SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

OUTDOOR FORMAL GARDEN SIDE VIEW



**WEST ELEVATION**

REAR VIEW



**SOUTH ELEVATION**

PORTE COCHERE SIDE

REVISIONS

|  |  |
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|  |  |
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651 Taylor Point  
Bulverde, TX 78163  
(830) 438-4566  
www.kennywhistler.com





Not to be used for regulatory approval, permit or for construction

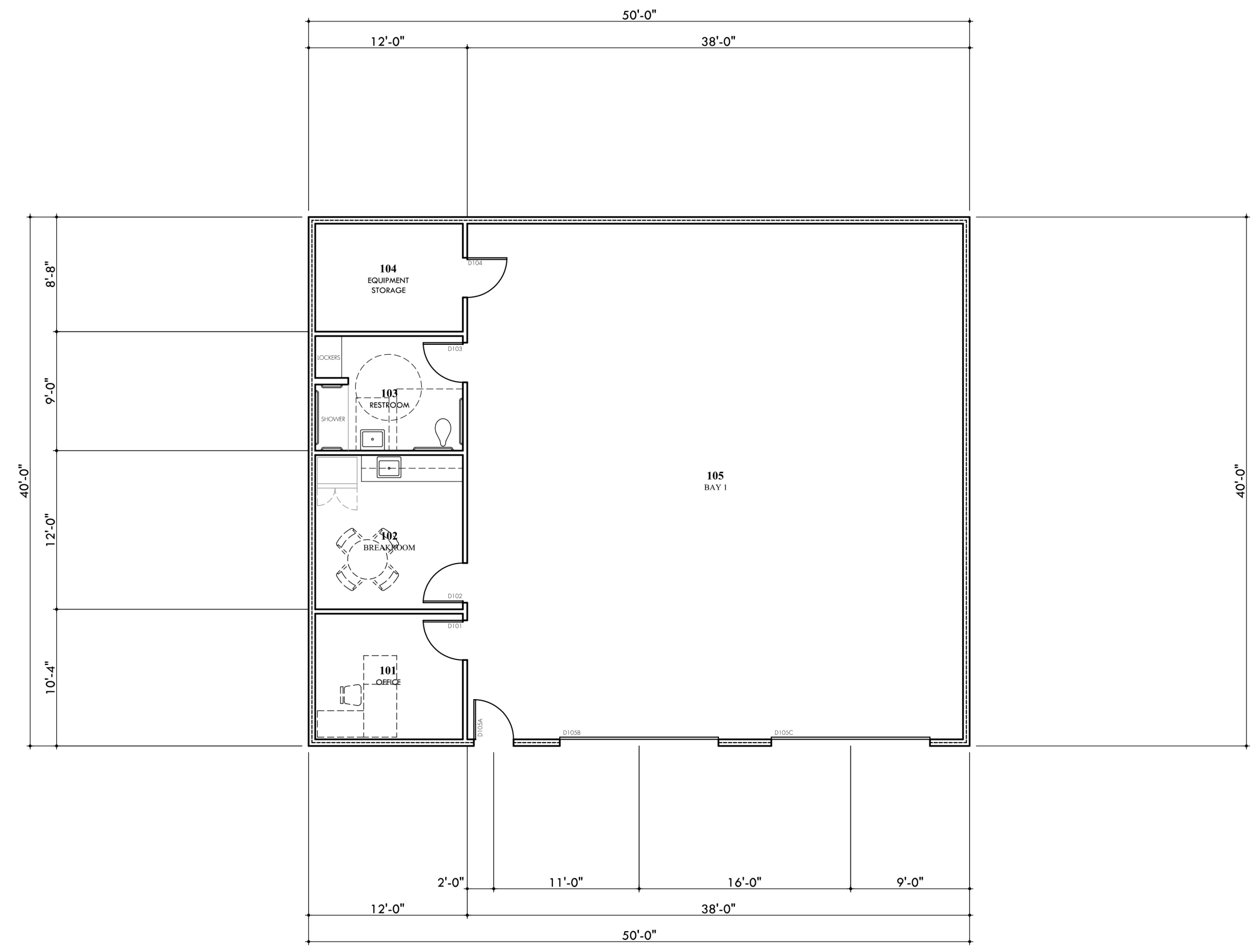
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MATERIALS LEGEND:

- A. ASPHALT SHINGLE ROOF  
SLATE BLEND COLOR  
GAF TIMBERLINE SERIES
- B. METAL PANEL WALL  
GREY ANTIQUE COLOR TO MATCH BRICK
- C. LIMESTONE VENEER WALL  
CORDOVA CREAM  
TEXAS QUARRIES

AREA CALC.

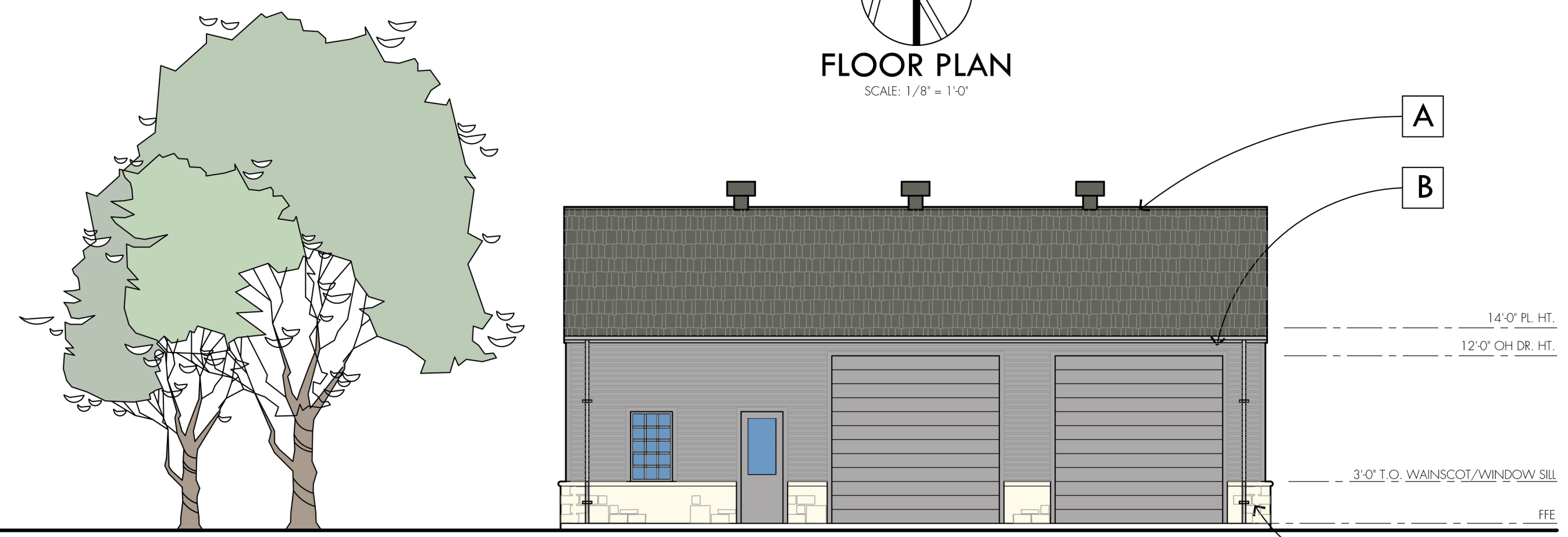
|                   |          |
|-------------------|----------|
| MAINT. BLDG (A/C) | 2,000 SF |
| COVERED PORCHES   | 0 SF     |
| TOTAL ROOF        | 2,000 SF |



FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

Maintenance Building  
Prosper Funeral Home  
Prosper, TX

|           |
|-----------|
| REVISIONS |
|           |
|           |
|           |
|           |
|           |



651 Taylor Point  
Bulverde, TX 78163  
(830) 438-4566  
www.kennywhistler.com

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REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

**SCI Cemetery Addition**  
 Block A, Lot 2 - 55.135 Acres  
 SITUATED IN THE  
 JEREMIAH HORN SURVEY, ABSTRACT NO. 787  
 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

PROJECT  
**CONCEPTUAL  
 LANDSCAPE PLAN**

SHEET TITLE  
 DRAWN  
 JS  
 CHECKED  
 JS  
 DATE  
 12/17/20  
 JOB NO.  
 20-079  
 SHEET  
**L1**  
 OF

**IRRIGATION NOTES**

- TREES AND SHRUBS SHALL BE IRRIGATED BY BUBBLER IRRIGATION LINES ONLY. OTHER LANDSCAPING MAY BE SPRAY IRRIGATION.
- SEPARATE VALVES SHALL BE PROVIDED TO TURN OFF THE SPRAY IRRIGATION LINE DURING PERIODS OF DROUGHT OR WATER CONSERVATION.
- RAIN, FREEZE, AND WIND DETECTORS SHALL BE INSTALLED ON ALL IRRIGATION LINES

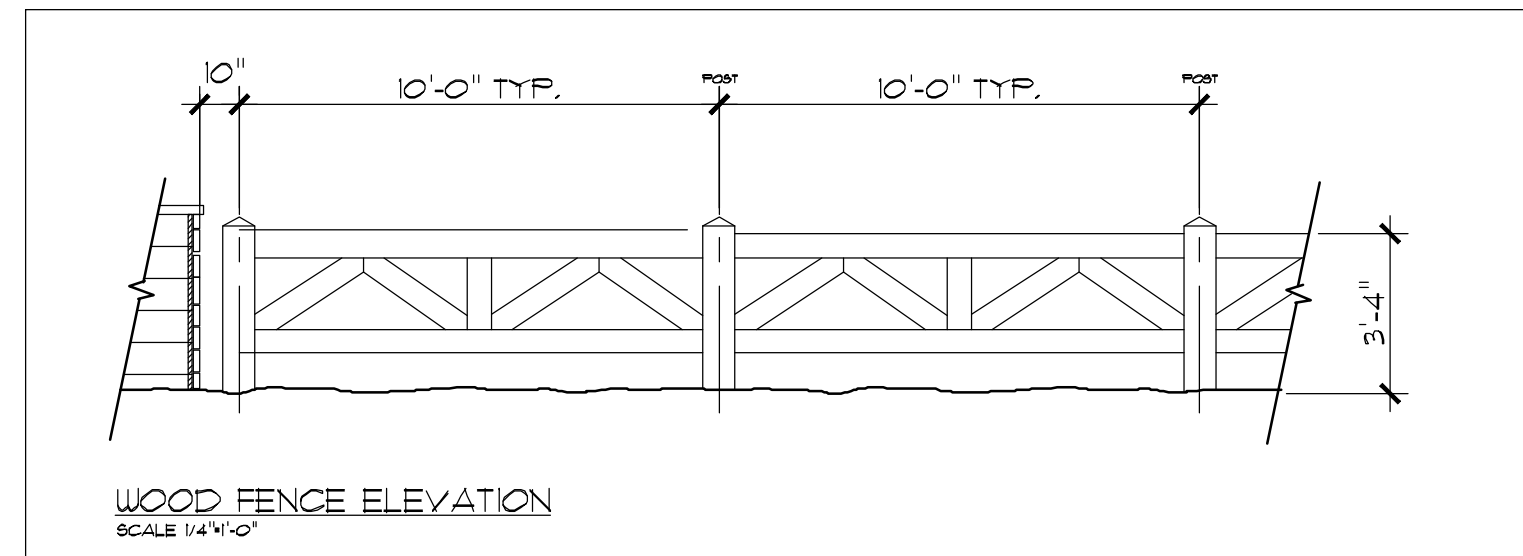
**LANDSCAPE AREA**

LANDSCAPE AREA WILL CONSIST OF LIVING TREES, TURF, OR OTHER LIVING GROUND COVER, SHRUBS, GROUND COVER AND/OR ORNAMENTAL GRASSES SHALL BE SELECTED FROM THE TOWN OF PROSPER CHAPTER 4 DEVELOPMENT REQUIREMENTS, SECTION 2-LANDSCAPING, SHEET 4-2-10

**TREE LEGEND**

| SYMBOL | SIZE              | TYPE                        | TREE OPTIONS  |
|--------|-------------------|-----------------------------|---|
|        | 2" OR 3" CALIPER* | ORNAMENTAL / ACCENT TREE    | CERCIS CANADENSIS / TEXAS REDBUD<br>LAGERSTROMIA INDICA / CRAPE MYRTLE<br>PYRUS CALLERYANA / CALLERYANA             |
|        | 2" OR 3" CALIPER* | EVERGREEN TREE (SHADE TREE) | MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA<br>PINUS ELDIARICA / AFGHAN PINE<br>QUERCUS VIRGINIANA / SOUTHERN LIVE OAK |
|        | 2" OR 3" CALIPER* | DECIDUOUS TREE (SHADE TREE) | FRAXINUS TEXENSIS/TEXAS ASH<br>QUERCUS TEXANA / TEXAS RED OAK<br>ULMUS PARVIFOLIA / LACEBARK ELM                    |

\* NOTE:  
 1. ALL TREES ALONG CUSTER ROAD, ALONG THE PERIMETER, AND PARKING TERMINUS ISLANDS WILL BE 3" CALIPER MINIMUM  
 2. TREES SHOWN WITHIN CEMETERY AREA (OUTSIDE OF THE 25' LANDSCAPE AREA AND 5' LANDSCAPE SETBACK AREA) IS CONCEPTUAL AND SUBJECT TO CHANGE DEPENDING ON FUTURE GARDEN DESIGN LAYOUT



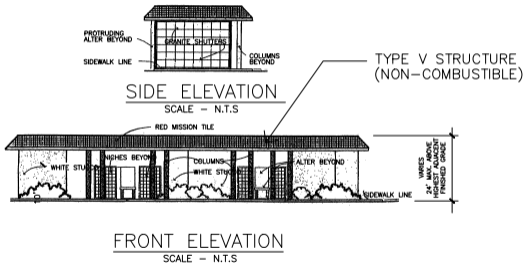
**LANDSCAPE TABULATION**  
 NOTE: PLANT MATERIAL WILL BE INSTALLED IN PHASES DEPENDING UPON DEVELOPMENT PHASING

**CUSTER FRONTAGE (1,936 L.F.)**  
 REQUIRED: (1) 3" CALIPER SHADE TREE & (15) 5-GAL SHRUBS PER 30 L.F.  
 PROVIDED: (66) 3" CALIPER TREES & (990) 5-GAL SHRUBS

**REMAINING PERIMETER (4,437 L.F.)**  
 REQUIRED: (1) 3" CALIPER SMALL TREE & (1) 5-GAL SHRUBS PER 15 L.F.  
 PROVIDED: (295) 3" CALIPER TREES & (295) 5-GAL SHRUBS



