

# Welcome to the April 16, 2024, Prosper Town Council Meeting

# Call to Order/Roll Call

# Invocation, Pledge of Allegiance, and Pledge to the Texas Flag

## Pledge to the Texas Flag

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

# Announcements

# Presentations

## Agenda Item 1.

Proclamation recognizing April 14-20, 2024, as National Public Safety Telecommunicators Week. (MLS)

# Consent Agenda

## Agenda Item 2.

Consider and act upon the minutes from the March 26, 2024, Town Council Work Session meeting. (MLS)

## Agenda Item 3.

Consider and act upon the minutes from the March 26, 2024,  
Town Council Regular meeting. (MLS)



## Agenda Item 4.

Consider and act upon authorizing the Town Manager to enter into a Professional Services Agreement with Burgess and Niple for wastewater line smoke testing services. (CE)

## Agenda Item 5.

Consider and act upon approval of an ordinance amending and adopting the Town of Prosper 2024 Water Conservation Plan and Water Resource and Emergency Management Plan. (CE)

# 2024 Water Conservation Plan and Water Resource and Emergency Management Plan

Plan must be adopted every five years as required by North Texas Municipal Water District (NTMWD)

## **New Amendments as Required by NTMWD:**

- Customers using one million gallons per year or have a lot greater than one acre in size must submit an evaluation by a licensed irrigator for permanently installed irrigation systems every three years.
- Hotels and motels must offer a linen reuse option to customers.
- Prohibits restaurants, bars, and other commercial food or beverage establishments that provide drinking water to customers unless a specific request is made by the customer for drinking water.

# **2024 Water Conservation Plan and Water Resource and Emergency Management Plan cont.**

## **Additional Recommended Provisions:**

- Prohibit runoff from property greater than 50 ft.
- Prohibit outdoor watering when temperatures are below 32°
- Failure to repair a controllable leak, including but not limited to a broken sprinkler head, a leaking valve, leaking or broken pipes, or a leaking faucet.
- Washing of driveways, sidewalks, parking lots or other impervious surface areas with an open hose or spray nozzle attached to an open hose, except when required to eliminate conditions that threaten public health, safety, or welfare.

## **Additional Triggers for Initiating Water Resource Management Stages:**

- Water demand approaching a level that will cause reduced delivery capacity.
- Texas State Governor has declared a drought disaster declaration for Collin and/or Denton County.

## Agenda Item 6.

Consider and act upon authorizing the Town Manager to enter into an agreement with Fuquay, Inc., to rehabilitate 20 wastewater manholes. (CE)

## Agenda Item 7.

Consider and act upon awarding CSP No. 2024-15-A to The Christmas Light Company, related to annual Christmas Display Services; and authorizing the Town Manager to execute a contract for the same. (DB)

## Agenda Item 8.

Consider and act upon approving a Professional Services Agreement between Parkhill and the Town of Prosper, Texas, for the preparation of plans and construction documents for hike & bike trail connections within the Doe Branch Property and authorizing the Town Manager to execute documents for the same. (DB)

## Agenda Item 9.

Consider and act upon approving a Professional Services Agreement between Parkhill and the Town of Prosper, Texas, for the preparation of a conceptual rendering and plans and construction documents for screening elements and trail / sidewalk within the Right of Way along Prosper Trail and authorizing the Town Manager to execute documents for the same. (DB)

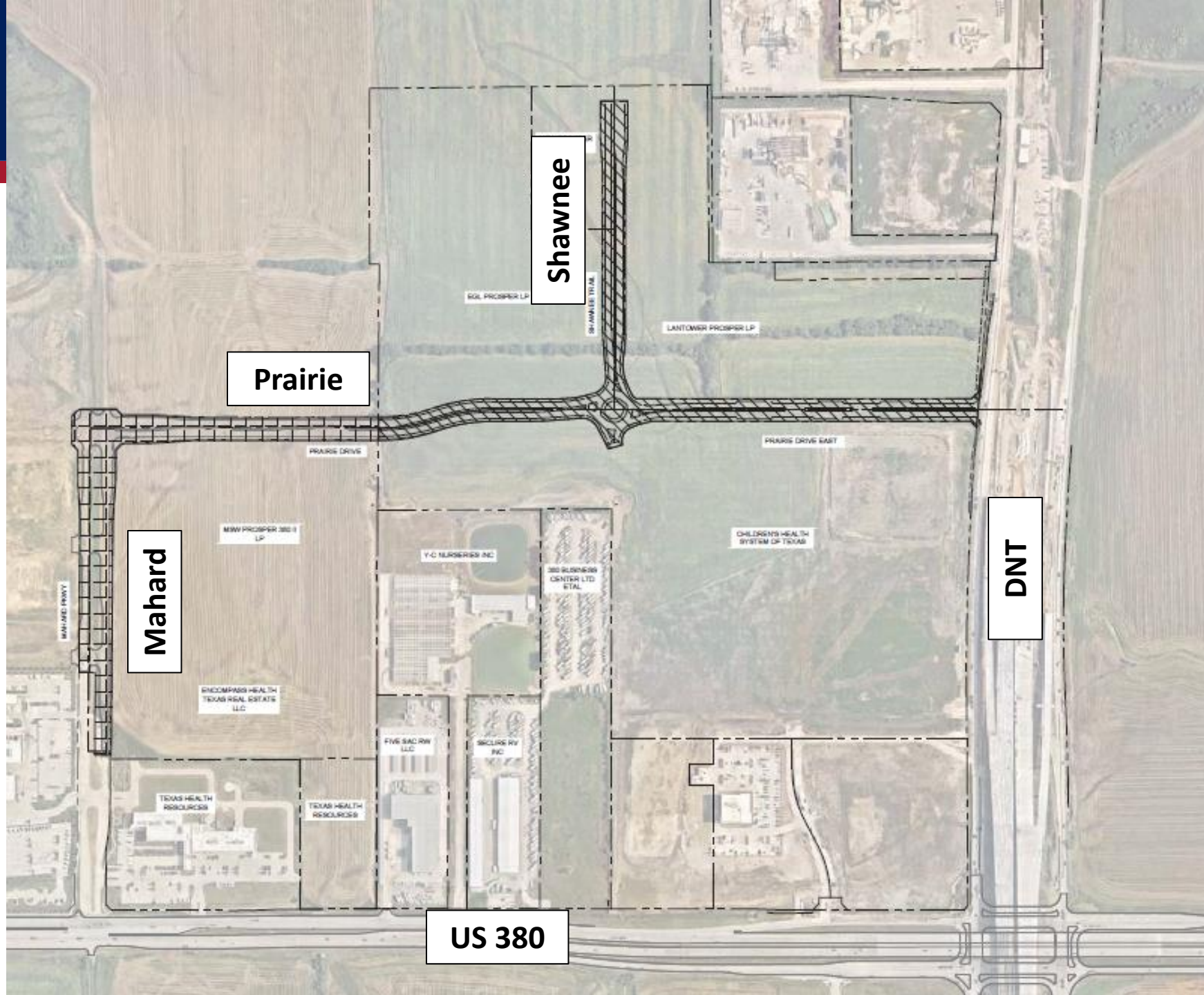


## Agenda Item 10.

Consider and act upon approving a Professional Services Agreement between Knight Erosion Control Inc. and the Town of Prosper, Texas, for the design and construction of erosion control improvements in Frontier Park and for the Doe Branch Property and authorizing the Town Manager to execute documents for the same. (DB)

## Agenda Item 11.

Consider and act upon authorizing the Town Manager to execute the First Amendment to the Roadway Construction Reimbursement Agreement between MSW Prosper 380 II, LP, and the Town of Prosper, Texas, related to the construction of roadways within the Town's Tax Increment Reinvestment Zone No. 2 (TIRZ No. 2). (HW)



## Agenda Item 12.

Consider and act upon authorizing the Town Manager to execute a Development Agreement between Hunt Wandering Creek Land, LLC, and the Town of Prosper relative to Wandering Creek. (DH)

## Agenda Item 13.

Consider and act upon whether to direct staff to submit a written notice of appeals 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 Preliminary Site Plans and Site Plans. (DH)



