



Welcome to the March 25, 2025,
Prosper Town Council Meeting



Call to Order/Roll Call

Executive Session

Section 551.074 - To discuss and consider personnel matters, including the annual evaluation of the Town Manager, Town Attorney, and the Municipal Judge, and all matters 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.



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.

Recognition to member of Scout Troop 365 on receiving their Eagle Scout designation. (MLS)

Consent Agenda

Agenda Item 2.

Consider and act upon the minutes from the March 11, 2025, Town Council Regular meeting. (MLS)

Agenda Item 3.

Consider and act upon approving the purchase of two (2) Force z23slt EFI - Laser Ready with Tweels Infield Groomers from GLK Turf Solutions for infield maintenance for \$73,290. (DB)

Agenda Item 4.

Consider and act upon approving the purchase of three (3) Husqvarna Automower Robotic Lawn Mowers from Turf and Soil Management, LLC (T&S) for \$93,936. (DB)

Agenda Item 5.

Consider and act upon a resolution adopting the 2025 Dallas North Tollway Frontage Area - Visioning Strategy. (MC)

Agenda Item 6.

Consider an act upon a Professional Services Agreement with the Catalyst Group for consulting services to implement the 2025 Dallas North Tollway Frontage Area – Visionary Strategy for \$117,000. (MC)

Agenda Item 7.

Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Garver, LLC, and the Town of Prosper, Texas, related to the design of the West Gorgeous Road (McKinley Street – Coleman Street) project for \$222,996. (PA)

LOCATION MAP



West Gorgeous Road (McKinley Street to Coleman Street)



Agenda Item 8.

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)



Information

Purpose:

- Construct a 29,513 square foot retail building (with a grocery store) and associated parking.

Background

Zoning:

- Planned Development-2

Permitted Uses:

- Grocery Stores and Supermarkets (By Right)
- Retail Shops and Stores (By Right)

Development Process

History:

- Zoning
 - Planned Development-2 approved on May 9, 2000
- Preliminary Site Plan and Conveyance Plat
 - Preliminary Site Plan (D18-0029) approved on May 15, 2018
 - Conveyance Plat (D21-0001) approved on March 2, 2021

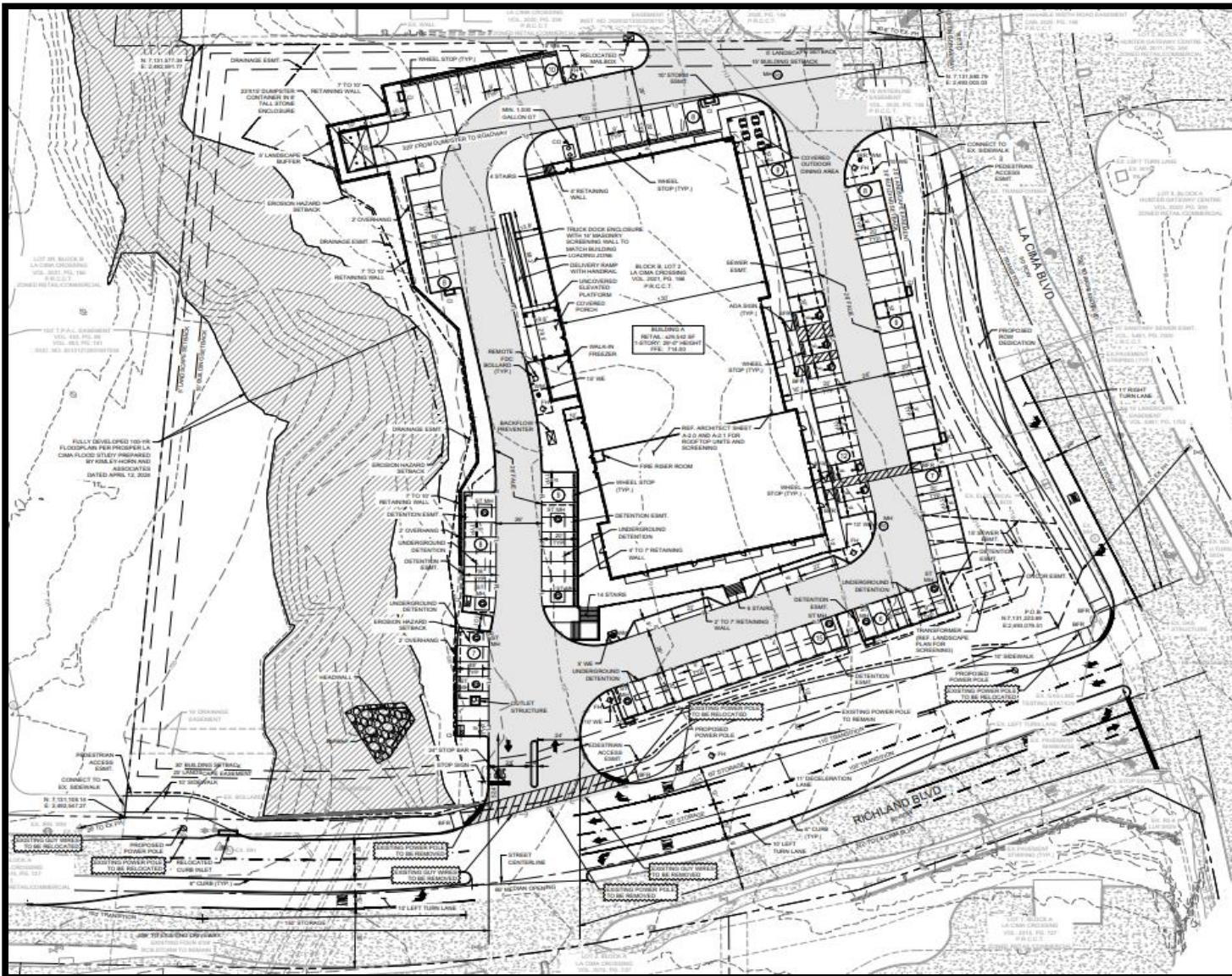
Surrounding Area

Residential:

- Lakes of La Cima
 - All phases approved on or after August 19, 2003



THE TOWN OF PROSPER





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Information

Purpose:

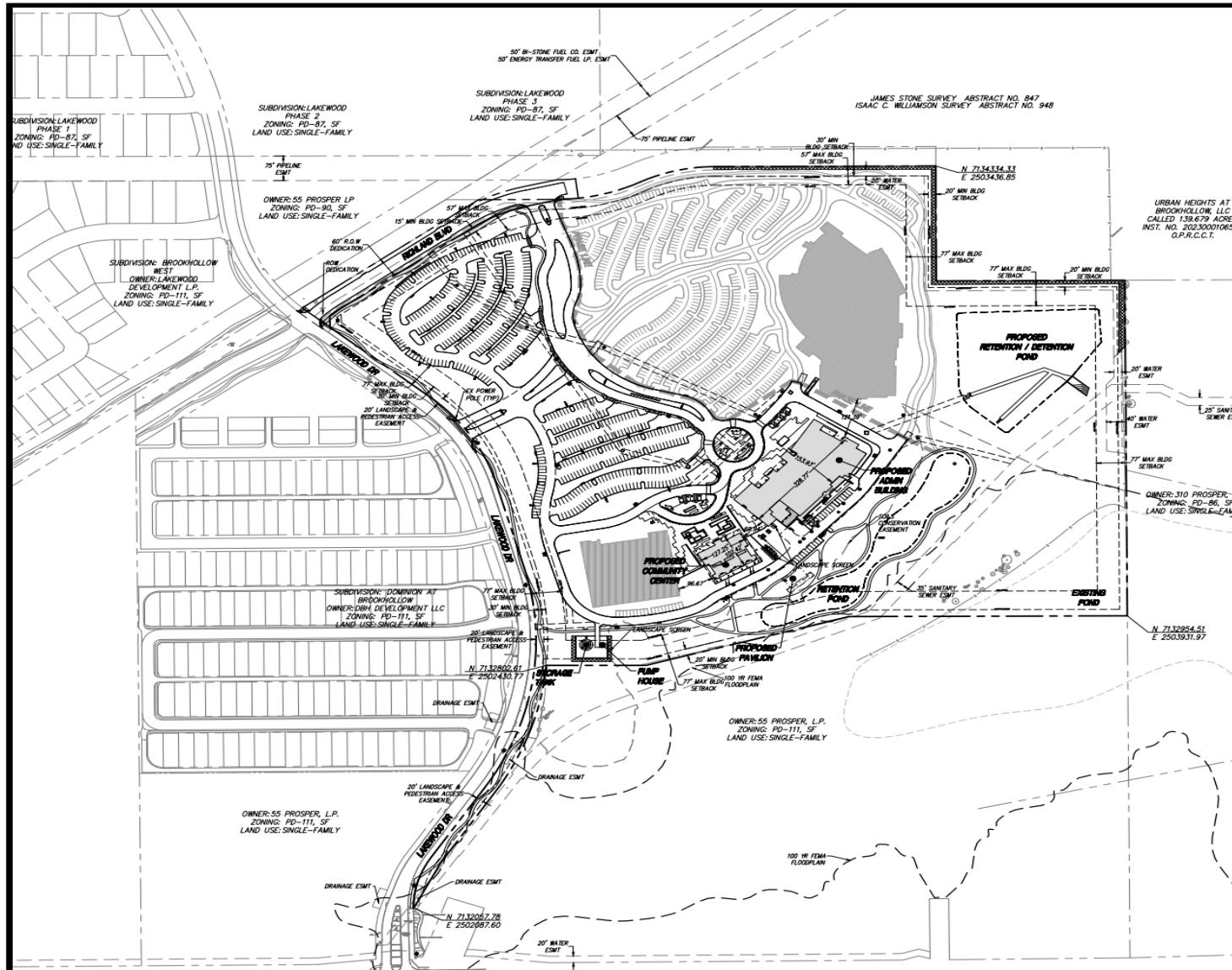
- Construct two buildings and a pavilion totaling 149,293 square feet with associated parking.
 - Phase 1 – Administration Building and Community Center
 - Phase 2 – Future Building