# CONCEPTUAL ELEVATIONS


















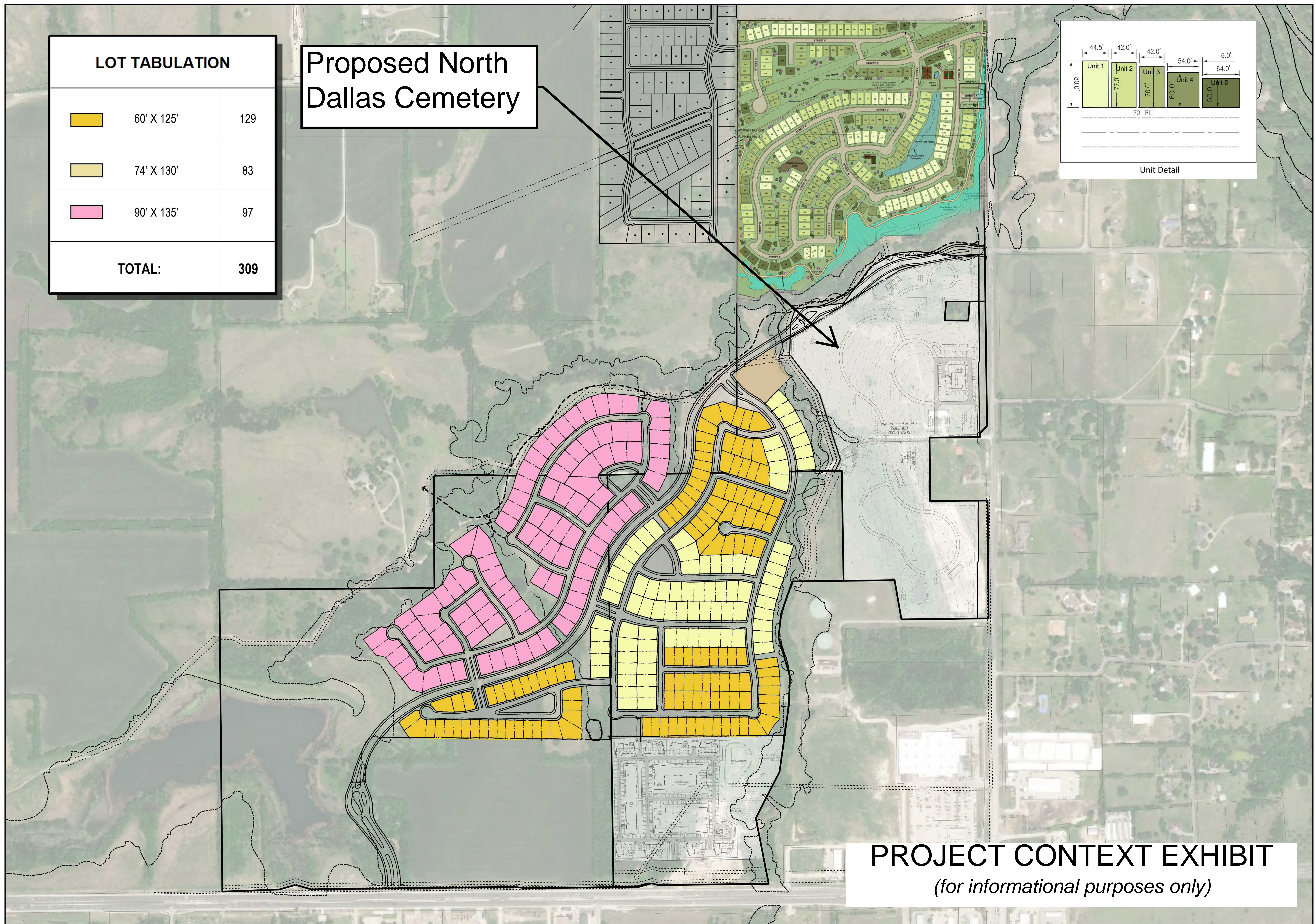
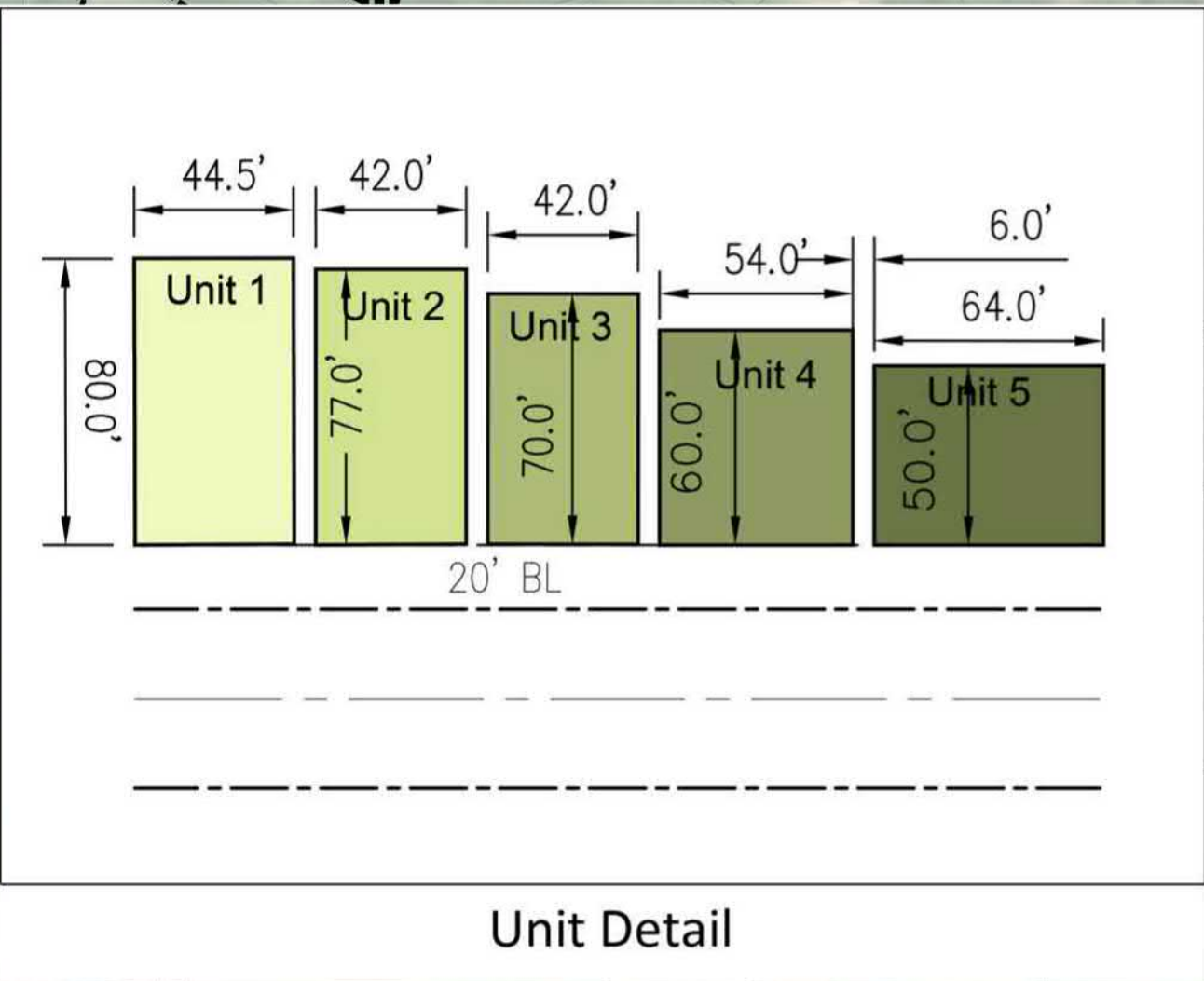






| LOT TABULATION  |            |            |
|---|------------|------------|
|  | 60' X 125' | 129        |
|  | 74' X 130' | 83         |
|  | 90' X 135' | 97         |
| <b>TOTAL:</b>   |            | <b>309</b> |

**Proposed North Dallas Cemetery**



**PROJECT CONTEXT EXHIBIT**  
*(for informational purposes only)*





January 1, 2021

**RE: Z20-0020 Crematorium Operation**

New funeral home and cemetery development

FM 2478 N. Custer Road @ CR 933 Rock Road, Prosper Texas in Collin County

Prosper Planning & Zoning Commission:

We anticipate our cremation operations to specifically be used by our customers coming to the funeral home and cemetery. In some cases we may services a few of our nearby funeral homes.