# Citizen Comments

## 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.

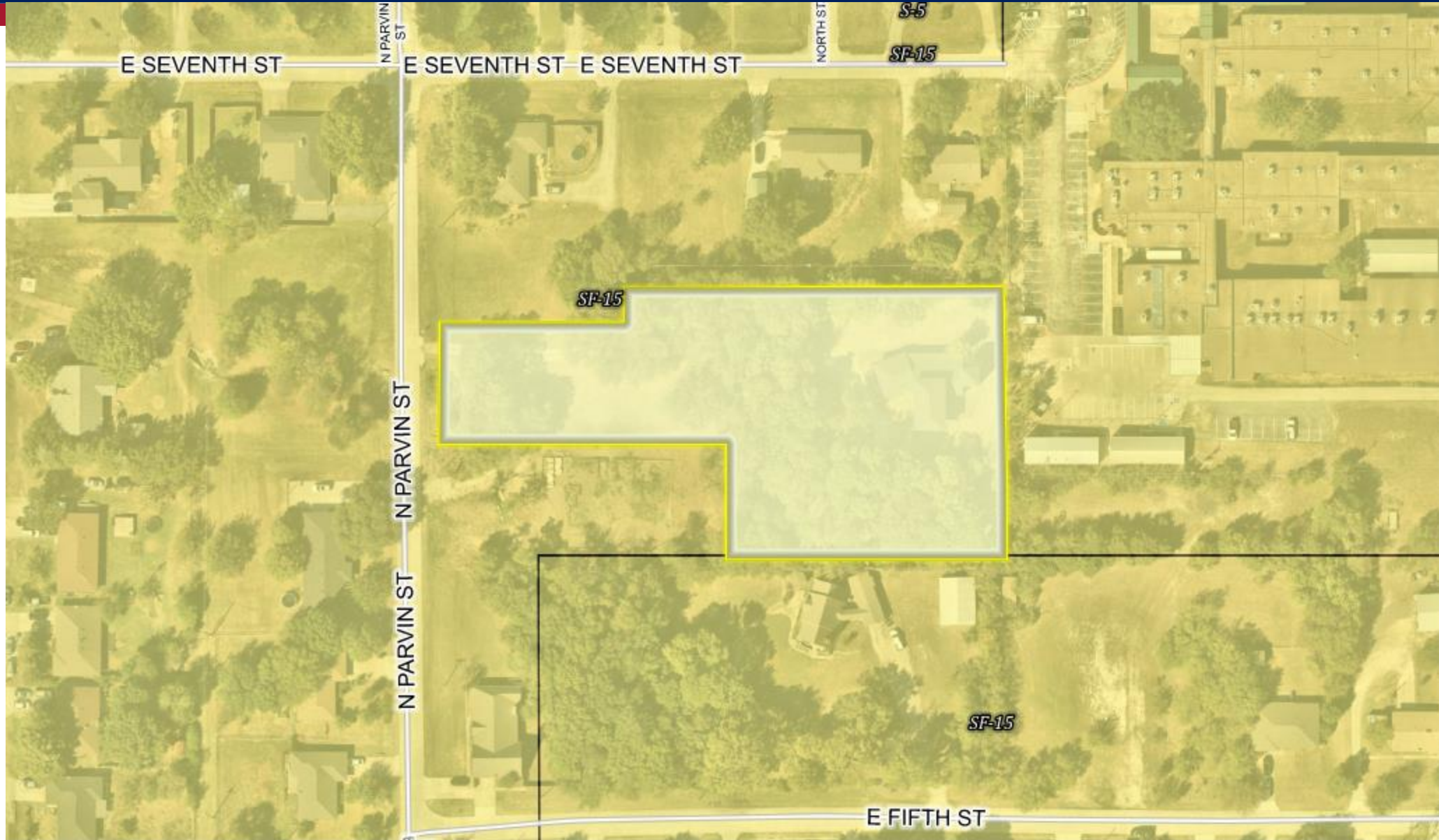
## Agenda Item 14.

Conduct a public hearing and consider and act upon a request for a Specific Use Permit (SUP) to allow a Licensed Child-Care Center use, on 2.0± acres, on Barnes Addition, Block A, Lot 1, located on the east side of Parvin Street and 190± feet south of Seventh Street. (ZONE-23-0038) (DH)









# Future Land Use Plan



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center

- Dallas North Tollway District
- US Highway 380 District
- Parks
- Floodplain
- School District Properties
- Town Limits
- ETJ

- Dallas North Tollway, Dedicated Truck Route
- 6 Lane Divided
- 4 Lane Divided
- Commercial Collector
- 3 Lane Undivided Couplet
- Access Roads
- Old Town Roads

## Surrounding Area

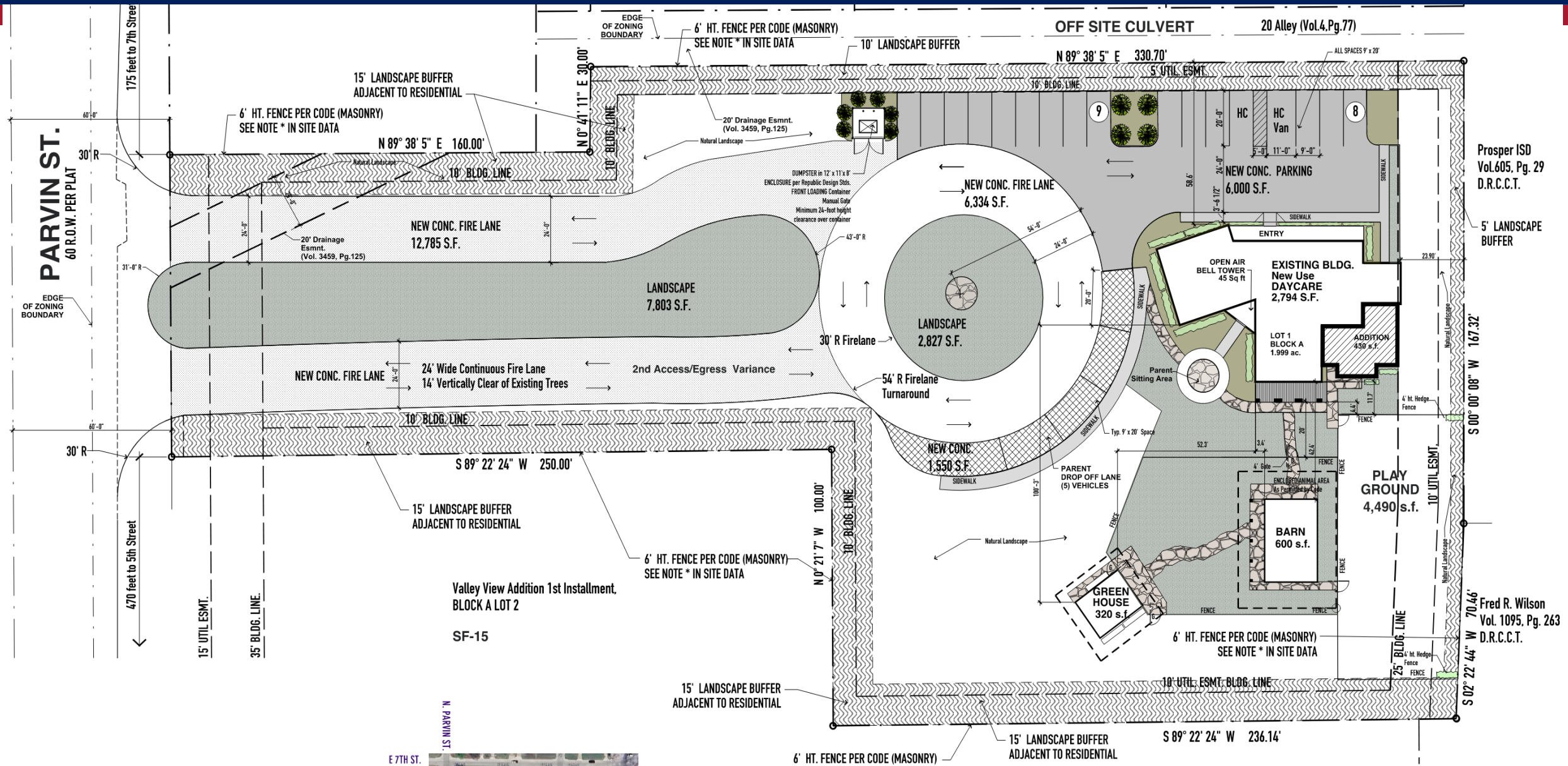
	Zoning	Current Land Use	Future Land Use Plan
<b>Subject Property</b>	Single Family-15	Residential	Old Town District
<b>North</b>	Single Family-15	Residential	Old Town District
<b>East</b>	Single Family-15	Middle School	Old Town District
<b>South</b>	Single Family-15	Residential	Old Town District
<b>West</b>	Single Family-15	Residential	Old Town District



# Proposal

## Specific Use Permit:

- Licensed Child-Care Center
  - Convert Existing Residential Home
- Components
  - Existing Residential Home (2,794 SF)
  - Addition (430 SF)
  - Barn, Green House, and Playground
  - 60 Students and 10 Staff Members





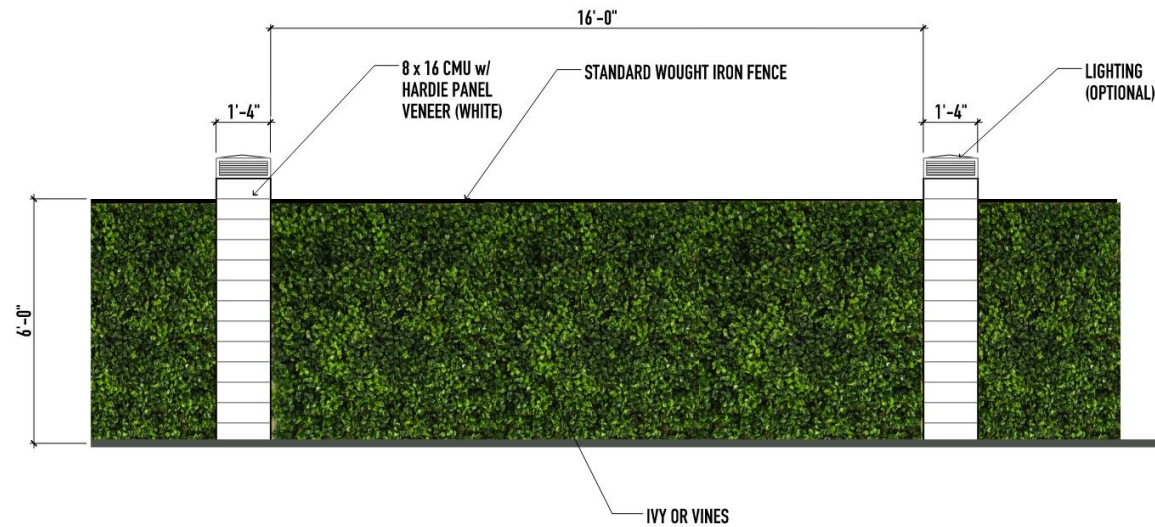
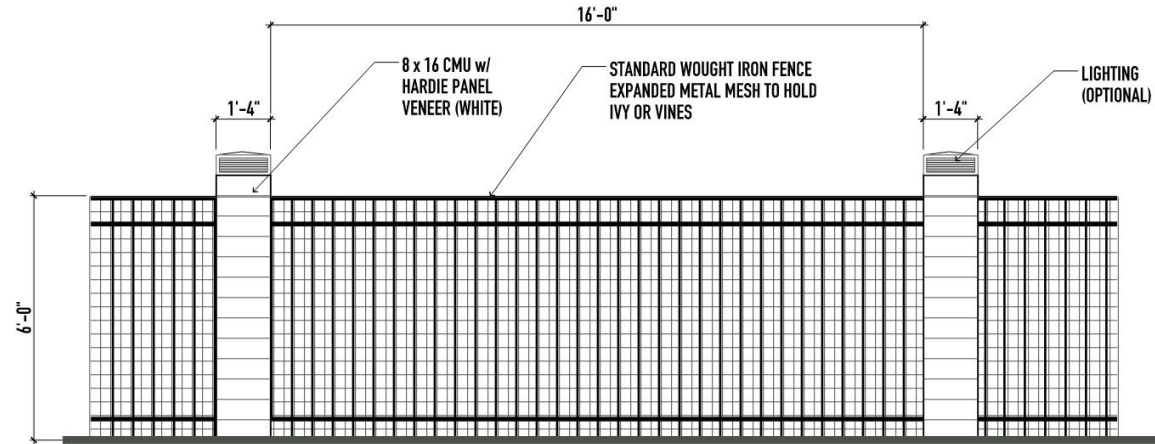