Screening:

- Screening required adjacent to residential zoning on eastern boundary.
 - Living screen proposed in ten-foot area between water line easement and property line.

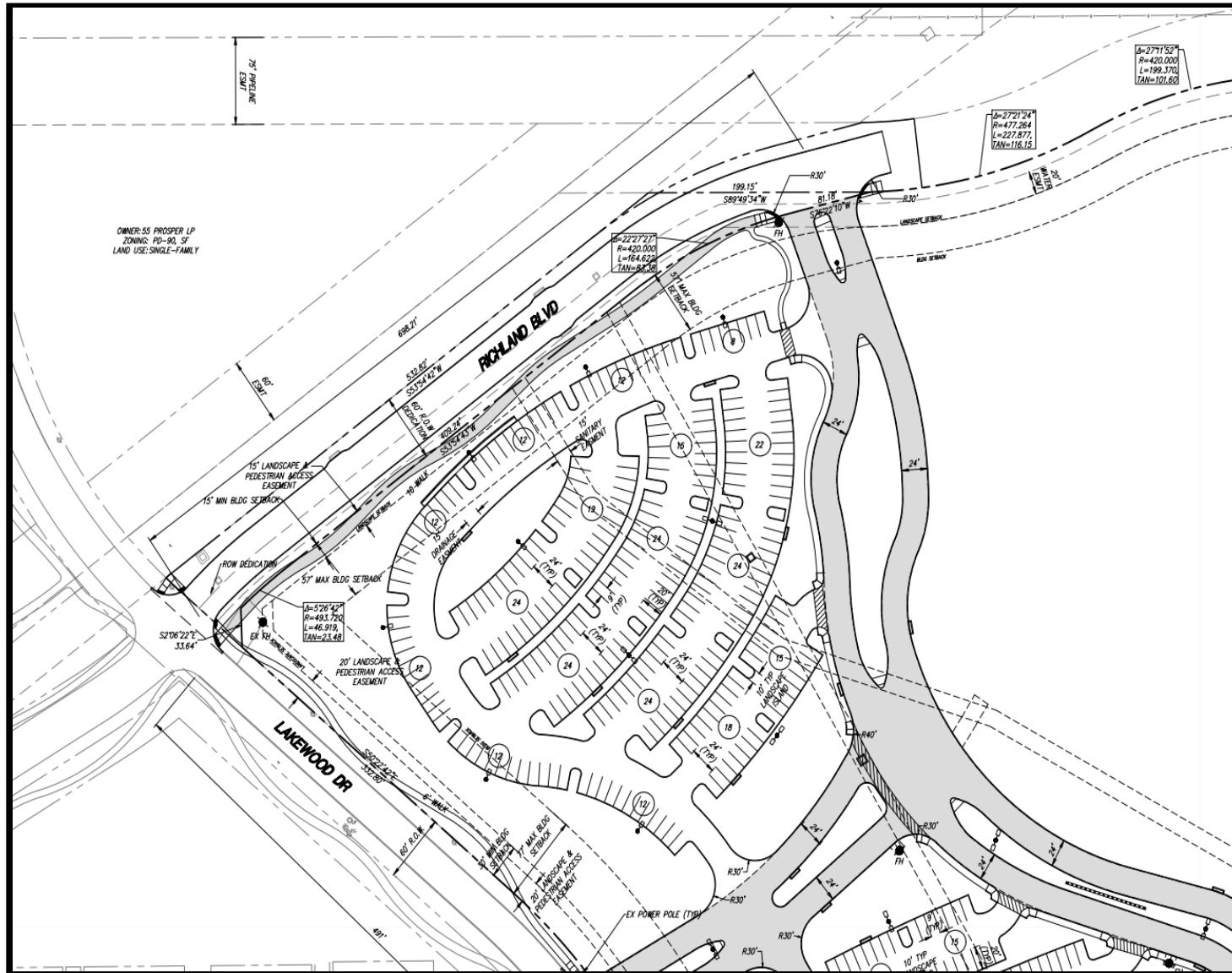