Standard operation hours would be from 7AM to 8PM Monday-Friday. It is typical to go days without a cremation taking place and then on some days there may be 3-4 cremations that have to take place.

Cremations are growing in the US as a more acceptable method of last wishes. Some areas of the country are 70+% cremation verses traditional ground burial. There is a growing need to provide respectful spaces for families to cremate their loved ones. Cemeteries are an ideal place do to the size of the property.

In the state of Texas, retorts (cremation machine) are regulated by the Texas Commission on Environmental Quality. Manufactures of retorts must design their machines to meet the TCEQ guidelines. All machines are self-monitored during a cremation and the operator is notified if the machine is not working properly.

Some common public questions-

Do retorts smoke?- new cremation units are designed to very high quality and efficient standards.

Smoke is rarely visible. If smoking does occur, it could be caused by a very large case (typically lasts less than 30 seconds) or it could be an indication of a mechanical problem with the unit.

What type of odors are common?- odors are rare (due to the high combustion temperature)

How much noise does a retort make?- there is typically very limited to no noise outside the building.

How is medical waste disposed of?- there is no medical waste generated from a crematory.

---

**John Cesmirosky** | SCI Shared Resources, LLC | Director- Construction

Office- 713-525-9089

Cell- 713-542-0809

[john.cesmirosky@sci-us.com](mailto:john.cesmirosky@sci-us.com)

*Every Detail Remembered* | **Dignity**  
MEMORIAL

SCI SHARED RESOURCES, LLC

1929 ALLEN PARKWAY • P.O. BOX 130548 • HOUSTON, TX 77219-0548

Office: (713) 525 5277 • Fax: (281-772-0283) • [www.steve.webster@sci-us.com](http://www.steve.webster@sci-us.com)





**DEVELOPMENT SERVICES  
DEPARTMENT**  
250 W. First Street  
Prosper, TX 75078  
Phone: 972-346-3502

**REPLY FORM**

**SUBJECT:**

Zoning Case Z20-0020: The Town of Prosper has received a request to rezone 58.1± acres, from Planned Development-86 (PD-86) to Planned Development, to allow for a Funeral Home with Crematorium and Cemetery.

**LOCATION OF SUBJECT PROPERTY:**

The property is located on the west side of Custer Road, north of US 380.

- I **OPPOSE** the request as described in the notice of Public Hearing. If in opposition, please provide a reason for opposition.
- I **DO NOT OPPOSE** the request as described in the notice of Public Hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

On behalf of 104 Prosper LP, I  
am in favor of this request.

Jim Williams, Jr.  
104 Prosper LP  
Name (please print)

*[Handwritten Signature]*  
Signature

5850 Granite Pkwy #100  
Address

12/29/2020  
Date

Plano TX 75024  
City, State, and Zip Code

Jim@landplan.net  
E-mail Address



**DEVELOPMENT SERVICES  
DEPARTMENT**  
250 W. First Street  
Prosper, TX 75078  
Phone: 972-346-3502

**REPLY FORM**

**SUBJECT:**

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

On behalf of 310 Prosper LP, I am  
in favor of this request.

Jim Williams, Jr  
310 Prosper LP  
Name (please print)

[Signature]  
Signature

5850 Granite Pkwy #100  
Address

12/29/2020  
Date

Plano TX 75024  
City, State, and Zip Code

jim@landplan.net  
E-mail Address



# PLANNING



**To:** Mayor and Town Council

**From:** Alex Glushko, AICP, Planning Manager

**Through:** Harlan Jefferson, Town Manager  
Rebecca Zook, P.E., Executive Director of Development & Infrastructure Services

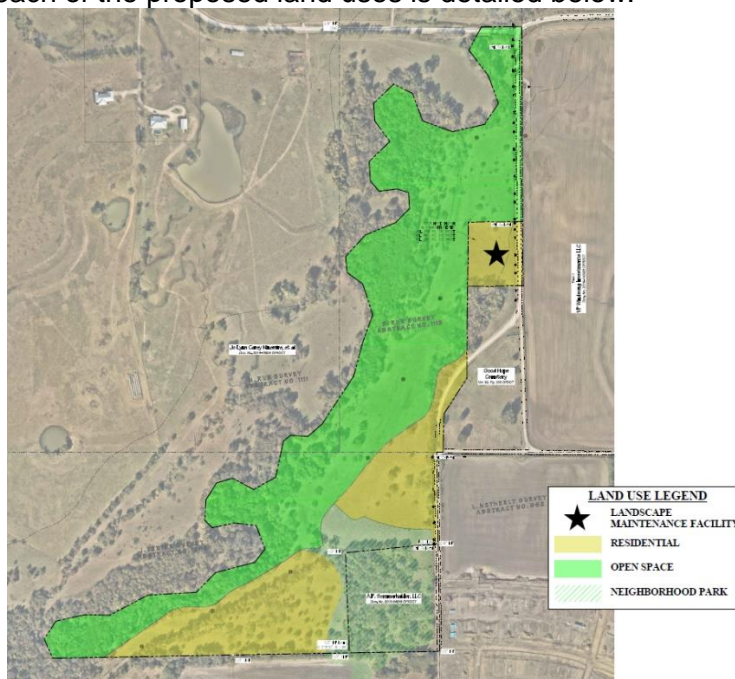
**Re:** Town Council Meeting – January 26, 2021

**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to rezone 55.8± acres, located on the west side of Good Hope Road, south of Parvin Road, from Agricultural (A) to Planned Development-40 (PD-40), generally to incorporate tracts of land into the Windsong Ranch development. (Z20-0023).

**Description of Agenda Item:**

The purpose of this request is to incorporate 55.8± acres of Agricultural property into the Windsong Ranch development, PD-40. As proposed, the additional property will result in a combination of single-family residential development, a community landscape maintenance facility, a Town neighborhood park, and open space land uses, as shown below on Exhibit D-2. Additional information about each of the proposed land uses is detailed below.