# Conditions

## Applicant's Request:

- **Condition 1**
  - Five-foot reduction in landscape easement on the northern boundary. **(Staff is in favor)**
  - Zoning Ordinance requires 15 feet adjacent to residential development.
- **Condition 2**
  - Alternative screening around northern, eastern, and southern boundaries. **(Staff is NOT in favor)**
  - Zoning Ordinance requires six-foot masonry screening wall adjacent to residential development.





## Specific Use Permit Criteria

### Evaluation:

- 1. Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
  - Adjacent educational uses show consistency with surrounding uses.
- 2. Are the activities requested by the applicant normally associated with the requested use?*
  - Education and recreational activities typically associated with licensed child-care center.
- 3. Is the nature of the use reasonable?*
  - Shown by consistency with surrounding uses.
- 4. Has any impact on the surrounding area been mitigated?*
  - Compliance with screening regulations will mitigate the impact.

# Planning & Zoning Commission

## Recommendation:

- Approved (6-0) with the following conditions:
  - Five-foot reduction in landscape easement on the northern boundary is acceptable.
  - Six-foot masonry screening wall is required along the northern, eastern, and southern boundaries.

# Conclusion

## Notices:

- Friday, March 8<sup>th</sup>

## Citizen Response:

- Email in Opposition
- Letter in Opposition

## Recommendation:

- Approval (Compliance with P&Z Recommendation)



# THE SCHOOL HOUSE

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P R O V E R B S 2 2 : 6











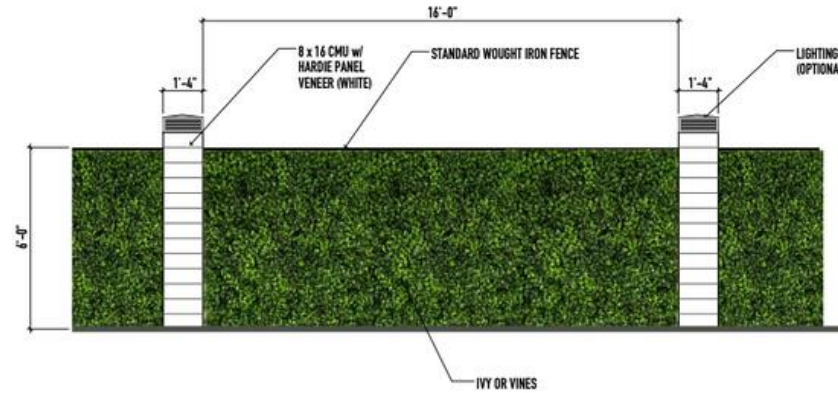
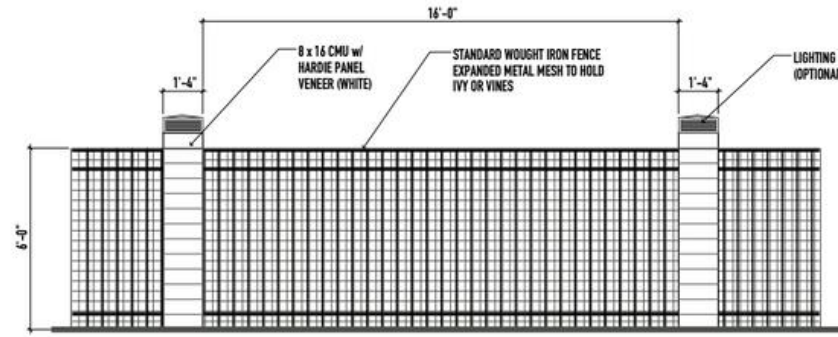












## GREEN SCREEN / MASONRY FENCE

**ROGERS HEALY**  
AND ASSOCIATES REAL ESTATE  
C: 214.418.0455  
E: [info@rogershealy.com](mailto:info@rogershealy.com)  
W: [rogershealy.com](http://rogershealy.com)  
3001 Knox Street #210, Dallas, TX 75205  
CLIENT: JP Findley

**C D C**  
OWNER: 03/19/2024  
ARCHITECT: 03/19/2024  
APPLICANT: Bill Oetke



**THE SCHOOL HOUSE**  
REMODEL:  
DAYCARE CENTER

304 N. PARVIN ST. PROSPER, TX. 75078

Barnes Addition, BLOCK A, LOT 1  
Collin County, Tx. Vol. 2011, pg.26,  
Platt Records of Collin City, Texas.

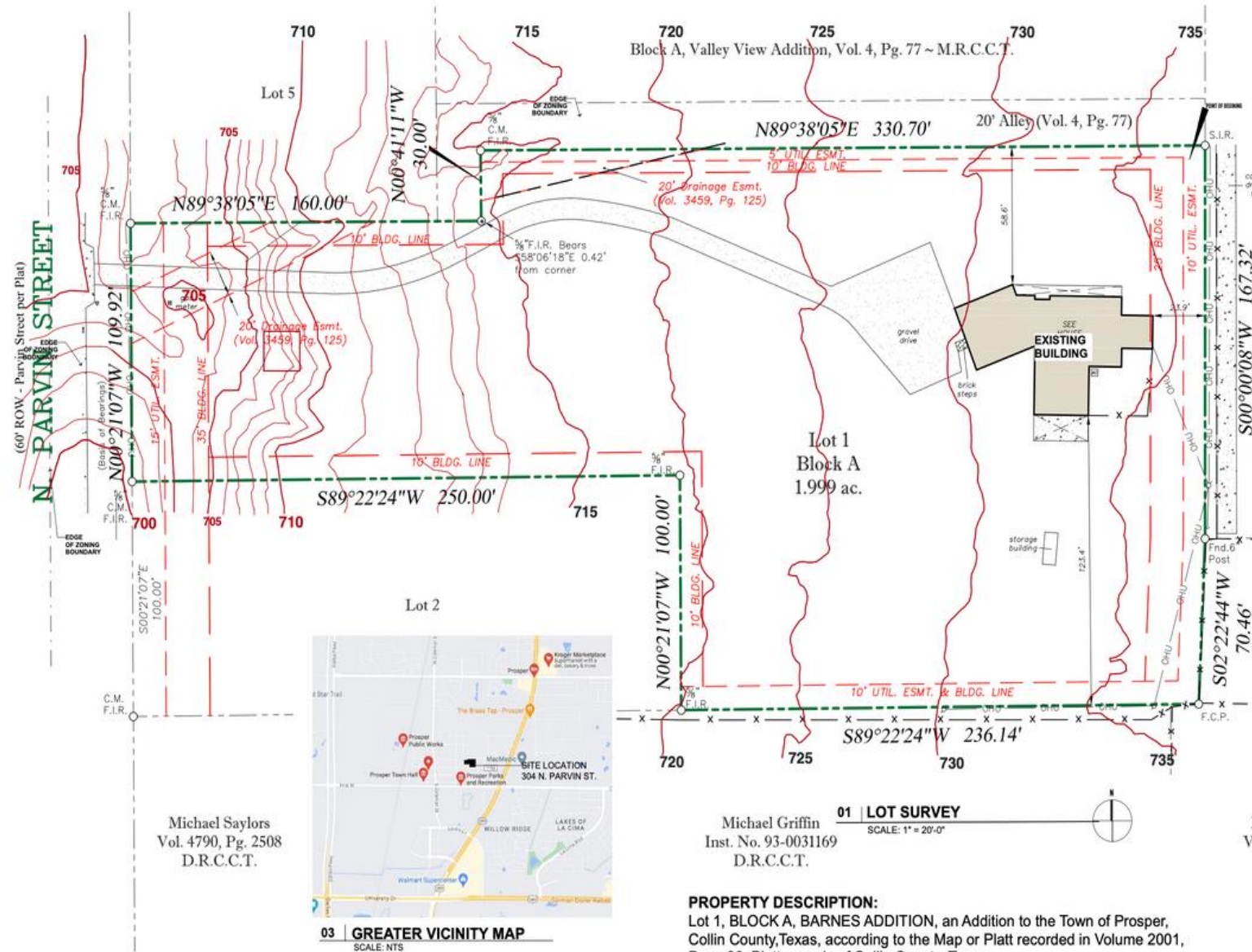
**"EXHIBIT F"**  
ZONE-23-0038  
PROPOSED FENCE

**SPECIAL USE PERMIT** 2.017 Acre Tract  
Located in the Town of Prosper, Texas

ISSUE:  
P & Z  
MAR. 19, 2024

PROJECT  
NO. 232180.01

**SUP F**

[illegible]

Prosper ISD  
Vol. 605, Pg. 29  
D.R.C.C.T.



**02** | **VICINITY MAP**  
SCALE: NTS

[illegible]

## 03 | METES &amp; BOUNDS

NOT REFERENCED ON LEGAL SURVEY

**PROPERTY DESCRIPTION:**

Plot 1, BLOCK A, BARNES ADDITION, an Addition to the Town of Prosper, Collin County, Texas, according to the Map or Platt recorded in Volume 2001, Page 26, Platt records of Collin County, Texas.