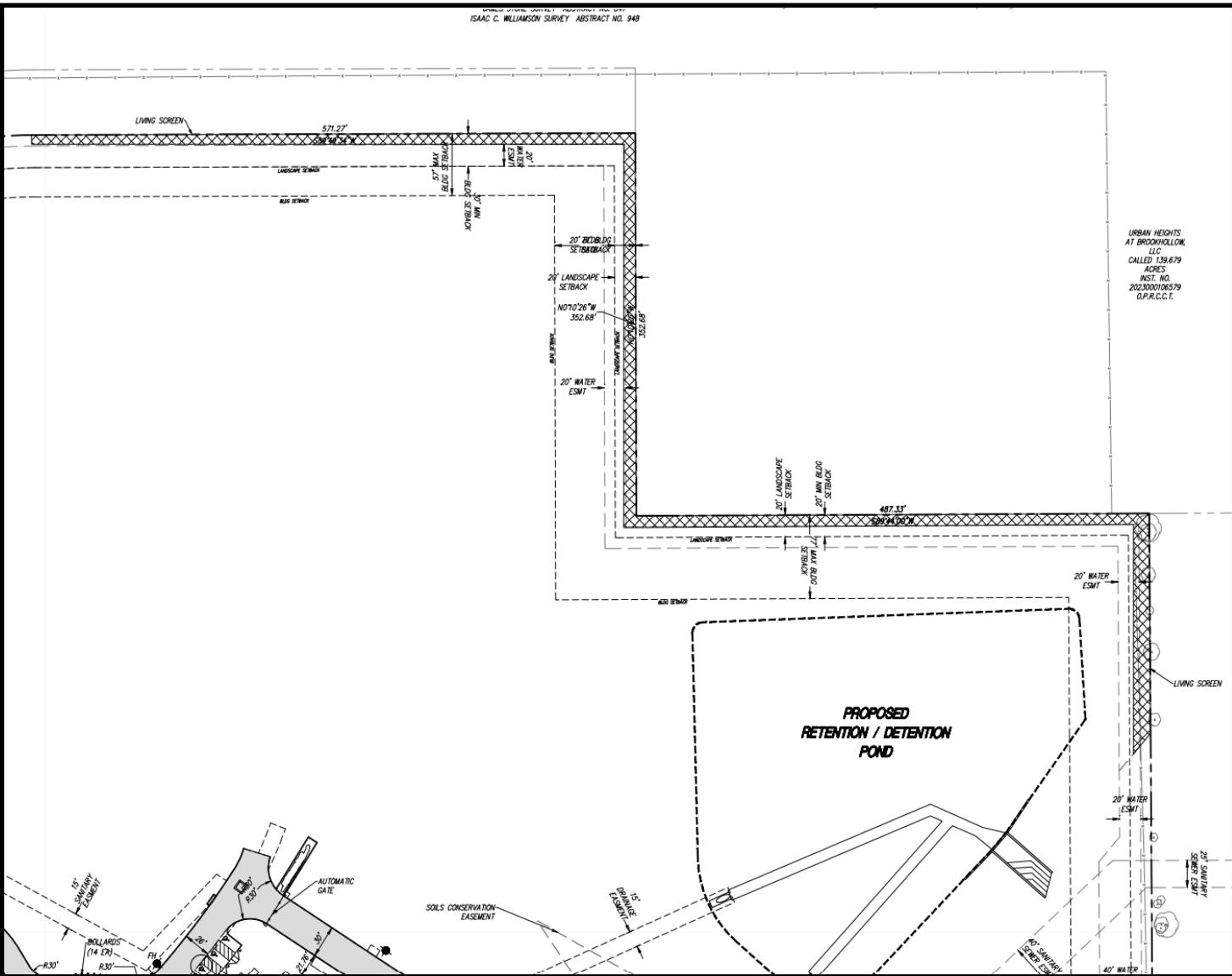
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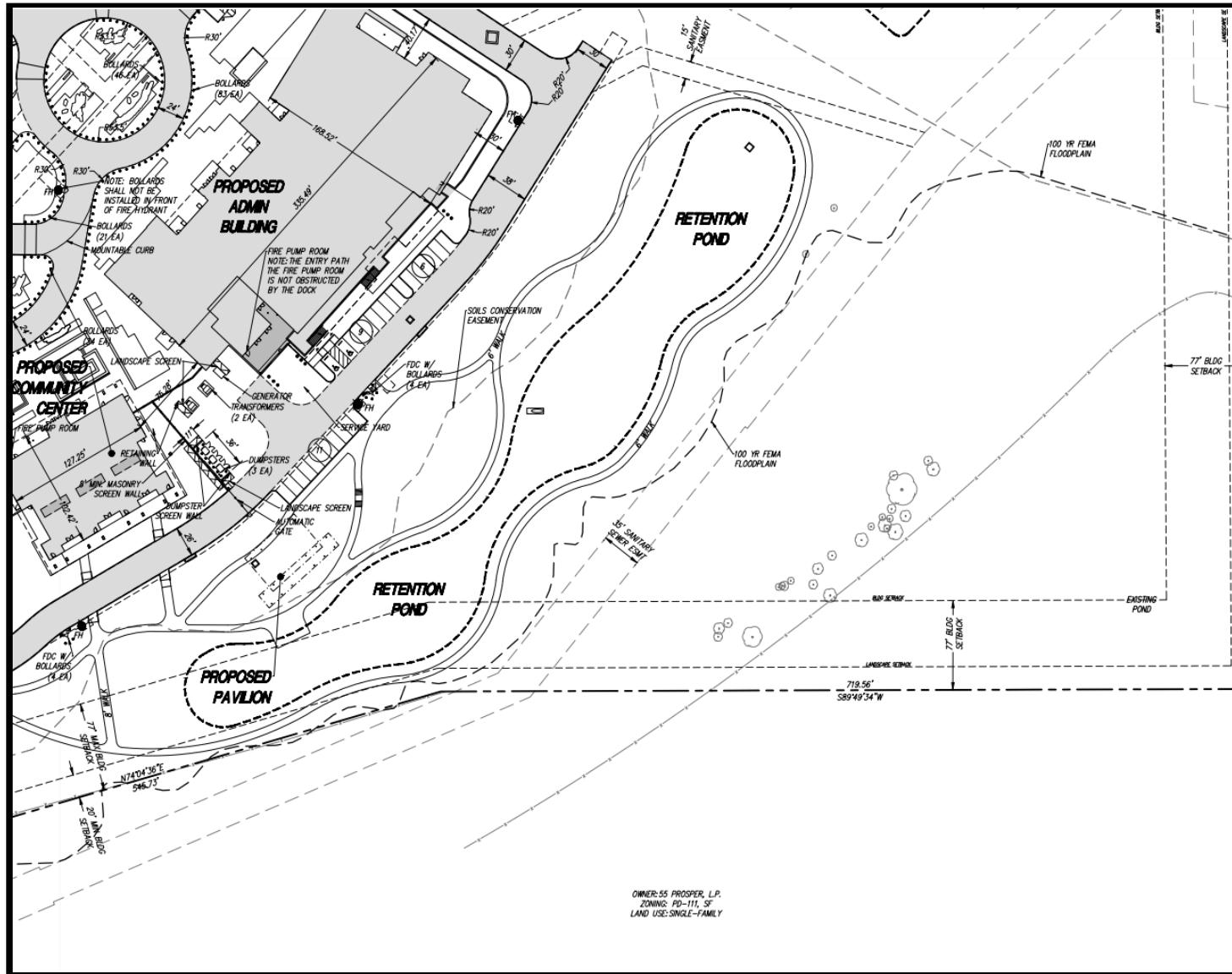
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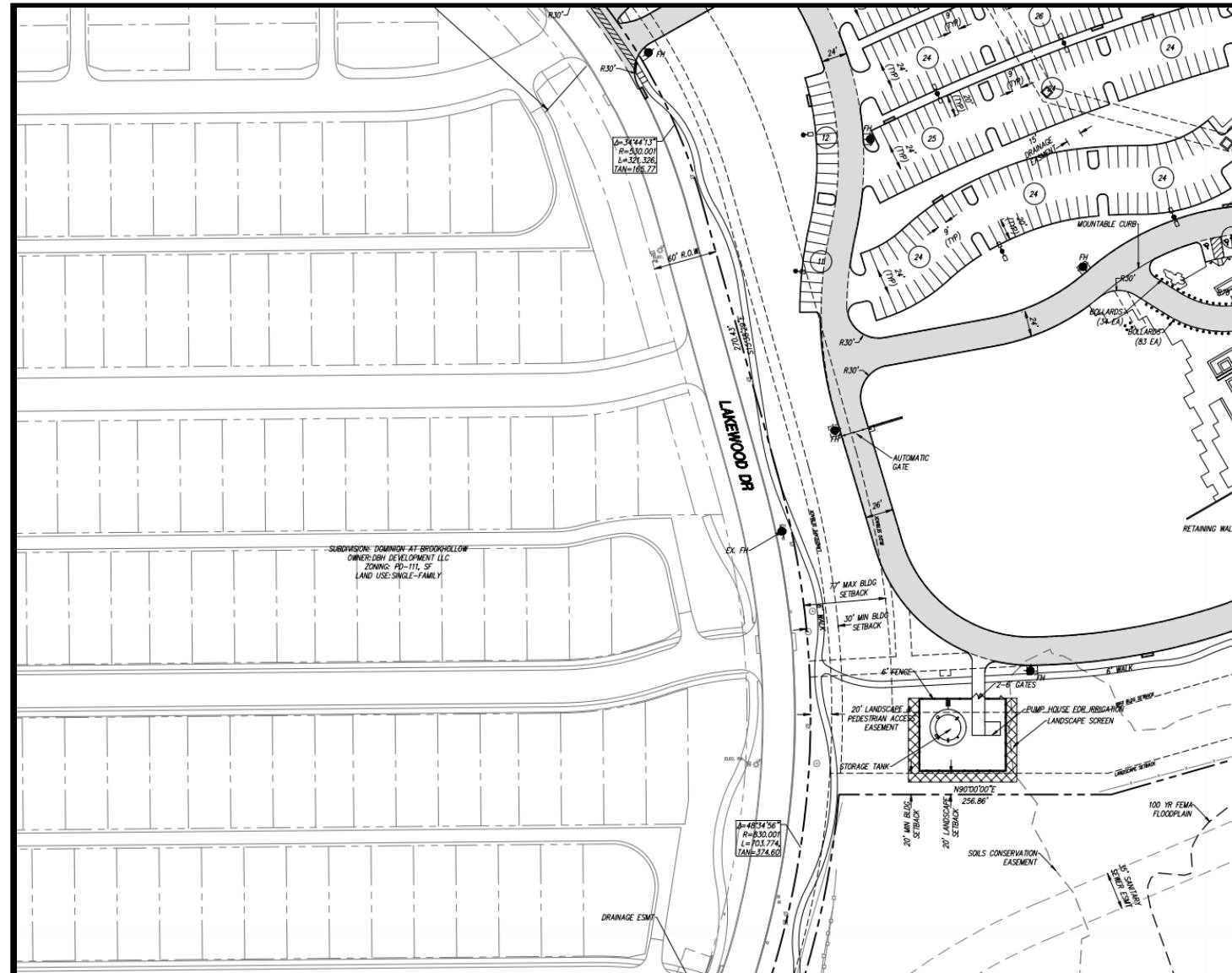