- *Single Family Residential* – While the applicant is proposing to add 55.8± acres to PD-40, no additional single family lots are proposed to be entitled in conjunction with this rezoning request. PD-40 currently allows a maximum of 3,324 total lots, including 1,758 lots permitted within Phases 6-9. With this request, the maximum allowable number of lots is not proposed to be increased; however, the additional acreage would permit single family residential development in accordance with Windsong’s current development standards, in the area depicted on Exhibit D-2. At this time, it is anticipated the single family lots provided in this area will be Type A Lots (minimum 60-foot in width / 8,000-square-foot in area).
- *Community Landscape Maintenance Facility* – The applicant is proposing to allow for a Community Landscape Maintenance Facility in the area identified on Exhibit D-2. The proposed facility would provide for landscaping services primarily for the Windsong Ranch development. At this time, it is anticipated the facility will be approximately 4,000 square feet in area. The development standards for the facility would be consistent with the requirements for the non-residential development within PD-40, as well as with the Town’s Zoning Ordinance, except as follows:
  - *Building Setback* – PD-40 currently requires a minimum 30-foot front building setback; the applicant is proposing a minimum of 60-foot front building setback.
  - *Exterior Building Material* – PD-40 currently permits stone, stucco, brick, tile, concrete, glass or similar exterior building materials. The applicant is proposing a building that will have a minimum 90% brick and/or stone front façade, would require the side and rear elevations to be constructed of a minimum 10% brick and/or stone, and would allow metal as a permitted exterior building material on the sides and rear. Further any bay doors would be prohibited from directly facing right-of-way. A conceptual rendering depicting the style (not materials) of the building has been included for informational purposes only.
  - *Perimeter Landscaping* – The Zoning Ordinance currently requires large trees and shrubs planted intermittently around the perimeter of the property. The applicant is proposing to install solid living screening consisting of evergreen shrubs and large trees around the perimeter of the site in order to conceal from view any storage and activity related to the facility.
- *Neighborhood Park and Open Space* – The applicant is proposing to designate portions of the 55.8± acres as both community common area/open space, as well as to dedicate a neighborhood park to the Town, as shown on Exhibit D-2.

Should this request be approved, the developer has indicated an intent to modify the existing development agreement with the Town regarding masonry construction and architectural design accordingly.

**Legal Obligations and Review:**

Notification was provided to neighboring property owners as required by State law. Town staff has not received any Public Hearing Notice Reply Forms.

**Attached Documents:**

1. Aerial and Zoning Maps
2. Proposed Zoning Exhibits
3. Informational Exhibits

**Planning & Zoning Commission Recommendation:**

At their January 5, 2021 meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 6-0.

**Staff Recommendation:**

Staff recommends the Town Council approve the request to rezone 55.8± acres, located on the west side of Good Hope Road, south of Parvin Road, from Agricultural (A) to Planned Development-40 (PD-40), generally to incorporate tracts of land into the Windsong Ranch development.

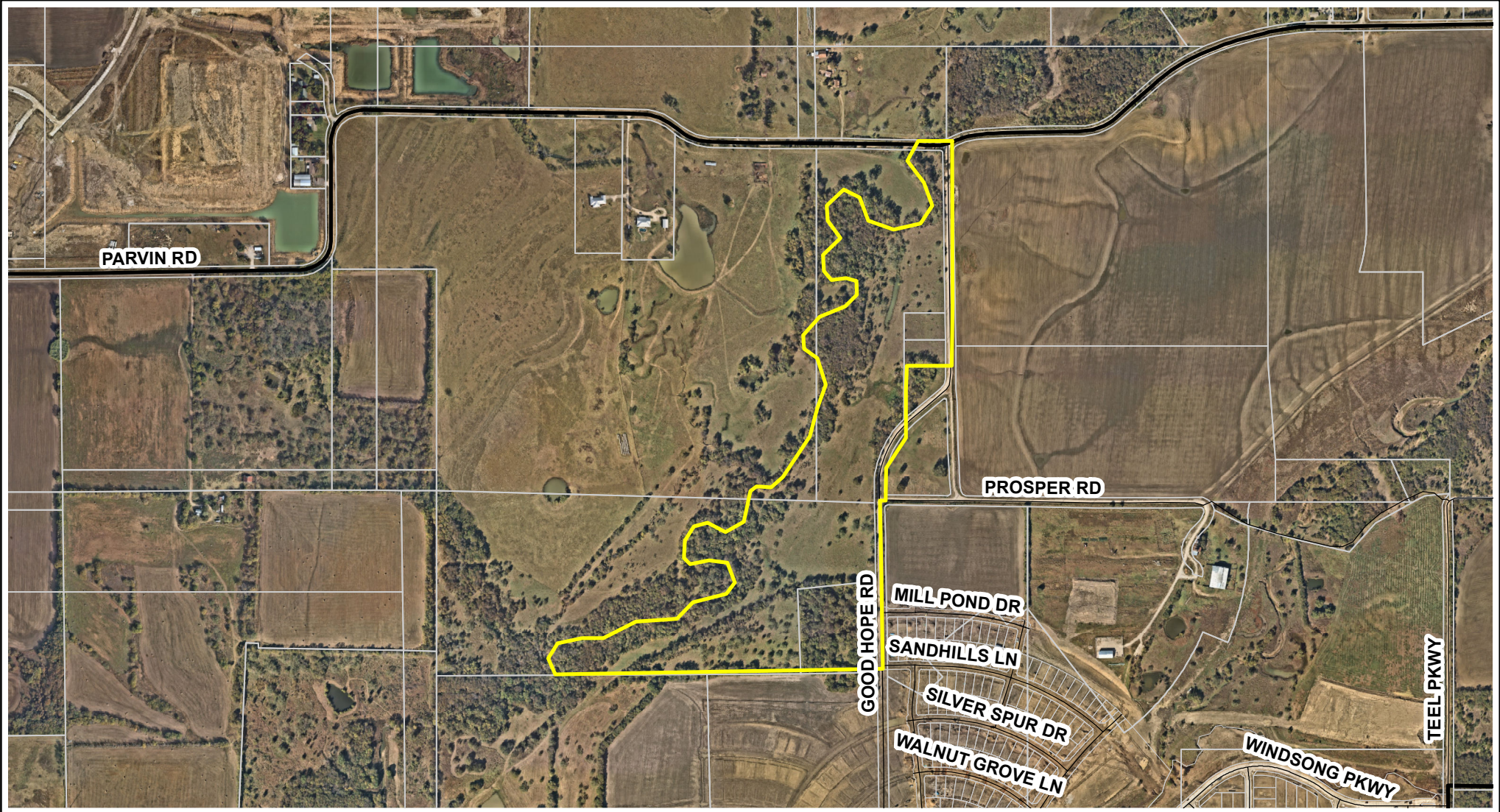
**Proposed Motion:**

I move to approve the request to rezone 55.8± acres, located on the west side of Good Hope Road, south of Parvin Road, from Agricultural (A) to Planned Development-40 (PD-40), generally to incorporate tracts of land into the Windsong Ranch development.



# Z20-0023 - Windsong Ranch

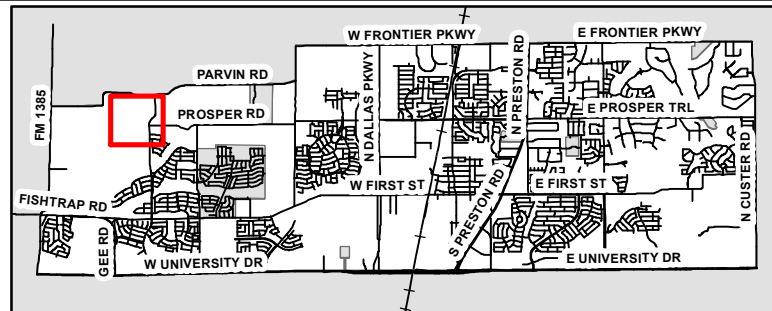
Item 17.



This map is for illustration purposes only.