Fred R. Wilson  
Vol. 1095, Pg. 263  
D.R.C.C.T. 03

03 | METES &amp; BOUNDS

NOT REFERENCED ON LEGAL SURVEY

**ROGERS HEALY**  
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(W) [Rogershealy.com](http://Rogershealy.com)  
(O) 3001 Knox Street #210, Dallas, TX 75201  
CLIENT: JP Findley

**C D C**  
CONCRETE DESIGN CONSTRUCTION  
C-417-882-0870 • P.O. Box 644840  
3848 Fairview Place • Dallas, Texas 75249  
Building Quality since 1957

**APPLICANT:** Bill Goffke



**THE SCHOOL HOUSE**  
REMODEL  
DAYCARE CENTER

Barnes Addition, BLOCK A, LOT 1  
Collin County, Tx. Vol. 2011, pg.26,  
Platt Records of Collin City, Texas.

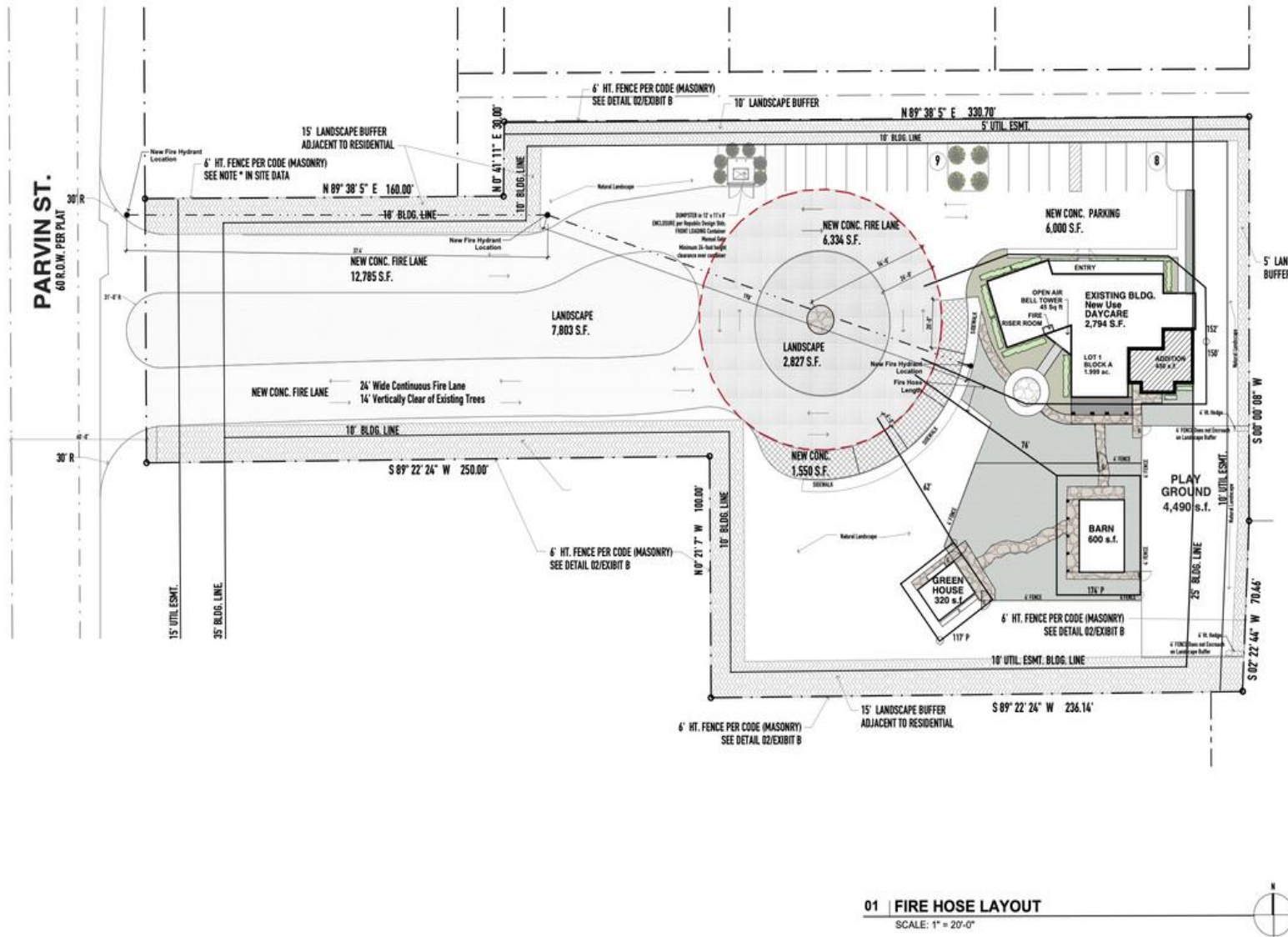
ISSUE: \_\_\_\_\_  
P&Z \_\_\_\_\_  
MAR. 19, 2024

PROJECT  
NO: 2321BO.01

## GROUP A



SUP B



#### 01 FIRE HOSE LAYOUT

SCALE: 1" = 20'-0"

NOTE: ALL WALK WAYS & PATHS TO BE ADA ACC  
Building to be SPRINKLERED

#### SITE DATA

ZONING:  
Existing: Single Family SF-15  
Current Use: Residential  
PROPOSED USE: Private School  
FLU: Old-Town District  
Zoning Change Needed: SUP

#### PARKING CALCULATIONS:

	#	RATIO 1:10
Students:	60	6
Teachers:	4	4
Staff:	3	6
		16 Spaces Req'd.
		17 Provided
		2 Provided

Dumpster: 12' x 11' x 8' ENCLOSURE per Republic Design Standards

#### AREA TABULATIONS

12,929 S.F.	NEW CONC. FIRE ROADS
6,334 S.F.	FIRE LANE ROUND-ABOUT
1,550 S.F.	PARENT QUE LANE
6,576 S.F.	PARKING AREA
27,389 S.F.	PARKING AREA & CONC. ROADS
2,794 s.f.	EXISTING BLDG. AREA
430 s.f.	BUILDING ADDITION AREA
3,224 s.f.	MAIN BLDG. AREA
600 s.f.	BARN AREA
320 s.f.	GREENHOUSE AREA
4,490 s.f.	PLAYGROUND AREA
4,144 s.f.	TOTAL BUILDING AREAS

#### LANDSCAPE AREAS

1,386 s.f.	BLDG. LANDSCAPE
1,086 s.f.	SIDEWALK
1,206 s.f.	STONE PATHS

#### FENCE LENGTH

520.70 l.f.	NORTH w/ west turn
856.14 l.f.	SOUTH w/ west turn
237.78 l.f.	EAST
-	WEST

1,614.62 l.f. TOTAL FENCE

\* 8 x 16 CMU @ 17'-4" w/ HARDIE PANEL VENEER (WHITE)  
16' STANDARD WROUGHT IRON FENCE BETWEEN MASONRY  
W/ EXPANDED METAL MESH TO HOLD IVY OR VINES

ROGERS HEALY  
AND ASSOCIATES REAL ESTATE  
214.418.0455  
info@rogershealy.com  
3001 Anna Street #210, Dallas, TX 75205  
CLIENT: JP Findley

C D C  
CITY OF PROSPER  
3001 Anna Street #210, Dallas, TX 75205  
BUILDING QUALITY SINCE 1987  
APPLICANT: BCI Outfit

ARCHITECT  
gregory@agmann.com  
604 Proclamation Ln.  
Bellaire, Texas 77606  
214.828.7575



### THE SCHOOL HOUSE

REMODEL:  
DAYCARE CENTER

304 N. PARVIN ST. PROSPER, TX. 75078

Barnes Addition, BLOCK A, LOT 1 "EXHIBIT B.2"  
Collin County, Tx. Vol. 2011, pg.26, ZONE-23-0038  
Platt Records of Collin City, Texas. SITE PLAN