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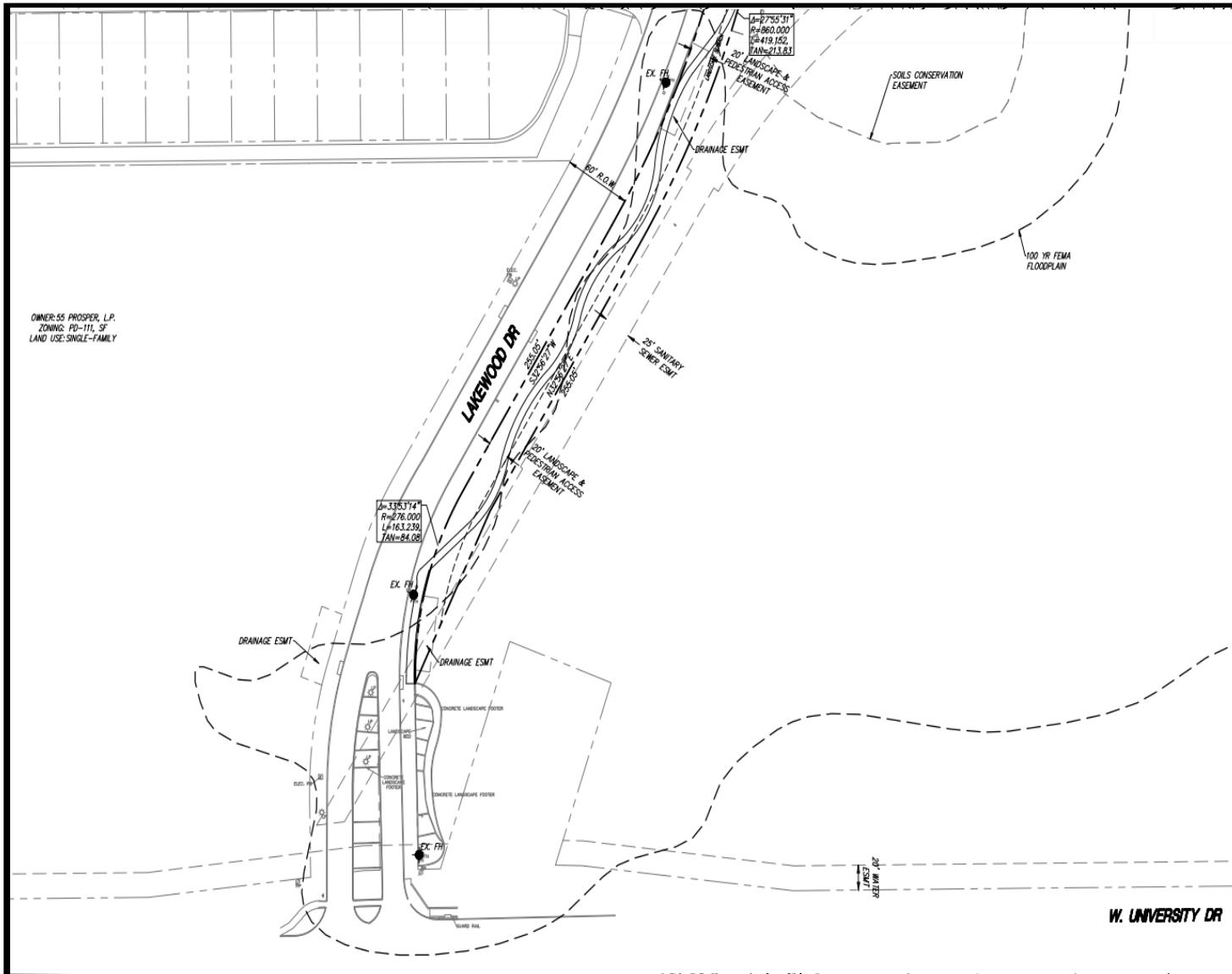


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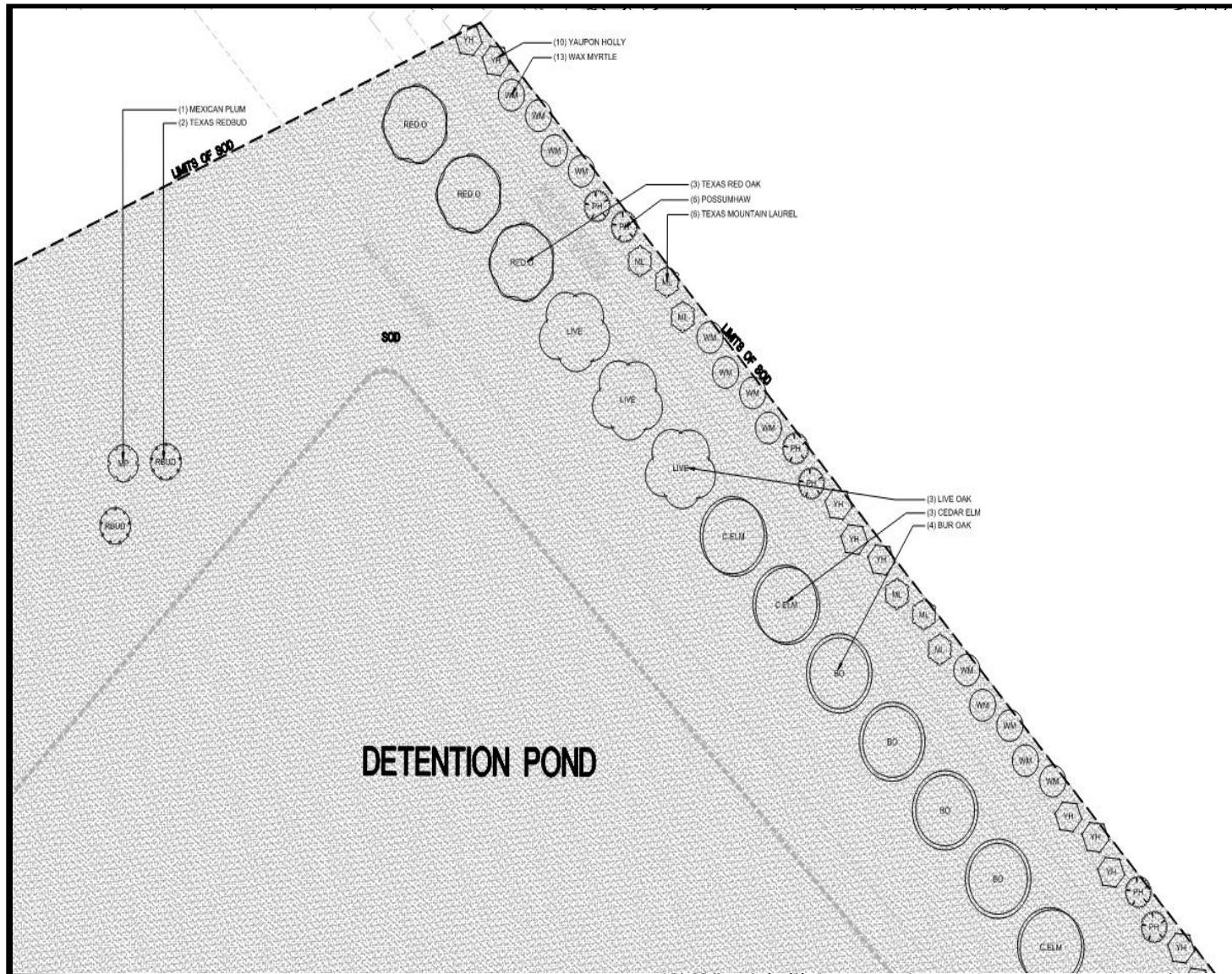