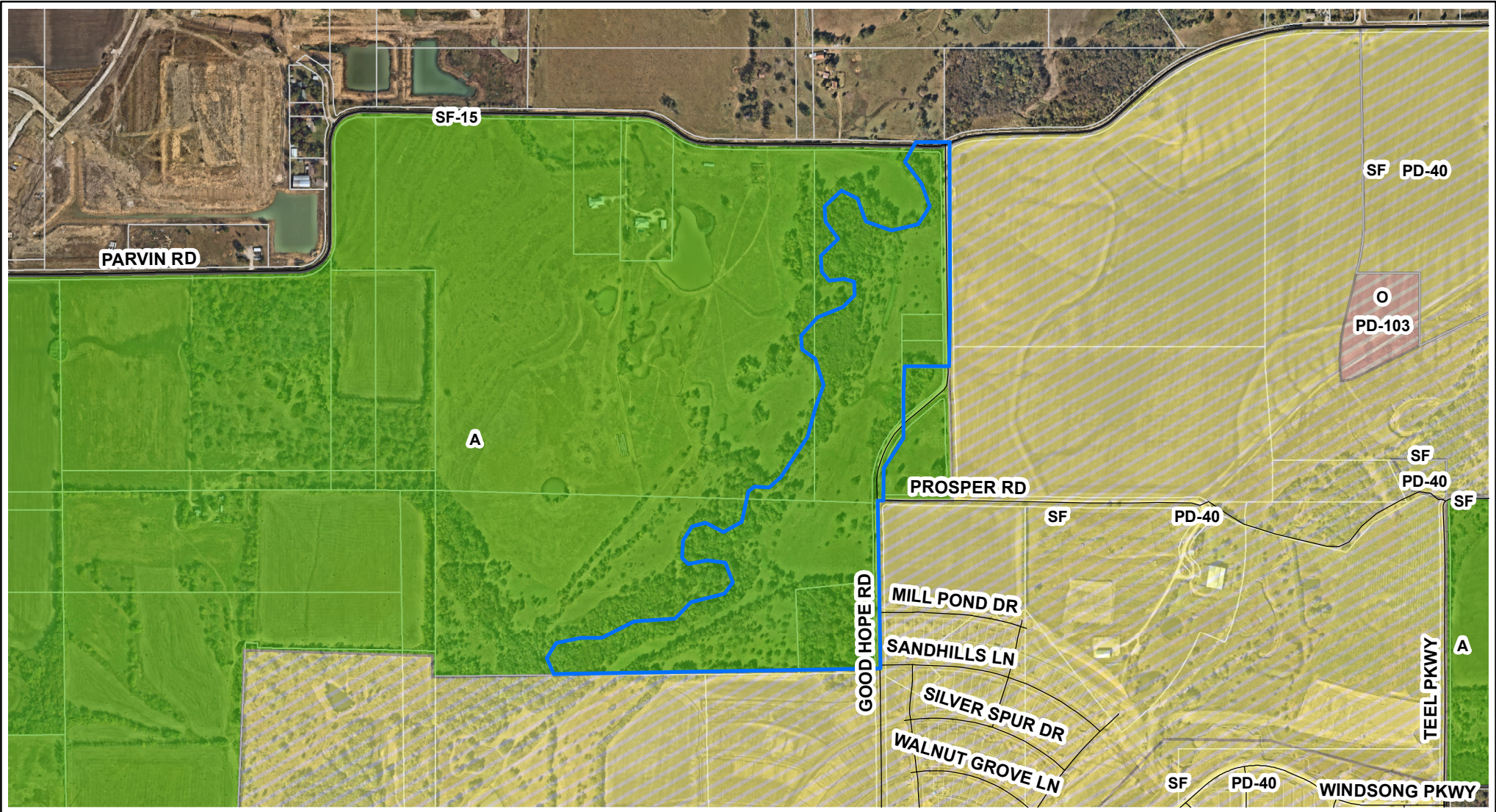
0 750 1,500 Feet



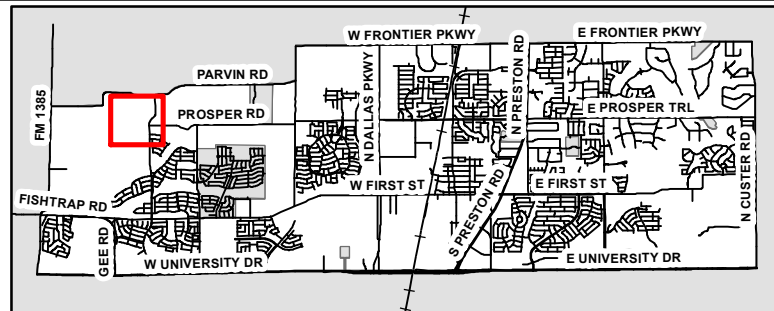
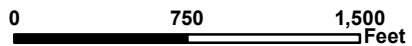


# Z20-0023 - Windsong Ranch

Item 17.



This map is for illustration purposes only.









- e. **Pocket Parks** Additional components of the Windsong Ranch amenities program are smaller pocket parks within individual neighborhoods. These parks will be an HOA maintained component of the open space system, and allow for:
- Providing valuable open space in adjacency to smaller homes;
  - integration of existing tree rows and other natural features that warrant preservation;
  - ensuring one-quarter mile resident walks to a component of the open space system;
  - additional passive and moderately active recreational opportunities, including:
    - ✓ open play areas;
    - ✓ natural interpretive areas;
    - ✓ neighborhood playgrounds;
    - ✓ children's water play area;
    - ✓ small neighborhood gathering spaces.

## 2. **Single-Family Residential Tract**

- a. **General Description:** Residential uses shall be permitted throughout the Property as set forth herein.
- b. **Allowed Uses:** Land uses allowed within the Single-Family Residential Tract are as follows: Uses followed by an **S** are permitted by Specific Use Permit. Uses followed by a **C** are permitted subject to conditional development standards. Conditional development standards are set forth in Chapter 3, Section 1 of the Town's Zoning Ordinance.
- Accessory buildings incidental to the allowed use and constructed of the same materials as the main structure.
  - Churches / rectories
  - Civic facilities
  - **Community Landscape Maintenance Facility (as outlined in Section 2.g.)**
  - Electronic security facilities, including gatehouses and control counter
  - Fire stations and public safety facilities
  - Guest House
  - Home Occupation **C**
  - Model Home
  - Park or Playground
  - Private Recreation Center
  - Private Street Development and gated communities **S**

- Public or Private Parks, playgrounds and neighborhood recreation facilities including, but not limited to, swimming pools, clubhouse facilities and tennis courts, to be stated on plat
  - Single family residential uses as described herein
  - Schools – public or private
  - Golf Course for Country Club (including clubhouse, maintenance facilities, on-course food and beverage structure, and on course restroom facilities.)
  - Temporary real estate sales offices for each builder during the development and marketing of the Planned Development which shall be removed no later than 30 days following the final issuance of the last Certificate of Occupancy (CO) on the last lot owned by that builder.
  - Temporary buildings of the builders and uses incidental to construction work on the premises, which shall be removed upon completion of such work.
  - Townhouses (only as a buffer use as set forth herein)
  - Utility distribution lines and facilities. Electric substations shall be allowed at the sole discretion of the Developer.
- c. **Density:** The maximum number of single family detached units for the Properties is 3,324, of which 1,758 lots shall be in Phases 6 through 9 (as depicted on Exhibits A-3 and A-4).
- d. **Lot Types:** The single family detached lots developed within the Properties shall be in accordance with the following Lot Types:
- Type A Lots: Minimum 8,000 square foot lots
  - Type B Lots: Minimum 9,000 square foot lots
  - Type C Lots: Minimum 10,500 square foot lots
  - Type D Lots: Minimum 12,500 square foot lots
  - Type E Lots: Minimum 6,000 square foot lots
  - Type F Lots: Minimum 20,000 square foot lots
- e. **Lot Type Development Threshold:**
- A. Planning and Zoning Commission can approve up to three hundred (300) Type E final platted Lots prior to the final acceptance by Town of twenty (20) Type F Lots.
- f. **Area and building regulations:**
- a. **Type A Lots:** The area and building standards for Type A Lots are as follows and as set forth in Table 1:
- A. **Minimum Lot Size.** The minimum lot size for Type A Lots shall be 8,000 square feet. A typical lot will be 60' x 133', but may vary as long as requirements in Table 1 are accommodated.
- B. **Minimum Lot Width.** The minimum lot width for Type A Lots shall be sixty (60) feet.