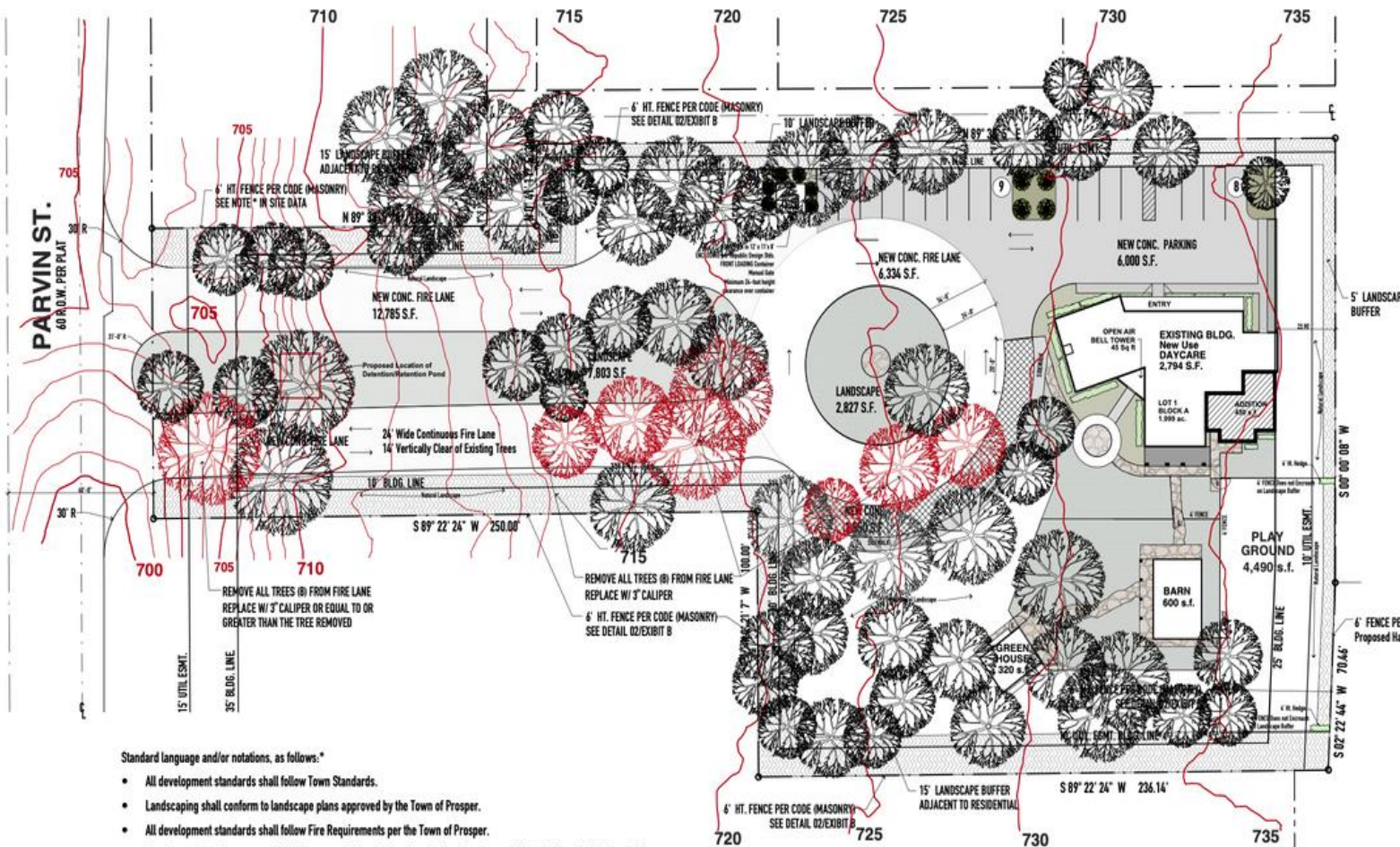
SPECIAL USE PERMIT 2.017 Acre Tract  
Located in the Town of Prosper, Texas

ISSUE:  
P&Z  
MAR. 19, 2024

PROJECT  
NO. 230100-01

SUP B.2





Standard language and/or notations, as follows:\*

- All development standards shall follow Town Standards.
- Landscape shall conform to landscape plans approved by the Town of Prosper.
- All development standards shall follow Fire Requirements per the Town of Prosper.
- 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.
- 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 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.
- Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks\*, and detention pond \*

## 01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NOTE: ALL WALK WAYS & PATHS TO BE ADA ACCESSIBLE  
Building to be SPRINKLERED

## AREA TABULATION

87,890.5 S.F.	EXISTING SITE AREA
20,792.5 S.F.	IMPERVIOUS AREA
67,097.5 S.F.	PERVIOUS AREA
4,152 S.F.	7% OPEN SPACE REQ'D
25,900.96 S.F.	OPEN SPACE
510 S.F.	INTERIOR LANDSCAPE AREA (PARKING ISLANDS)
5,679.77 S.F.	PROPOSED LANDSCAPE AREA
26,669 S.F.	PARKING AREA & CONC. ROADS

## AREA & PARKING TABULATION

2,794 s.f.	EXISTING BLDG. AREA
430 s.f.	BUILDING ADDITION AREA
400 s.f.	BARN AREA
320 s.f.	GREENHOUSE AREA
2,850 s.f.	PLAYGROUND AREA
4,144 s.f.	TOTAL BUILDING AREA
RATIO 1:10 (SEE EXHIBIT B)	
PARKING REQUIRED	16
PARKING PROVIDED	17 SPACES

## LANDSCAPE LEGEND

- NEW LANDSCAPE AREA - St. Augustine Grass
- EXISTING LANDSCAPE - Existing Ground Cover
- 1. GROUND COVER - Asian Jasmine
- 2. BUSHES - Wintergreen Boxwood Shrubs
- 3. LANDSCAPE EASEMENT adjacent to residential  
Required Plantings per Zoning Ordinance will be provided in the Landscape Area.
- 4. EXISTING TREES TO REMAIN  
(NONE TO BE REMOVED, EXCEPT THOSE THAT MAY IMPEDE THE ROADWAY. ANY REMOVED TREE SHALL BE REPLACED PER CODE)
- 5. EXISTING TREES TO BE REMOVED  
(REPLACE W/ 3" CALIPER OR EQUAL TO OR GREATER THAN THE TREE REMOVED, AS PER CODE)

**ROGERS HEALY**  
AND ASSOCIATES REAL ESTATE  
C: 214.418.0455  
H: 214.418.0455  
F: 214.418.0455  
CLIENT: JP Funding

**C D C**  
APPLICANT: Bill Guitra

**ARCHITECT**  
03.19.2024

**THE SCHOOL HOUSE**

REMODEL:  
DAYCARE CENTER

304 N. PARVIN ST. PROSPER, TX. 75078

Barnes Addition, BLOCK A, LOT 1  
Collin County, Tx. Vol. 2011, pg.26,  
Platt Records of Collin City, Texas.

**"EXHIBIT C"**  
ZONE-23-0038  
LANDSCAPE PLAN

SPECIAL USE PERMIT 2.017 Acre Tract  
Located in the Town of Prosper, Texas

ISSUE:  
P & Z  
MAR. 19, 2024

PROJECT  
NO. 232190.01

**SUP C**





PERSPECTIVE ENTRY SOUTH VIEW - FROM PARKING

- Height from entry grade to upper roof ridge 26'-9"
- 2 Stories w/ Mezzanine



PERSPECTIVE EAST VIEW - FROM STREET APPROACH

#### MATERIALS

- All Elevations - 100% Hardl Board w/ Battens & Trim all painted white, over Existing Stucco, Except for Windows. With addition Metal Shutters and
- Composition Roof
- Low E Windows w/ Attached Divided Lites - Painted White
- Trex Decking - Grey
- Steel Shutters - Painted
- Concrete Road & Parking



PERSPECTIVE WEST VIEW - FROM SCHOOL



PERSPECTIVE DUMPSTER ENCLOSURE  
(FENCE NOT SHOWN)



PERSPECTIVE NORTH VIEW - FROM BARN

**ROGERS HEALY**  
AND ASSOCIATES REAL ESTATE  
C 214.418.0433  
H 202.849.0000  
E rogershealy.com  
3001 Kinn Street #2100, Dallas, TX 75205  
CLIENT: JF Findley

**C D C**  
C 172.849.0000 / C 172.849.0000  
3001 Kinn Street #2100, Dallas, TX 75205  
Building Quality since 1997  
APPLICANT: Bill Duffin

**ARCHITECT**  
03.19.2024  
gregory@agmann.com  
404 Prestonview Ln  
Richardson, Texas 75080  
214.606.7075  
gahenrich@agmann.com

**THE SCHOOL HOUSE**  
REMODEL:  
DAYCARE CENTER  
304 N. PARVIN ST. PROSPER, TX. 75078

Barnes Addition, BLOCK A, LOT 1  
Collin County, Tx. Vol. 2011, pg.26,  
Platt Records of Collin City, Texas.  
**"EXHIBIT D"**  
ZONE-23-0038  
PERSPECTIVES  
SPECIAL USE PERMIT 2.017 Acre Tract  
Located in the Town of Prosper, Texas