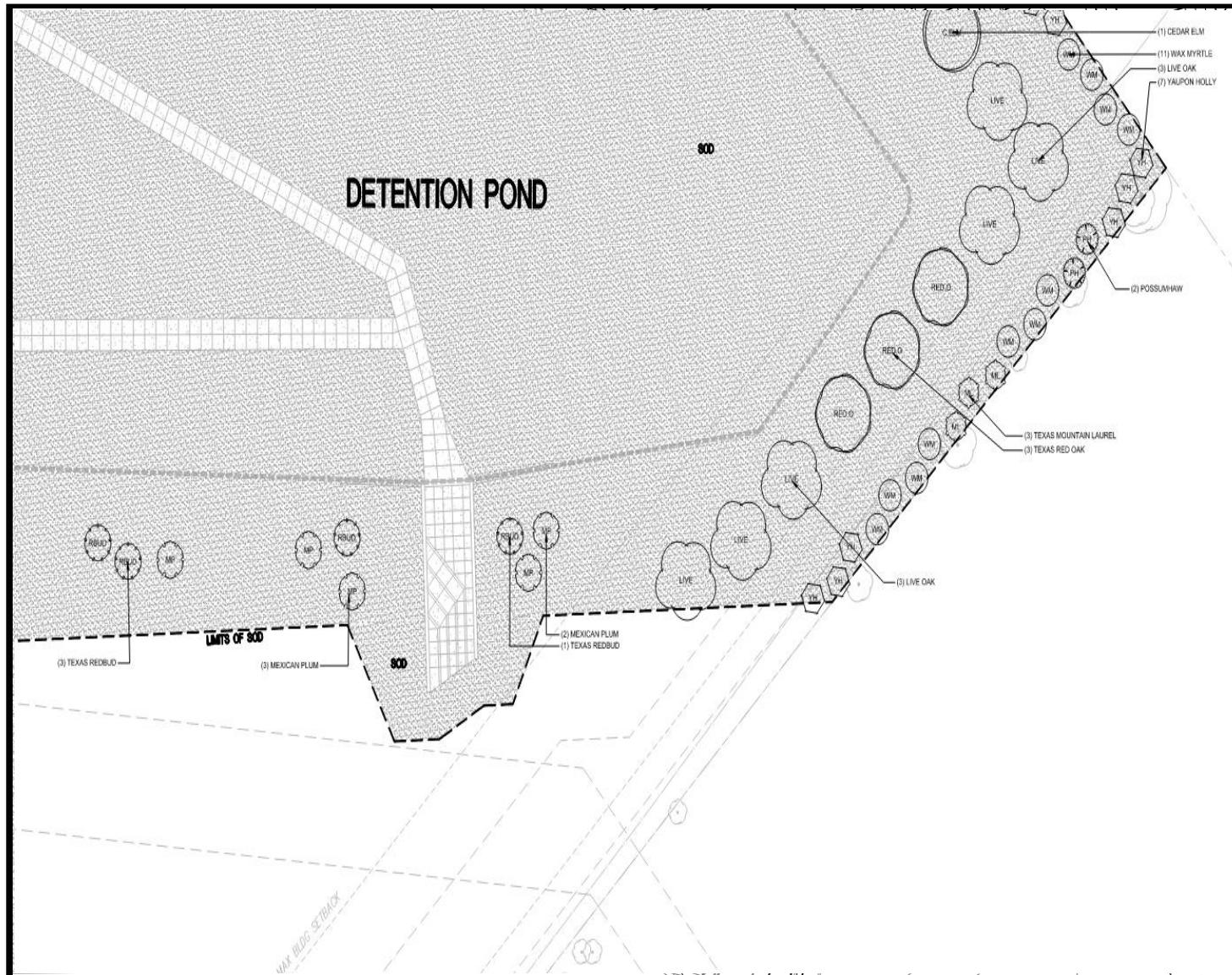
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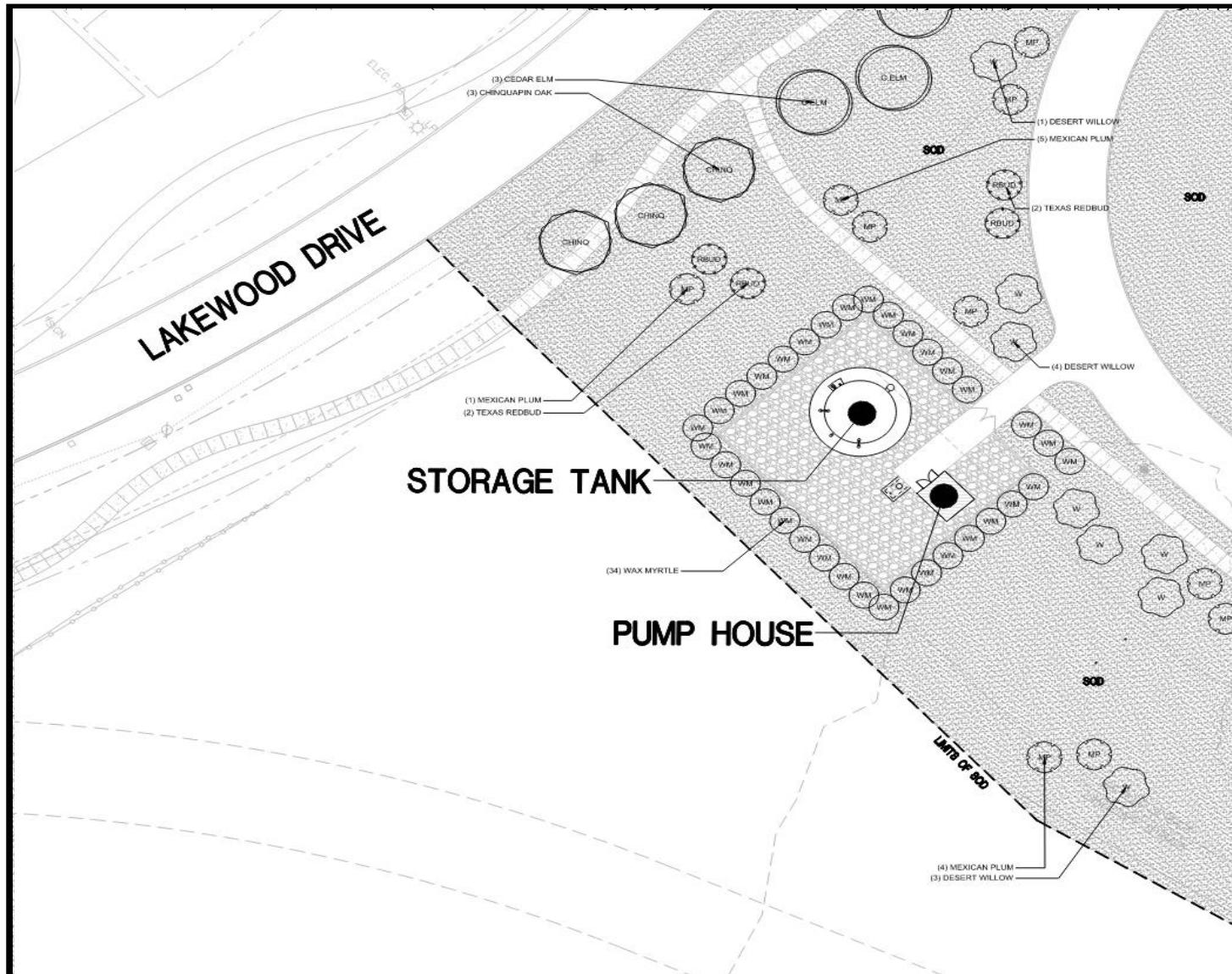
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Citizen Comments



