



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 26, 2021

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 5:45 p.m.

Board Members Present:

Mayor Ray Smith

Deputy Mayor Pro-Tem Jason Dixon

Mayor Pro-Tem Craig Andres

Councilmember Meigs Miller

Councilmember Jeff Hodges

Councilmember Marcus E. Ray

Councilmember Amy Bartley

David Bristol, Prosper Economic Development Corporation (Via Zoom)

Board Members Absent:

Commissioner Susan Fletcher, Collin County Commissioners Court

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.

Pastor Mike Martin with Hope Fellowship Church 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 28, 2020, TIRZ No. 1 Board Meeting. (ML)**

Mayor Pro-Tem Dixon made a motion and Deputy Mayor Pro-Tem Andres seconded the motion to approve the minutes from the January 28, 2020, TIRZ No. 1 Board Meeting.

The motion was approved by a vote of 8-0.

2. Receive the 2020 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. 6 on June 22, 2020, in the amount of approximately \$3.4 million. Approximately \$22 million has been billed to date. Finance Director Betty Pamplin continued the presentation. TIRZ No. 1 received \$3.1 million in revenue during the reporting period through property tax, sales tax, impact fees, and interest. After expenses, the ending balance on September 30, 2020, for TIRZ No. 1 was \$278,700. Ms. Pamplin reviewed the rollback tax revenue for each taxing entity in the TIRZ, and the appraised value.

Adjourn.

The meeting was adjourned at 5:59 p.m. on Tuesday, January 26, 2021.

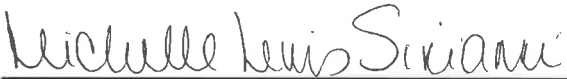
These minutes approved on the 25th day of January 2022.

APPROVED:



Ray Smith, Mayor

ATTEST:



Michelle Lewis Sirianni, Town Secretary





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 26, 2021

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 6:00 p.m.

Board Members Present:

Mayor Ray Smith

Deputy Mayor Pro-Tem Jason Dixon

Mayor Pro-Tem Craig Andres

Councilmember Meigs Miller

Councilmember Jeff Hodges

Councilmember Marcus E. Ray

Councilmember Amy Bartley

David Bristol, Prosper Economic Development Corporation (Via Zoom)

Board Members Absent:

Commissioner Susan Fletcher, Collin County Commissioners Court

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

3. Consider and act upon the minutes from the January 28, 2020, TIRZ No. 2 Board Meeting. (RB)

Mayor Pro-Tem Dixon made a motion and Deputy Mayor Pro-Tem Andres seconded the motion to approve the minutes from the January 28, 2020, TIRZ No. 2 Board Meeting. The motion was approved by a vote of 8-0.

4. Receive the 2020 Annual Report. (BP)

Hulon Webb, Director of Engineering, presented this item before the Board. Reimbursement number 6 for FY 2020 in the amount of \$47,441 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 \$16,086 in revenue during the reporting period through property tax, sales tax, and interest. After expenses, the ending balance on September 30, 2020, for TIRZ No. 2 was approximately \$25,000.

Adjourn.

The meeting was adjourned at 6:08 p.m. on Tuesday, January 26, 2021.

These minutes approved on the 25th day of January 2022.

APPROVED:



Ray Smith, Mayor

ATTEST:



Michelle Lewis Sirianni, 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 26, 2021

Call to Order/ Roll Call.

The meeting was called to order at 6:09 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.

Pastor Mike Martin of Hope Fellowship Church 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.

Thanks to everyone who joined Mayor Smith and Dr. Holly Ferguson for the 2021 State of the Community, which was held virtually via Facebook Live on January 21. The recorded event is available on the Town's website and Facebook page. Please join us again next year!

Only a few spots remain for the Town of Prosper Sprinkler Evaluation Program. A professional evaluator will provide an assessment of your home irrigation system and make recommendations to ensure it is running efficiently. Residents can register for this free service on the Water Education page of the Town website.