ISSUE:  
P&Z  
MAR. 19, 2024

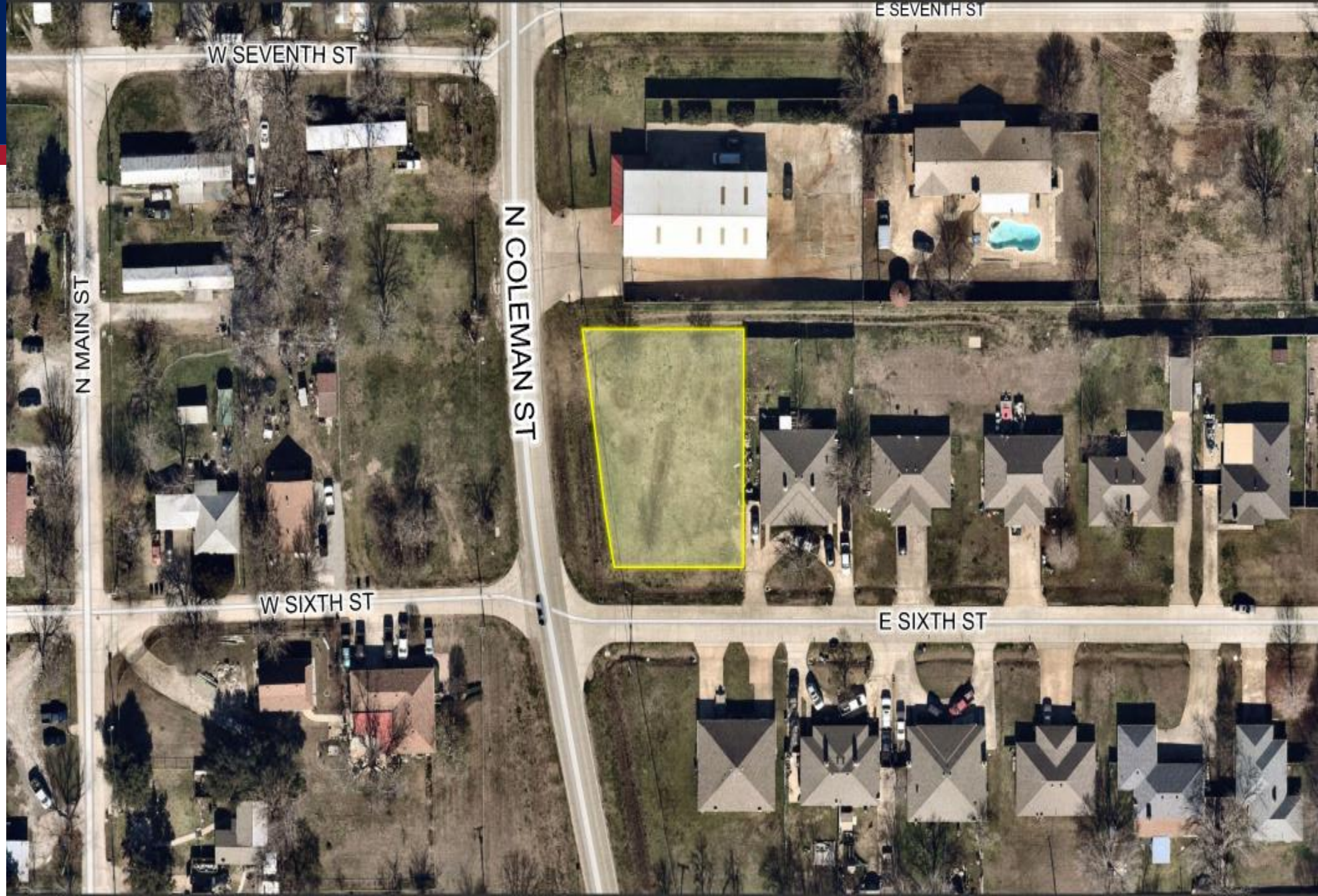
PROJECT  
NO: 232180.01

**SUP D**



## Agenda Item 15.

Conduct a public hearing and consider and act upon a request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development–Downtown Office to allow multifamily, office, and retail uses, located on the northeast corner of Coleman Street and Sixth Street. (ZONE-23-0029) (DH)





# Zoning Map



# Future Land Use Plan



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center

- Dallas North Tollway District
- US Highway 380 District
- Parks
- Floodplain
- School District Properties
- Town Limits
- ETJ

- Dallas North Tollway, Dedicated Truck Route
- 6 Lane Divided
- 4 Lane Divided
- Commercial Collector
- 3 Lane Undivided Couplet
- Access Roads
- Old Town Roads

## Surrounding Area

	Zoning	Current Land Use	Future Land Use Plan
<b>Subject Property</b>	Single Family-15	Vacant	Old Town District
<b>North</b>	Planned Development-112 (Downtown Office)	Office	Old Town District
<b>East</b>	Single Family-15	Residential	Old Town District
<b>South</b>	Commercial	Residential	Old Town District
<b>West</b>	Downtown Retail	Vacant	Old Town District

# Proposal

## Planned Development:

- Mixed Use Building
  - Multifamily
  - Office
  - Retail

## Base Zoning:

- Downtown Office District



COLEMAN STREET

E. 6TH STREET

INSTALL  
NEW FIRE  
HYDRANT

NEW 7110 S.F.  
TWO STORY  
BUILDING

FIRE LANE

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# Permitted Uses

## Uses Allowed by Right:

- Administrative/Medical and Professional Office
- Art and Craft Store
- Bakery
- Bank/Savings and Loan/Credit Union (No Drive-Thru)
- Bookstore
- Boot and Shoe Sales
- Business Service
- Ceramics Store
- Clothing and Apparel Store
- Florist
- Hobby or Toy Store
- Ice Cream Shop
- Insurance Office



# Permitted Uses Cont.

## Uses Allowed by Right:

- Leather Store
- Minor Dry Cleaning (Drop Off Only)
- Minor Print Shop (Drop Off Only)
- Multi-Family (2<sup>nd</sup> Floor Only) – Max. 4 Units
- Music Instrument Sales
- Novelty or Gift Shop
- Trophy Sales

\*Any similar uses as determined by the Director of Development Services.\*

# Parking

## By Use:

- Multifamily – 2 Spaces per Unit
- Office – 1 Space per 350 SF
- Retail – 1 Space per 250 SF

## Provided:

- 20 Spaces (18 Required)
  - Multifamily (4 Units) – 8 Spaces
  - Retail (2,450 SF) – 10 Spaces

# Landscaping

## Zoning Ordinance:

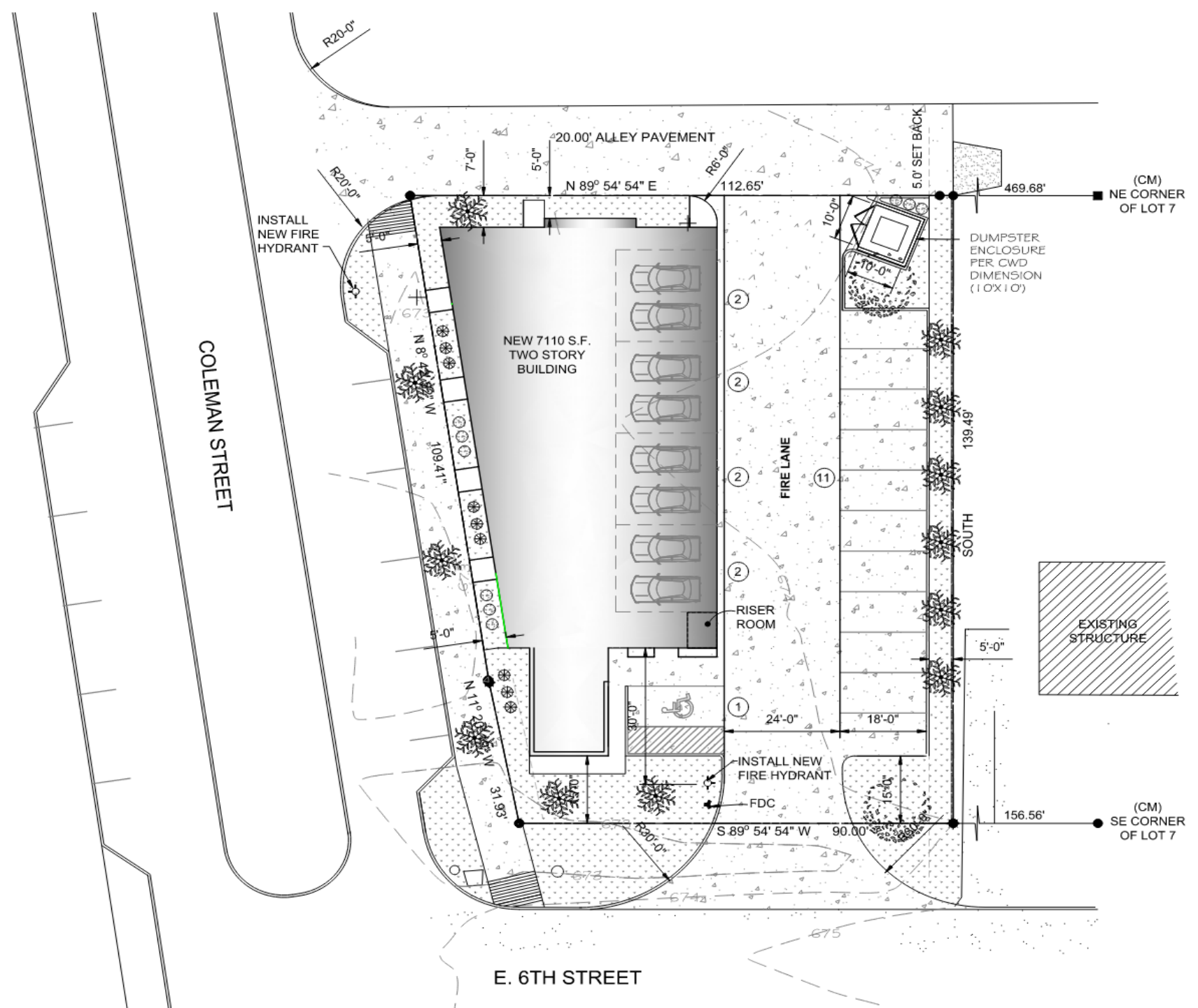
- 5' Landscape Buffer (Each Property Line)
- One ornamental tree and shrub every 15 linear feet.

## Provided:

- 5' Landscape Buffer (Each Property Line)
- Ground Cover (North & South Property Lines)
- Ornamental Trees and Shrubs (East & West Property Lines)



	Proposed Landscaping (Development Standards)	Required Landscaping (Zoning Ordinance)
Northern Boundary (Adjacent to Commercial)	Buffer: 5' Landscape Area  Plantings: Ground cover.	Buffer: 5' Landscape Area  Plantings: One ornamental tree and shrub every 15 linear feet.
Eastern Boundary (Adjacent to Residential)	Buffer: 5' Landscape Area  Plantings: One large tree, three-inch caliper minimum, on both landscape islands.  One ornamental tree every 15 linear feet between the landscape islands.	Buffer: 5' Landscape Area  Plantings: One ornamental tree and shrub every 15 linear feet.
Southern Boundary (Sixth Street)	Buffer: 5' Landscape Area  Plantings: One large tree, three-inch caliper minimum, every 20 linear feet.	Buffer: 5' Landscape Area  Plantings: One ornamental tree and shrub every 15 linear feet.
Western Boundary (Coleman Street)	Buffer: 5' Landscape Area  Plantings: One ornamental tree every 15 linear feet.  Three shrubs, five-gallon minimum, on each landscape planting area.	Buffer: 5' Landscape Area  Plantings: One ornamental tree and shrub every 15 linear feet.