Regular Agenda

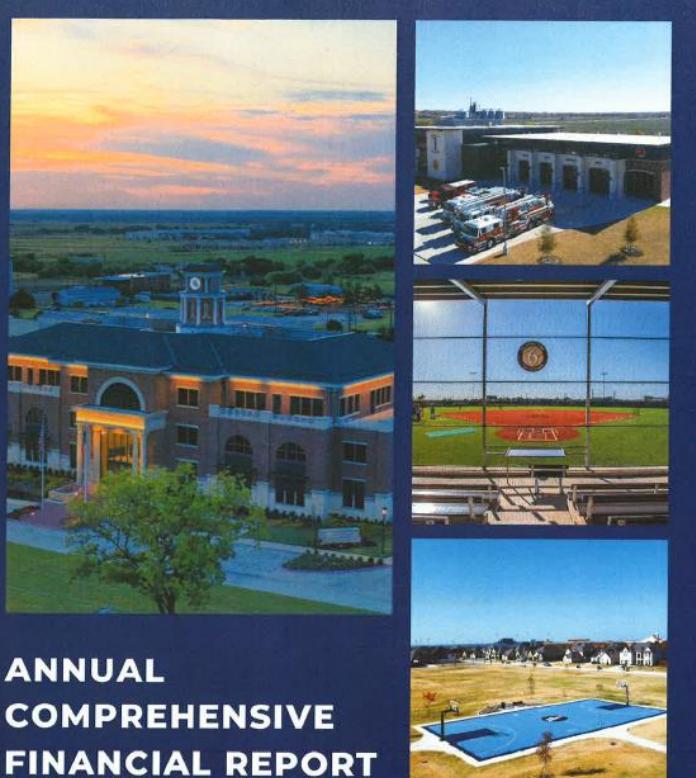
Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened.

Agenda Item 9.

Consider and act upon a resolution accepting the Independent Audit Report, Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2024, and Single Audit Report Related to Grant Activities Under Uniform Guidance, as audited by Weaver and Tidwell LLP, Certified Public Accountants. (RBS)



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**ANNUAL
COMPREHENSIVE
FINANCIAL REPORT**

FOR FISCAL YEAR ENDED
SEPTEMBER 30, 2024
PROSPER, TEXAS

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Town of Prosper

FY 2024 Annual Comprehensive Financial Report

Sections of the ACFR

- Three Sections to the ACFR
 - Introductory
 - Financial
 - Statistical

Introductory

- GFOA & Certificate checklist are primary authoritative source
- Contains:
 - Transmittal Letter-not as limited as M D & A and includes information on Financial Condition
 - GFOA Certificate of Achievement from Previous Year
 - Organization Chart
 - Elected Officials

Financial

- Largest of the sections and contain both audited and unaudited financial information
- Authoritative sources GASB and AICPA
- Contains
 - Management Discussion & Analysis (M D & A) (unaudited)
 - Audit Opinion
 - Basic Financial Statements including notes (audited)
 - Required Supplementary Information (unaudited)
 - Combining and budgetary fund statements (limited audit assurance)

Management Discussion and Analysis

- Only section of the report that provides comparative amounts from previous year.
- Must be objective and free of hype-GASB version modeled after the SEC version used for public companies
- Continued effort to enhance and better explain key events during the year.
- Continued impact and volatility caused by developer contributions. Last year we discussed that they had declined slightly from the previous year. This year, they are back up and actually higher than 2022 levels.
- Nature of Capital Assets-commitment to maintain:
 - Rapid growth means everything likely to wear out at about the same time
 - That “same time” is typically when growth has stopped and revenue growth has slowed.
- Higher level of volatility for W & S Revenues vs. Expenses that are impacted by minimum payments contained in contracts with regional suppliers.

Statistical

- Authoritative Source GFOA and GASB
- Ten-Year trend Data (unaudited)
- Nineteen Tables broken into the following categories:
 - Financial Trends
 - Revenue Capacity
 - Debt Capacity
 - Demographic and Economic Information
 - Operating Information
- Deals more with “Financial Condition” than any other section
- Two new Tables for this year are principal water customers and W & S Revenue Bond Coverage

Finance Sub-Committee Discussion

- Finance Sub-Committee met Monday, March 24th and
 - Received Staff overview of the Annual Comprehensive Financial Report (ACFR) including highlighting specific areas of the report and items that will need to be addressed as part of the upcoming budget process. Overall financial position of the Town is good.
 - Received reports from the Town's external auditors Weaver LLC. Regarding the unmodified (clean) audit opinion and related Single Audit (grant compliance) Reports
 - Met alone with the auditors for open discussion of any problems or issues the committee should be aware of.
 - Voted to recommend approval of the attached ACFR.

Milestones Reached This Year

- Financial Statements were prepared primarily with in-house staff for the first time in the Town's history.
- Water & Sewer Revenue Bonds were issued for the first time.
- A comprehensive bond rating book was prepared with on-site bond rating visit. Fitch gave the Town a AA+ with positive outlook indicating that an upgrade to AAA could be close.
- Tyler Munis went live October 1st with a new chart of accounts that will promote better management information.
- FY 2025 Budget process went very smoothly and without controversy.
- Planning for the 2025 Bond Election was begun.

Conclusions

- ACFR demonstrates compliance with Town policies
 - While we have generally come back into compliance regarding charter requirement on monthly financial statements, monthly statements were paused to allow staff to focus on year-end closing and will be resumed following tonight's approval of the ACFR.
- Large Developer Contributions will continue for the near-term increasing Net Position
 - This significant Infrastructure represents a huge commitment to maintain that we should begin planning for now:
 - Dedicating some Solid Waste Franchise to street maintenance
 - Designating a portion of Capital Dedicated for street maintenance
- Operating loss in the Stormwater fund and need to raise rates.
- Health Fund will be watched carefully with proposed solutions during budget.

Staff Recommendation

- Approval of the attached Resolution accepting the FY 2024 Annual Comprehensive Financial Report (ACFR) and related audit opinion and reports.

Agenda Item 10.

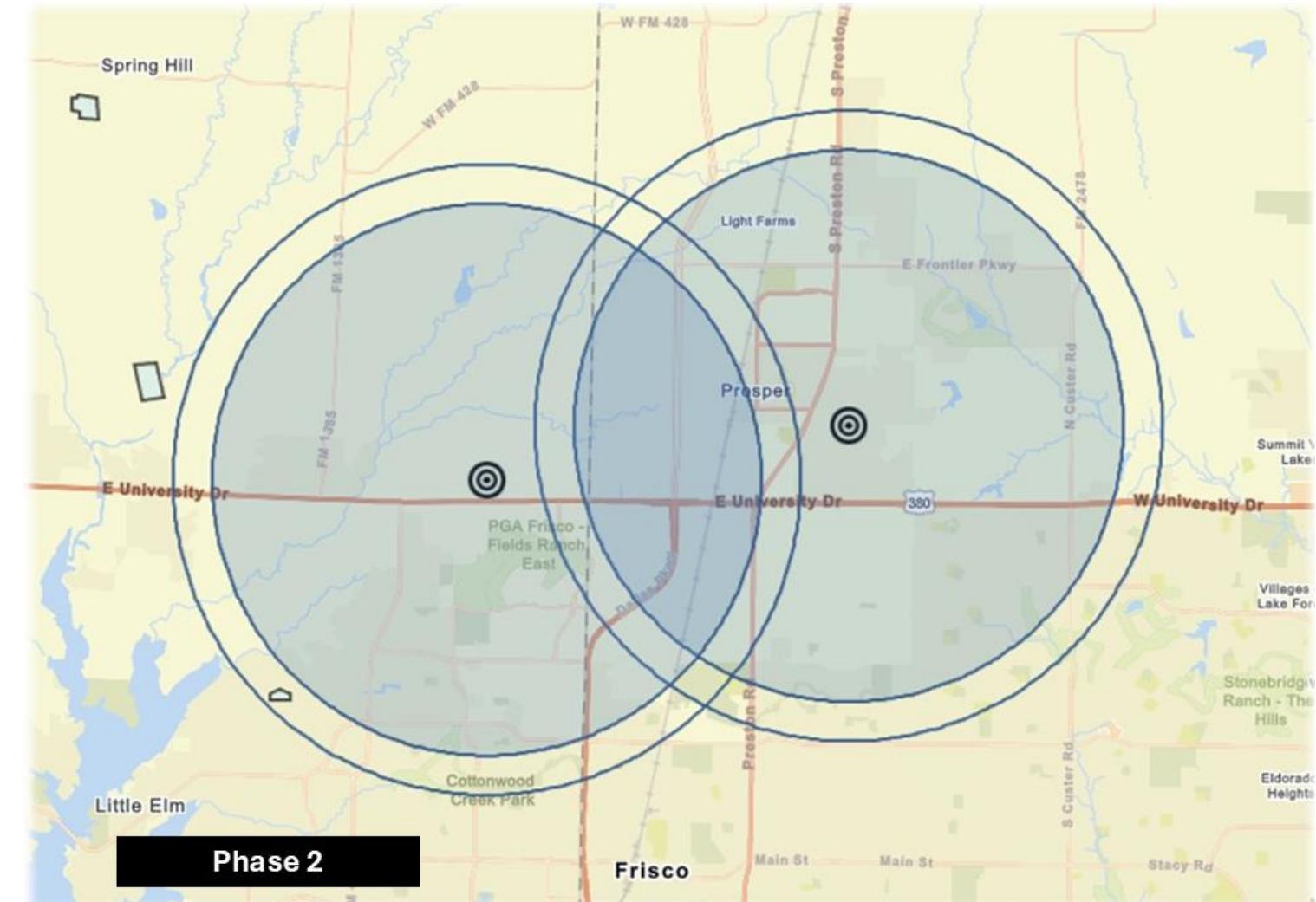
Consider and act upon authoring the Town Manager to execute an agreement for additional equipment and services from Flock Inc. to include the expansion of the Drone as First Responder (DFR) program for \$307,133. (DK)