The Prosper Fishing Derby will be held on February 20 at Frontier Park. Bring the family to the park for a day of fun, fishing, and prizes. More information is available on the Parks & Recreation Facebook page or the Town website.

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 Town Council would like to express our condolences to the family and friends of Aaron Lemmon, who passed away on January 13. Aaron was a friend to many in the Prosper community, and an active member of the community. A Celebration of life was held in Aaron's honor on January 16. Our thoughts and prayers are with Aaron's friends and family. He will be missed.

Presentations.

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

Greg Roemer, President of Community Waste Disposal (CWD), presented the Town Council the 2020 Annual Service update. The Residential Service Summary highlighted trash, recycle, yard, bulk and brush collection rates. Mr. Roemer discussed CWD community involvement and presented the Town two chairs made from 100% recycled materials.

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 Resolution No. 2021-05 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 Resolution No. 2021-06 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)

Councilmember Hodges made a motion and Deputy Mayor Pro-Tem Andres seconded the motion to approve all items on the Consent agenda.

The motion passed by a vote of 7 – 0.

CITIZEN COMMENTS:

Fred Costa, 260 Burnet Ct, addressed the Town Council on U.S. Highway 380 and strongly opposed any bypass alignment options as proposed for U.S. Highway 380 by TxDOT within the Town limits due to the negative impacts this would cause on the Town.

REGULAR AGENDA:

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)

Alex Glushko, Planning Manager, began with discussing the request to rezone 58.1± acres, from Planned Development-86 (PD-86) to Planned Development (PD), to allow for the development of a Funeral Home with a Crematorium and Cemetery, called the

North Dallas Cemetery. In order to achieve their development goals, the applicant is proposing amendments to the Zoning Ordinance.

Mayor Smith opened the public hearing.

David Bond, Project Manager for Spiars Engineering introduced Patrick Husband, Director of Cemetery Construction for Service Corporation International (SCI) who provided an overview of SCI, a provider of funeral, cremation and cemetery services since 1962. Mr. Bond continued with discussing the site plan and building elevations for this proposal.

The Town Council discussed the use of berming on Custer Road in relation to the proposed site and the use of corrugated metal as an exterior building material regarding the maintenance building.

Fred Costa, 260 Burnet Ct, spoke in favor of Item # 16.

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

Councilmember Miller made a motion 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.

The motion failed for a lack of a second.

Mayor Pro-Tem Dixon made a motion and Councilmember Ray seconded the motion 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: The addition of berms along Custer Road and a development agreement incorporating the proposed building materials for all structures on the property; the maintenance building shall have 4 feet of masonry on all sides except the west side which shall be 100% masonry.

The motion passed by a vote of 6 – 1 with Councilmember Miller opposed.

- 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)**

Alex Glushko, Planning Manager, provided the Town Council and overview of the request 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.

Justin Craig, Development Manager for Tellus Group, continued by providing information on the proposed neighborhood park, the orientation of the proposed maintenance facility in relation to the property, and the proposed landscaping.

The Town Council discussed the proposed minimums for exterior building materials regarding the Community Landscape Maintenance Facility and perimeter landscaping.

Mayor Smith opened the public hearing.

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

Councilmember Ray made a motion and Councilmember Hodges seconded the motion 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.

The motion passed 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 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.

The Town Council recessed into Executive Session at 7:22 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 9:21 p.m.

Councilmember Bartley made a motion and Councilmember Miller seconded the motion to approve a Real Estate Sales Contract with 701/709 Stadium Drive, LLC and Blue Star Land, L.P. 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 Town Manager to execute the 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 Mayor Pro-Tem Dixon seconded the motion to appoint Charles Cotten to the Town of Prosper Planning & Zoning Commission.

The motion passed by a vote of 7 – 0.

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

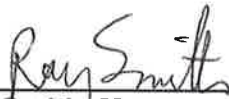
No future topics were identified.

Adjourn.

The meeting was adjourned at 9:24 p.m. on Tuesday, January 26, 2021.

These minutes approved on the 9th day of February 2021.

APPROVED:



Ray Smith, Mayor

ATTEST:



Melissa Lee, Town Secretary