# Architectural Standards

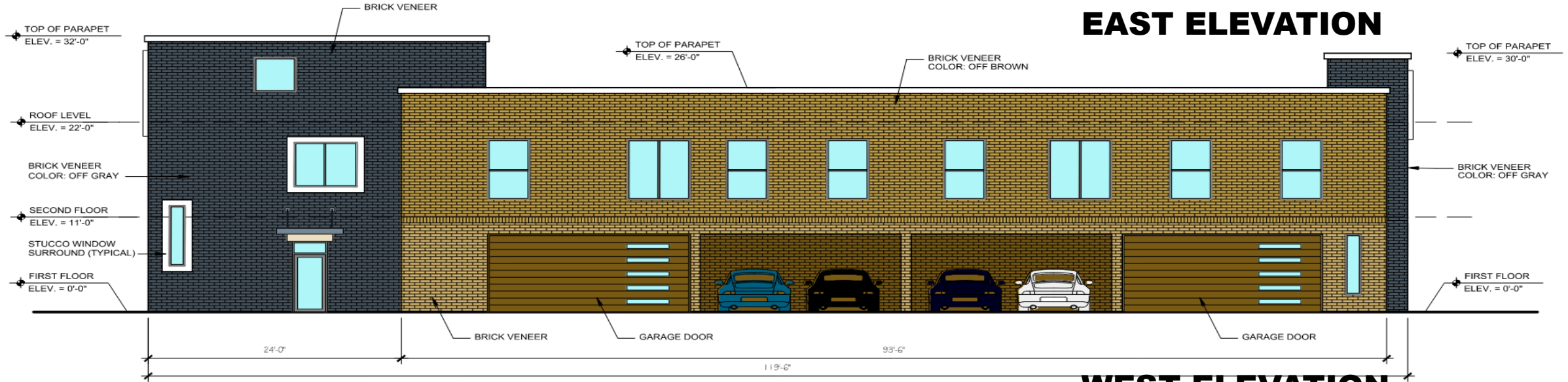
## Zoning Ordinance:

- Downtown Office

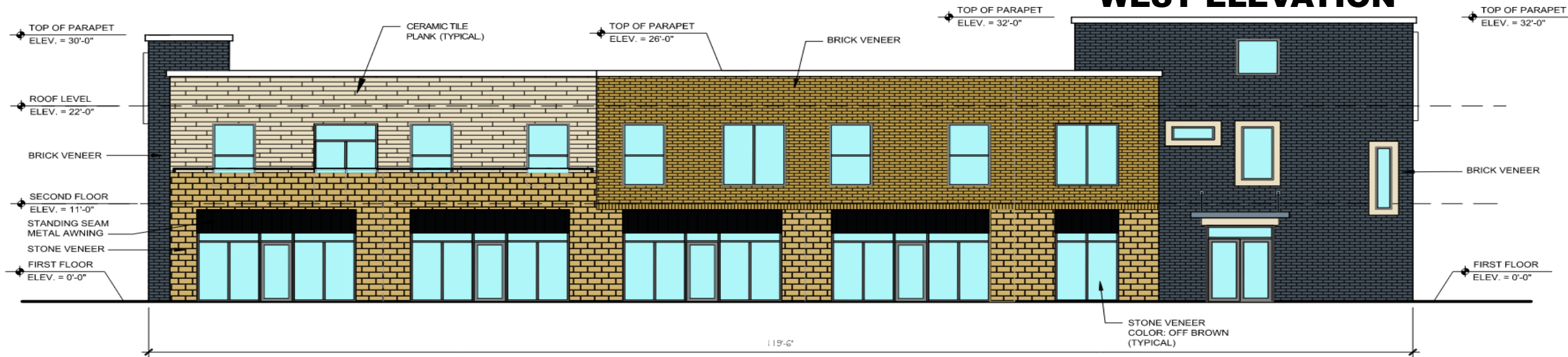
## Building Materials:

- 92% Masonry (Excluding Glazing)
  - Brick (80%)
  - Stone (12%)

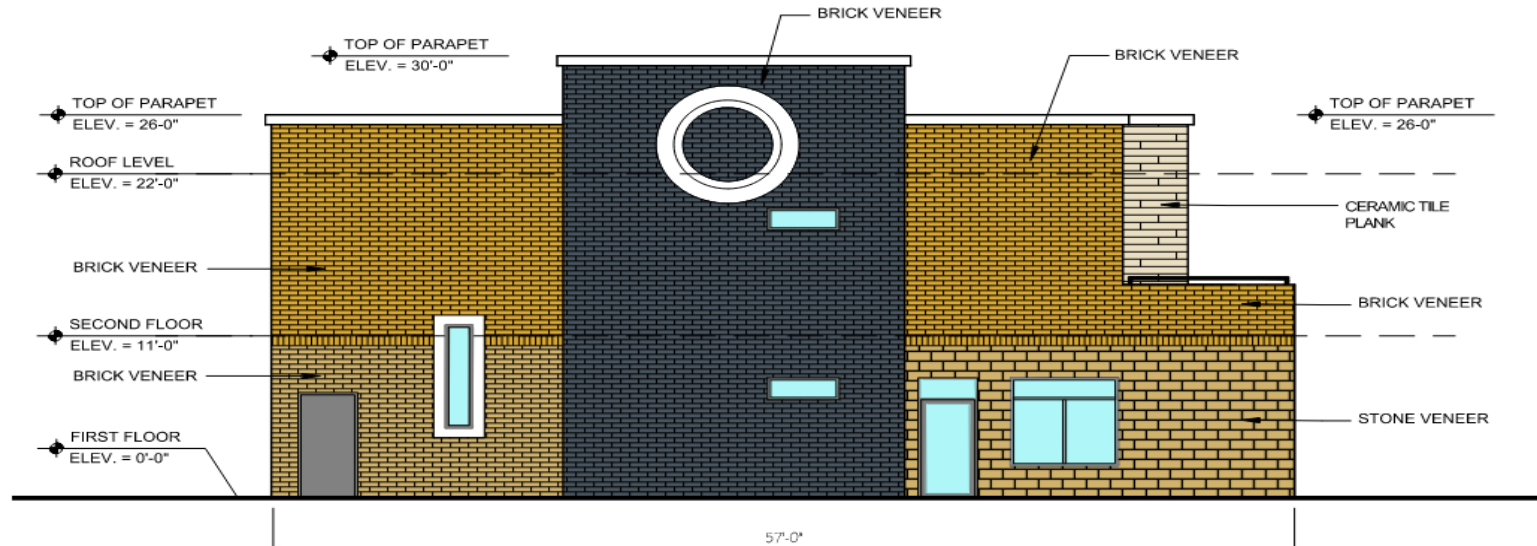
## EAST ELEVATION



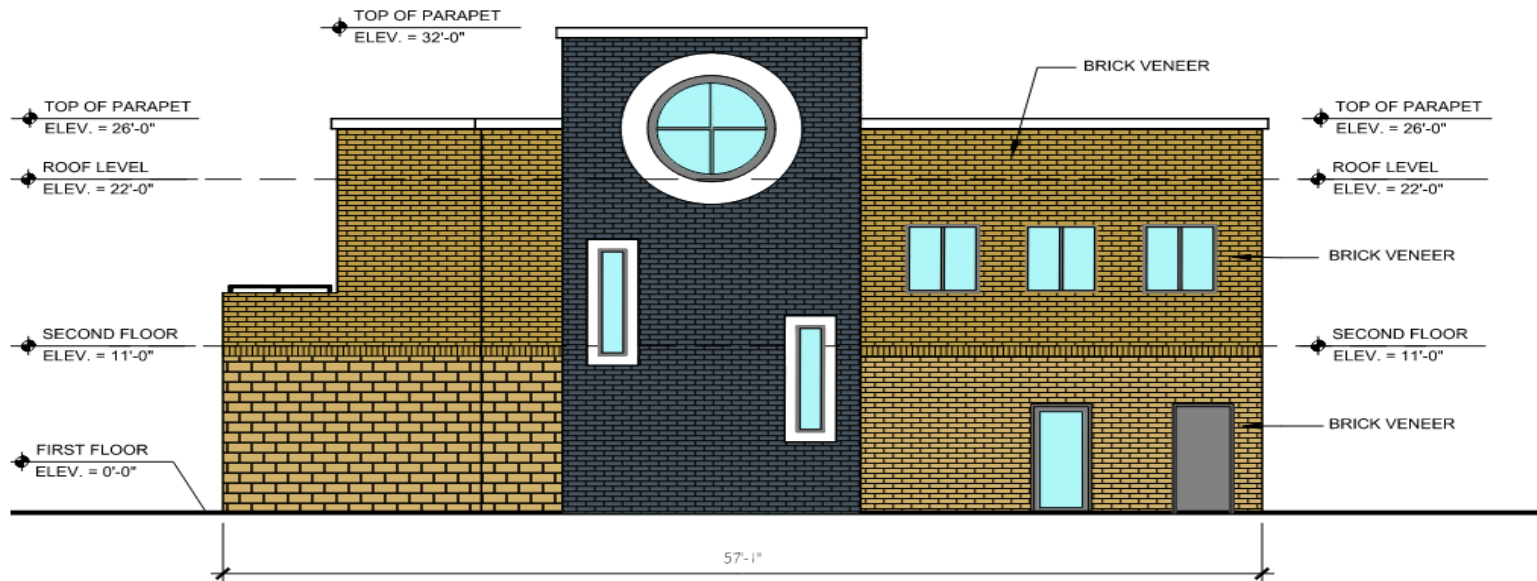
## WEST ELEVATION



## NORTH ELEVATION



## SOUTH ELEVATION



# Planning & Zoning Commission

## Recommendation:

- Approved (4-2)
  - Commissioners Reeves and Blanscet voted in opposition due to concerns with the multifamily component and adjacency to residential development to the east.