Project Horizon

Elevating Crime Fighting & Fiscal Responsibility Through Long Term
Strategic Planning and a Comprehensive Forward Thinking Business Model

Drone as a First Responder (DFR)

- TOP - first to launch in North Texas
- Phase 1 scheduled to be operational in April 2025
 - Grant funded*
 - 1 DFR
 - Requires visual observers
 - Limited coverage
 - limited flight time
- Phase 2 can be operational within approximately 4-months upon approval
 - Grant funded*
 - 2 DFRS
 - Ground Based Radar
 - 100% on target coverage
 - 24-hour flight time



* Motor Vehicle Crime Prevention Authority (MVCRA) 80/20 split

Flight Time

- 55 minutes average flight time per battery
- Less than 2 minutes to change battery
- Flies at a steady 55 MPH while in transit
 - Contingent on weather Conditions

Deconfliction

- Drone Technology
 - Automatic Dependent Surveillance Broadcast (ADS-B)
 - Transmitting and monitoring via onboard sensors
- TOP's proximity to DFW allows for greater assurance that nearby aircraft are radiating ADS-B

Ground Based Radar

- Total air awareness
- 400 Ft flight ceiling
- Quieter, less noticeable, greater visibility

The DFR Impact

Operations

- Improved response times
 - As fast as 90 seconds depending on the location
- Realtime information streamed to responding officers – via computer or mobile device
 - Increases apprehensions and recovery of stolen vehicles
- Integrated with the Flock OS Elite Real Time Crime Center (RTCC)
- Leverages Flock's ALPR technology
 - Maximizes real-time routing
- Applicable and effective for all lines of business within TOP's public safety sectors – Police, Fire, and Emergency Management

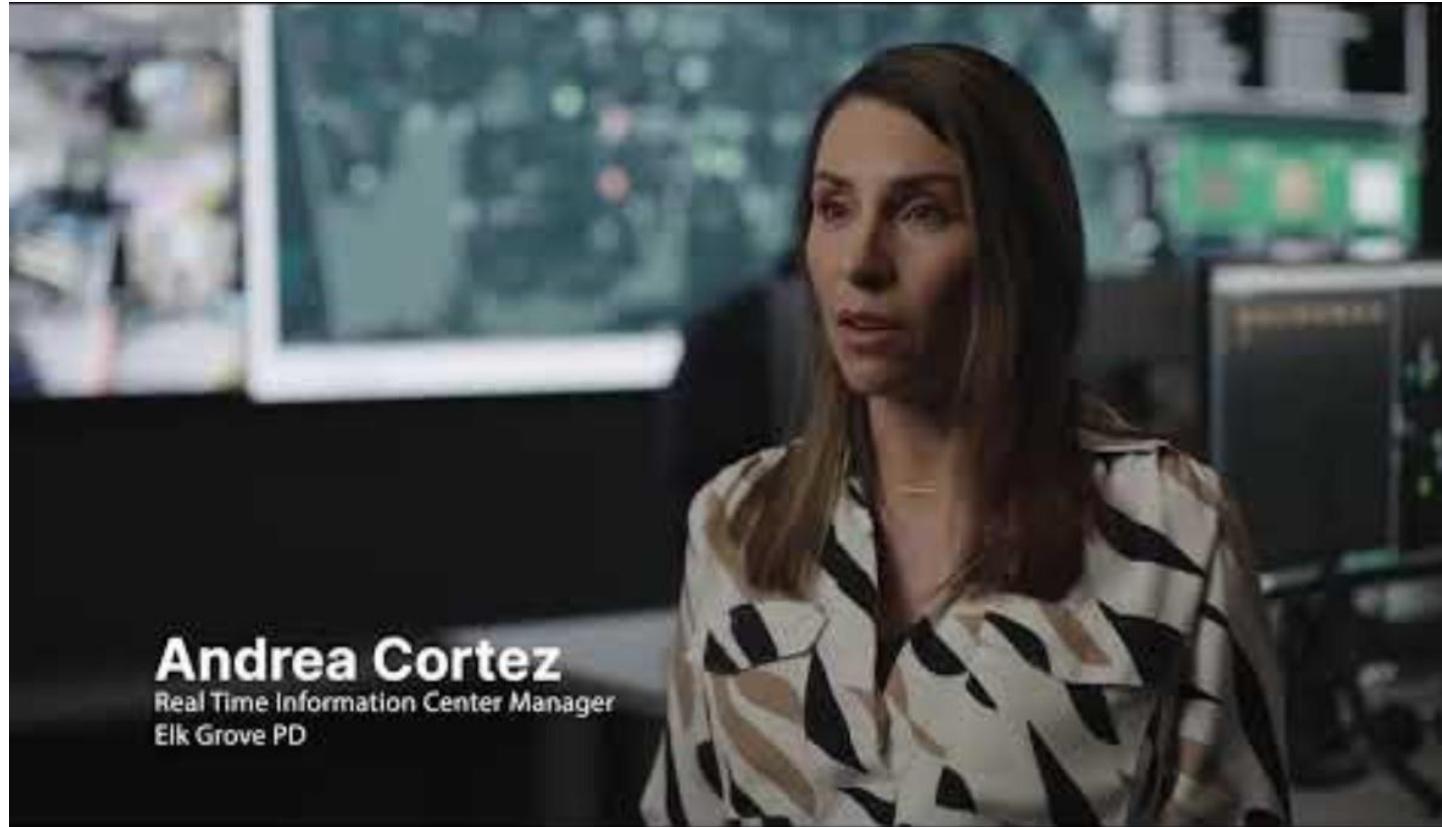
Staffing

- 1 DFR fully operational 24-hours a day is the equivalent of four (4) Police Officers
- 2 DFRs fully operational 24-hours a day is the equivalent of eight (8) Police officers

	2025	2026
Population Estimates By Year	45,582	48,772
Operations: Total Employees	76	82
Operations: Total Employees Per 10,000	19.74	19.52
Total Sworn Personnel	67	69
Drone First Responder (DFR) Impact	0	0
Sworn per 1000 population	1.47	1.41