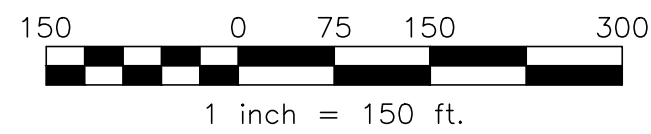
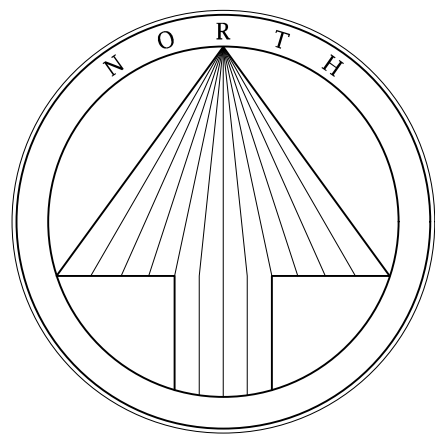
- iii. Corner lots adjacent to a street shall plant (1) additional tree in the side yard.
  - iv. Trees shall be a minimum of three caliper inches (3") as measured at 1 foot above grade.
  - v. The front, side and rear yard must be irrigated by a programmable irrigation system and sodded with grass.
- O. **Mailboxes**. Mailboxes on a Type F Lot shall be consistent with the theme for the street and with the materials of the home on the respective lot, unless otherwise required by USPS (United States Postal Service).
- P. **Satellite Dishes**. Satellite dishes, limited to eighteen inches (18") in diameter or smaller, mounted below the ridgeline on the roof, and not in public view from the front of the home are permitted on Type F Lots.
- Q. **Air Conditioners**. No window or wall air conditioning units will be permitted on structures on Type F Lots. Outside condensing units (compressors) which are not located within a privacy fenced area shall be screened by shrubbery save and except access and service space to the condensing units which may not be visible from the street.
- R. **Plan Elevations**. On Type F Lots, specific plan elevations shall not be repeated within a given platted phase.
- S. **Accessory Structures**. Accessory structures used as a garage, a garage apartment, or guest house, will be allowed.
- i. Accessory structures shall be subject to the same exterior construction and architectural standards as the main dwelling.
  - ii. Accessory structures shall be separate from the main dwelling by a minimum of ten feet (10'), have a minimum Rear yard setback of ten feet (10'), and a minimum Side yard setback of eight feet (8').
- g. **Community Landscape Maintenance Facility:**
- A. **Permitted Use.** A Community Landscape Maintenance Facility shall be a permitted primary use and may consist of equipment maintenance, open storage, and associated management offices, providing for the establishment and maintenance of landscaping and related services for common areas and open



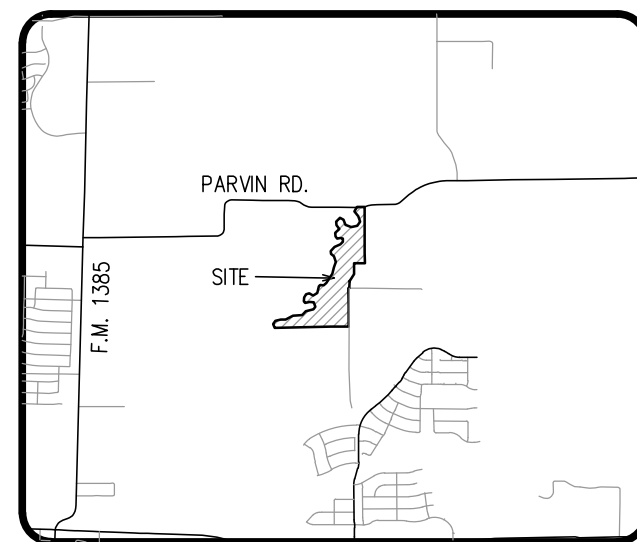
spaces owned by the Windsong Ranch Homeowners Association (HOA).

- B. **Location.** A Landscape Maintenance Facility shall be permitted in a location as identified on Exhibit D-2.
- C. **Development Standards.** A Landscape Maintenance Facility shall develop in accordance with Mixed-Use Development Standards (Traditional Retail), as outlined in Section 3., d., except as follows:
- i. Minimum Front Yard: Sixty Feet (60')
  - ii. Front Façade: Shall consist of a minimum of ninety percent (90%) brick and/or stone exterior building material.
  - iii. Side and Rear Facades: Shall consist of a minimum of ten percent (10%) brick and/or stone, and the use of metal as an exterior building material shall be permitted.
  - iv. Bay Doors: Shall not be permitted to directly face right-of-way.
  - v. Perimeter landscaping shall consist of the following:
    - (a) Large trees (as defined by the Zoning Ordinance), a minimum 3-inch caliper at the time of planting, planted 30-foot on center, in addition to evergreen shrubs, a minimum 45-gallon and eight-feet in height at the time of planting, planted 6-foot on center.





Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

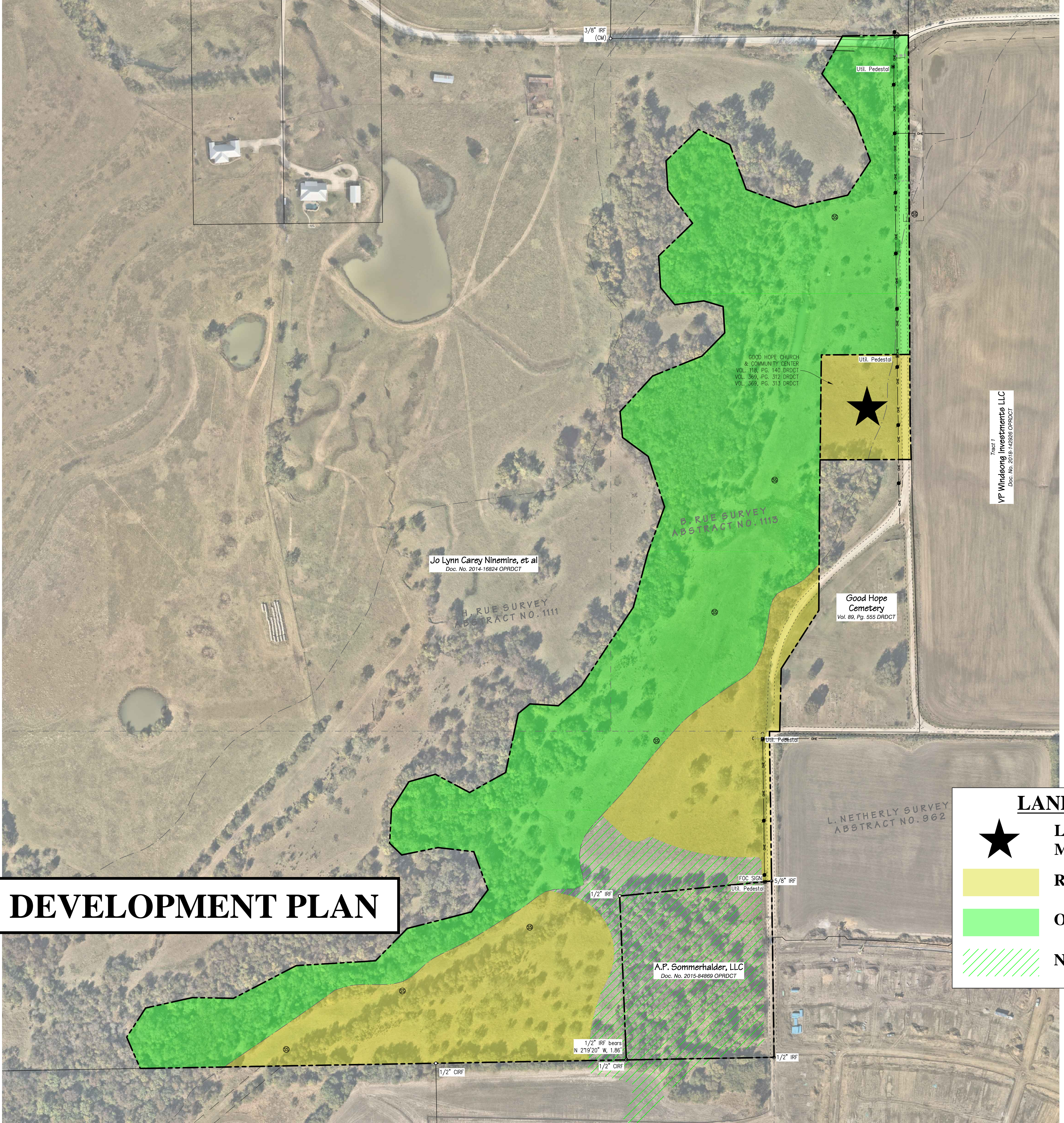


LOCATION MAP  
1" = 5000'





Plotted by: mchambers Plot Date: 12/22/2020 2:29 PM

Drawn: G:\2019\_2020\19-144-WP2-Master-Plan-Update\19-144-WP2-Zoning-Map-LCS.dwg Saved By: Rhamman Save Time: 12/22/2020 11:04 AM

# CONCEPTUAL DEVELOPMENT PLAN



**LAND USE LEGEND**

-  LANDSCAPE MAINTENANCE FACILITY
-  RESIDENTIAL
-  OPEN SPACE
-  NEIGHBORHOOD PARK

Tract 1  
VP Windsong Investments LLC  
Doc. No. 2019-142926 OPRDCT

EX D-2

**ZONING EXHIBIT**  
TOWN OF PROSPER  
DENTON COUNTY, TEXAS  
VP WINDSONG OPERATIONS, LLC

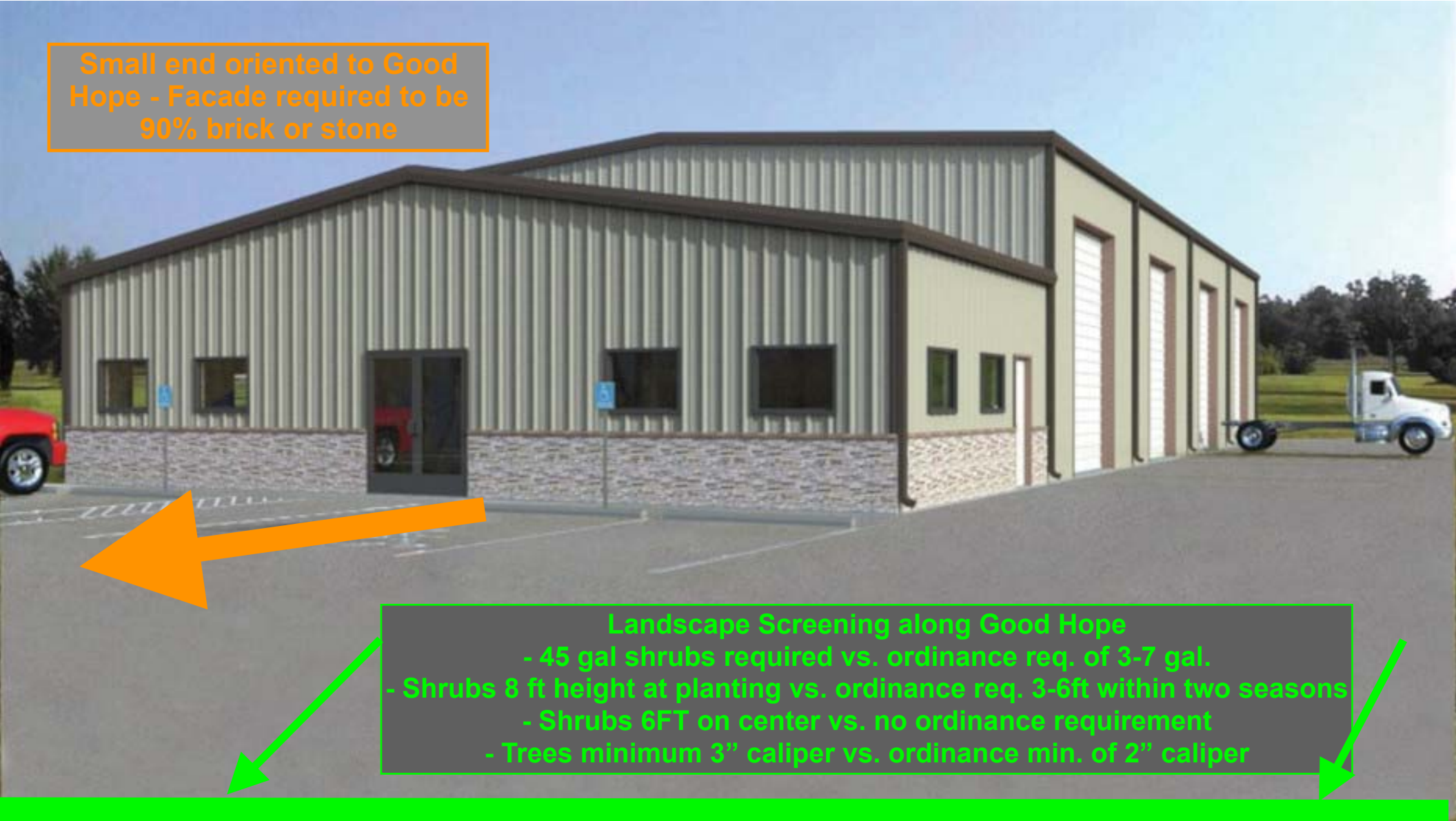
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Scale: 1" = 150'  
Drawn By: RWH  
Checked By: DKB  
Sheet 1  
SEI No.





Small end oriented to Good Hope - Facade required to be 90% brick or stone



**Landscape Screening along Good Hope**  
- 45 gal shrubs required vs. ordinance req. of 3-7 gal.  
- Shrubs 8 ft height at planting vs. ordinance req. 3-6ft within two seasons  
- Shrubs 6FT on center vs. no ordinance requirement  
- Trees minimum 3" caliper vs. ordinance min. of 2" caliper

*Note: Exhibit is for informational purposes only, in order to show the general style and scale of the proposed Community Landscape Maintenance Facility.*