# Conclusion

## Notices:

- Friday, February 23<sup>rd</sup>

## Citizen Response:

- Email in Opposition

## Recommendation:

- Approval

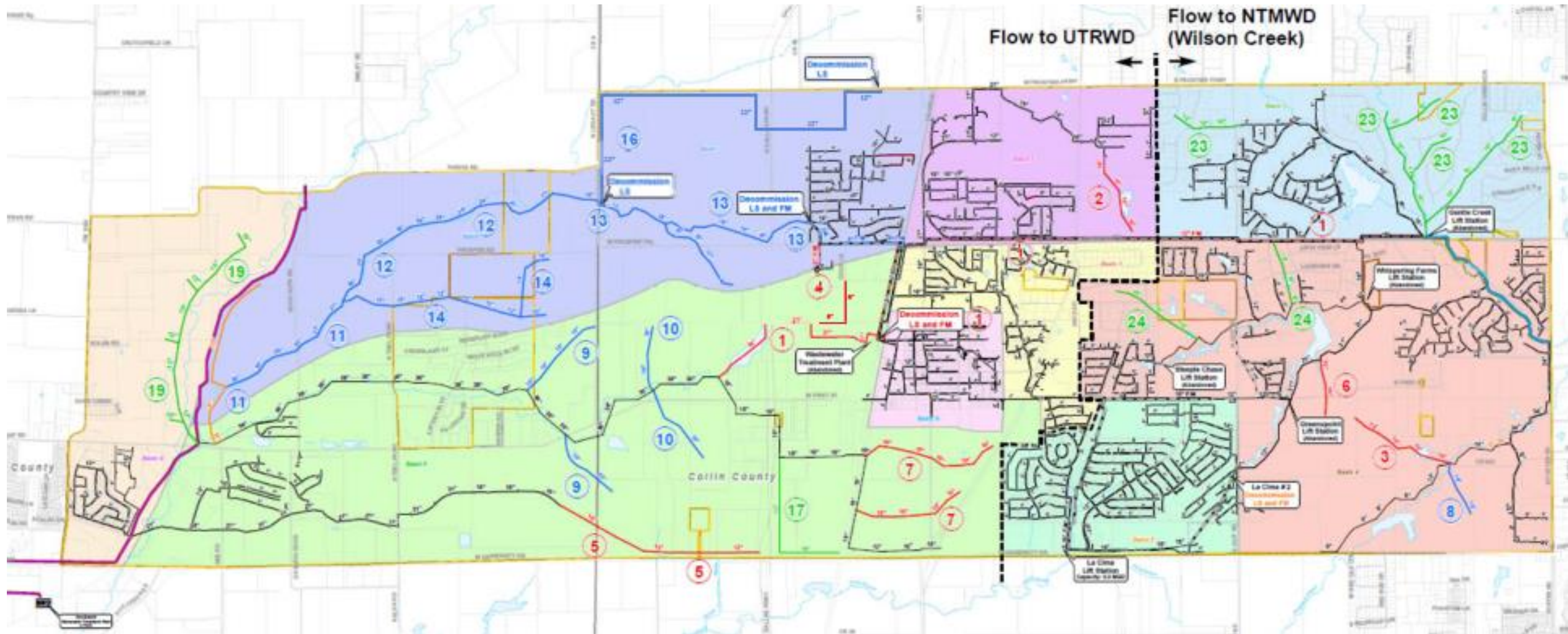


## Agenda Item 16.

Consider and act upon authorizing the Town Manager to execute a Development Agreement between O E 6th, LLC, and the Town of Prosper relative to Prosper Central Addition, Block 1, Lot 1.  
(DH)

## Agenda Item 17.

Consider and act upon authorizing the Town Manager to execute an Amendment to Participating Member Contract between the Upper Trinity Regional Water District, and the Town of Prosper, Texas, related to subscribing for additional wastewater treatment capacity associated with the expansion of the Doe Branch Water Reclamation Plant. (CE)



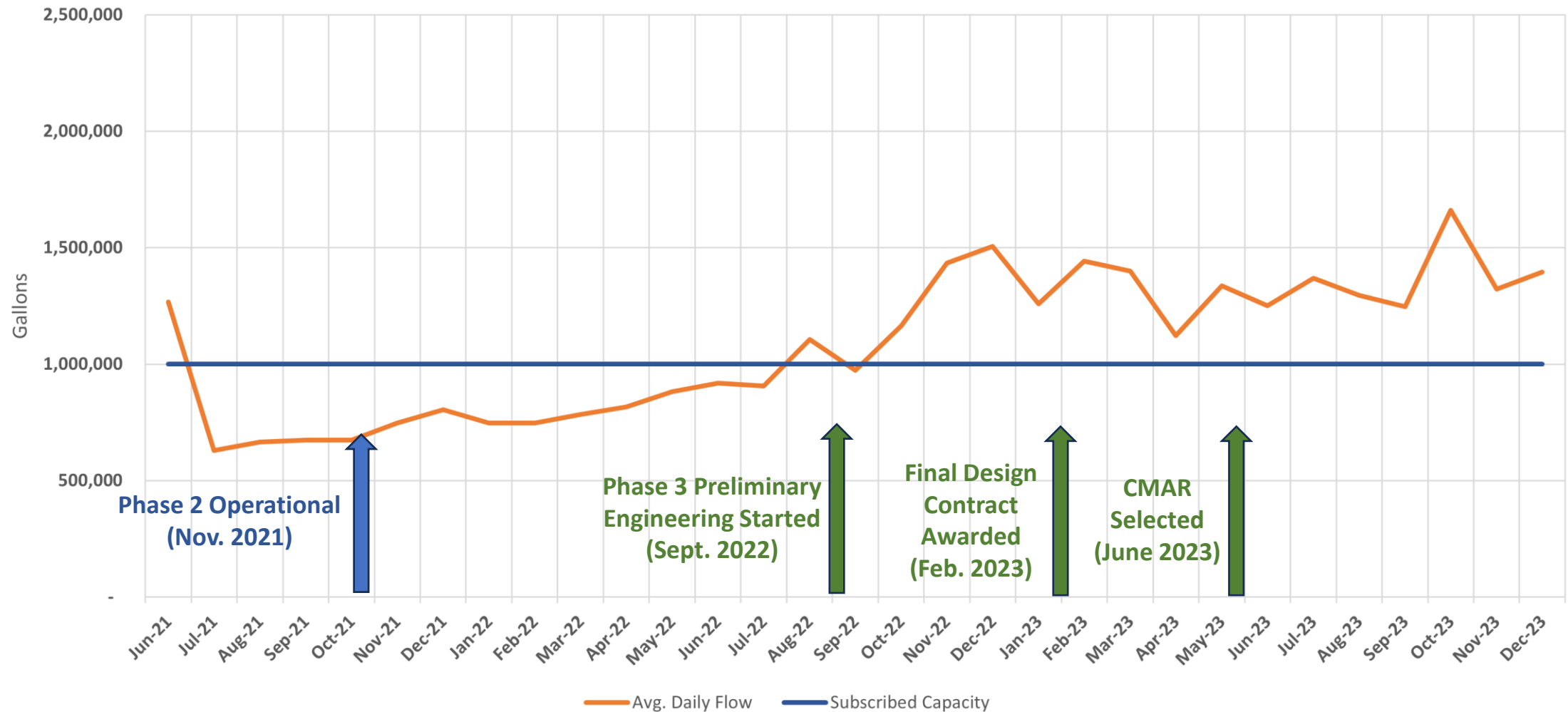
# Background

- 2016 – Doe Branch WRP plant in service 2MGD, Prosper funded 1MGD
- 2021 – plant expanded to 4MGD capacity, Prosper did not participate
  - Planning for next phase began and TCEQ permit increased from 5.5MGD to 20MGD
- 2022 – preliminary planning for increase to 12MGD (adding 8 MGD) begins in September with three participants Prosper, Celina, and Mustang SUD
  - Prosper projects need for 3MGD by 2030
- 2023 – in January conceptual estimate is \$146M
  - August – Mustang SUD chooses not to participate
  - December – 30% design completed; new construction estimate \$186M
  - Alternative phasing considered at request of Celina
- 2024 – March decision to have single 8MGD shared between Prosper, Celina (approved by Celina council 9 April); provides lower overall cost



# Doe Branch WRP - - Prosper Flows

Prosper Wastewater Flow  
Doe Branch Water Reclamation Plant



# Doe Branch WRP expansion budget estimates

Description	Conceptual Estimate (8.0 mgd)	CMAR 30% (8.0 mgd)	CMAR 30% Phase 3A (8.0 mgd phased)	CMAR 30% Phase 3B (8.0 mgd phased)
AACE Estimate Class	4	3	3	3
Direct costs	\$ 74,524,302	\$ 136,284,270	\$ 105,651,332	\$ 44,050,577
Indirect costs	<u>\$ 72,237,174</u>	<u>\$ 50,162,138</u>	<u>\$ 38,887,075</u>	<u>\$ 16,213,691</u>
Estimated construction cost	\$ 146,761,476	\$ 186,446,408	\$ 144,538,407	\$ 60,264,268
<i>Engineering &amp; PM</i>	-	\$23,446,146	\$30,949,584	
<b>Total Cost (8.0 MGD)</b>	-	<b>\$209,892,554</b>	<b>\$235,752,259</b>	

## Notes:

- 1) OPCC is before design and without plans and specs
- 2) Based on 30% design plans



# Terms of the Contract Amendment

- Subscription
  - Increase of current capacity of 125,000 gal/day (.125 MGD)
  - Subscribe to 3 MGD of future capacity
  - Share cost of additional 1 MGD common-to-all capacity with City of Celina
- Commits Town to funding two projects:
  - 3.0 MGD of expansion of DBWRP to 12 MGD from current 4 MGD
  - Participate in construction of additional interceptor Line

# Terms of the Amended Contract

- Town's Share of Estimated Costs
  - Plant Expansion - \$104,946,277
  - Trunk Main - \$16,253,327.50
- Funding Plan
  - Federal Funds - \$6,102,367.26
  - CO Issuance in 2024 - \$31,250,000
  - CO Issuance in 2025 - \$31,250,000
- Remainder over subsequent years based on final costs.
  - Estimated \$52,597,237.24

## Agenda Item 18.

Discuss and consider Town Council Subcommittee reports. (DFB)

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

## Executive Session

Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.

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 551.071 - To consult with the Town Attorney regarding legal issues associated with Article 1.09 and Article 8.03 of the Town's Code of Ordinances, and Chapter 214 of the Texas Local Government Code, and all matters and incident and related thereto.



The Town Council will reconvene after Executive Session.

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

# Adjourn