Total Sworn/population*1000

EXAMPLE



Q&A

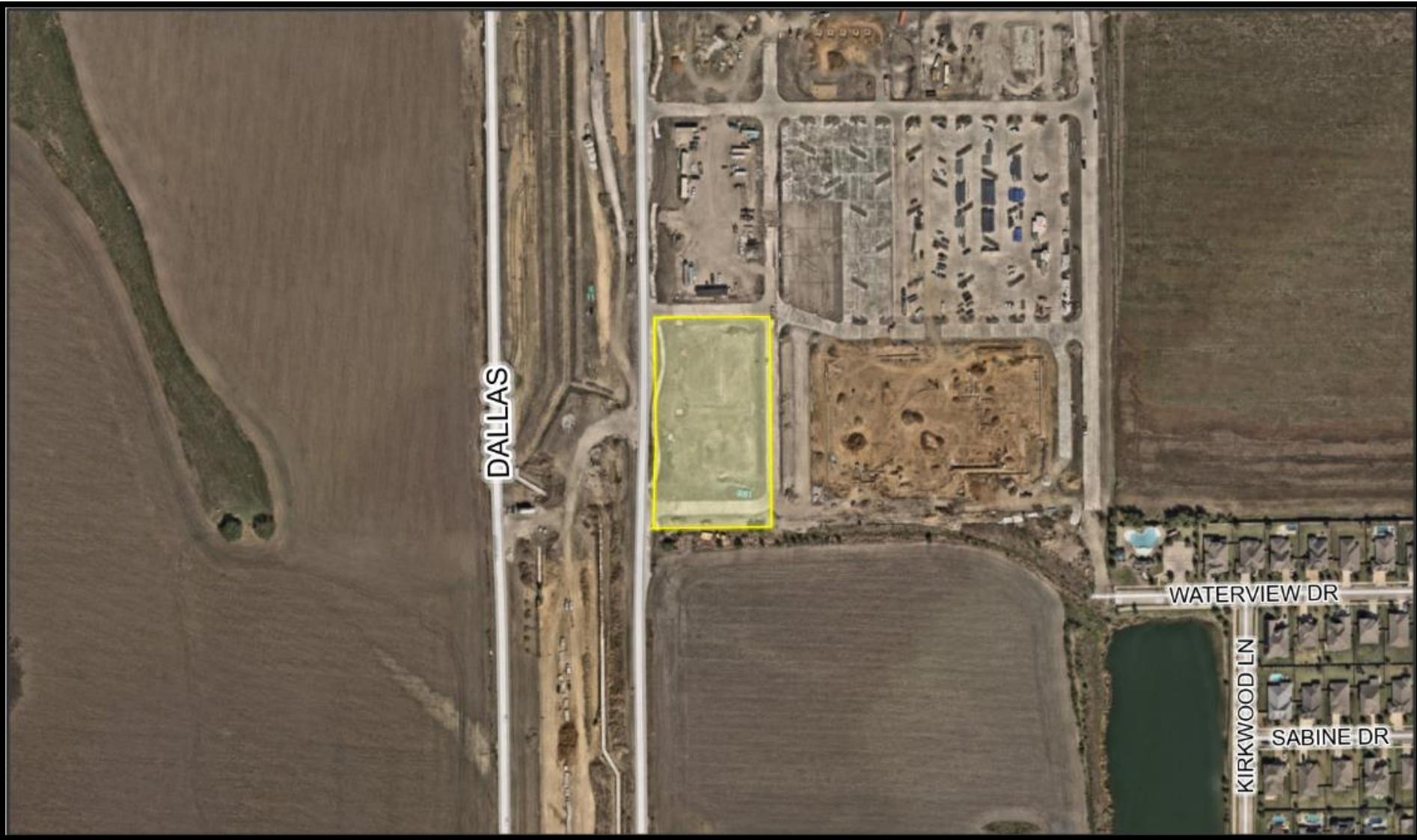
Agenda Item 11.

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Drive-Through Restaurant on Frontier Retail Center Revised, Block A, Lots 1-2, on $2.8\pm$ acres, located on the east side of Dallas Parkway and $800\pm$ feet south of Frontier Parkway. (ZONE-24-0021) (DH)

Proposal

Purpose:

- Obtain a Specific Use Permit for a Drive-Through Restaurant
 - Drive-Through Restaurant (5,385 SF) with Patio (437 SF)



Surrounding Zoning

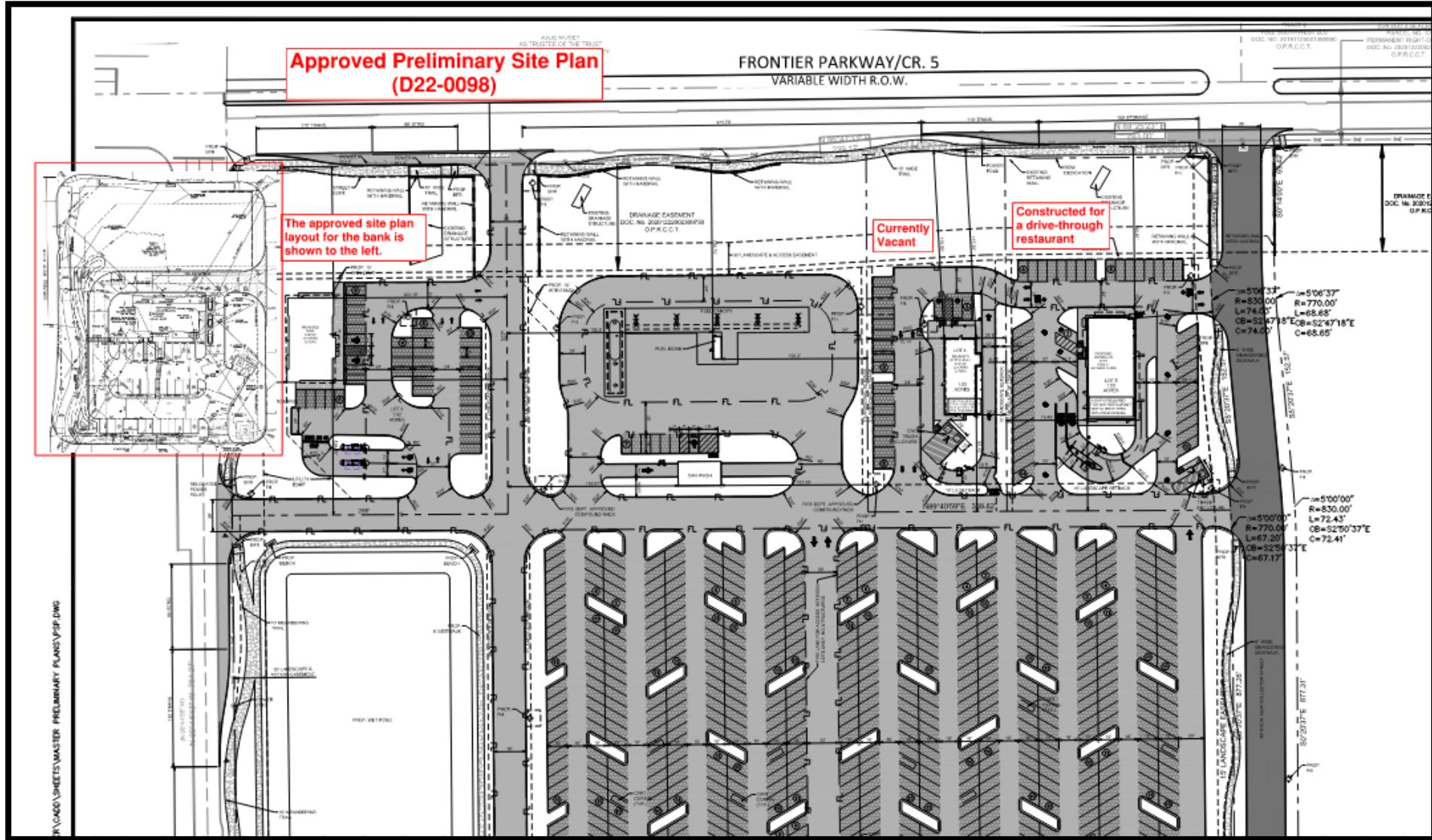
	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-69	Vacant	Dallas North Tollway District
North	Planned Development-69	Vacant	Dallas North Tollway District
East	Planned Development-69	HEB	Dallas North Tollway District
South	Commercial Corridor	Vacant	Dallas North Tollway District
West	Commercial	Vacant	Dallas North Tollway District

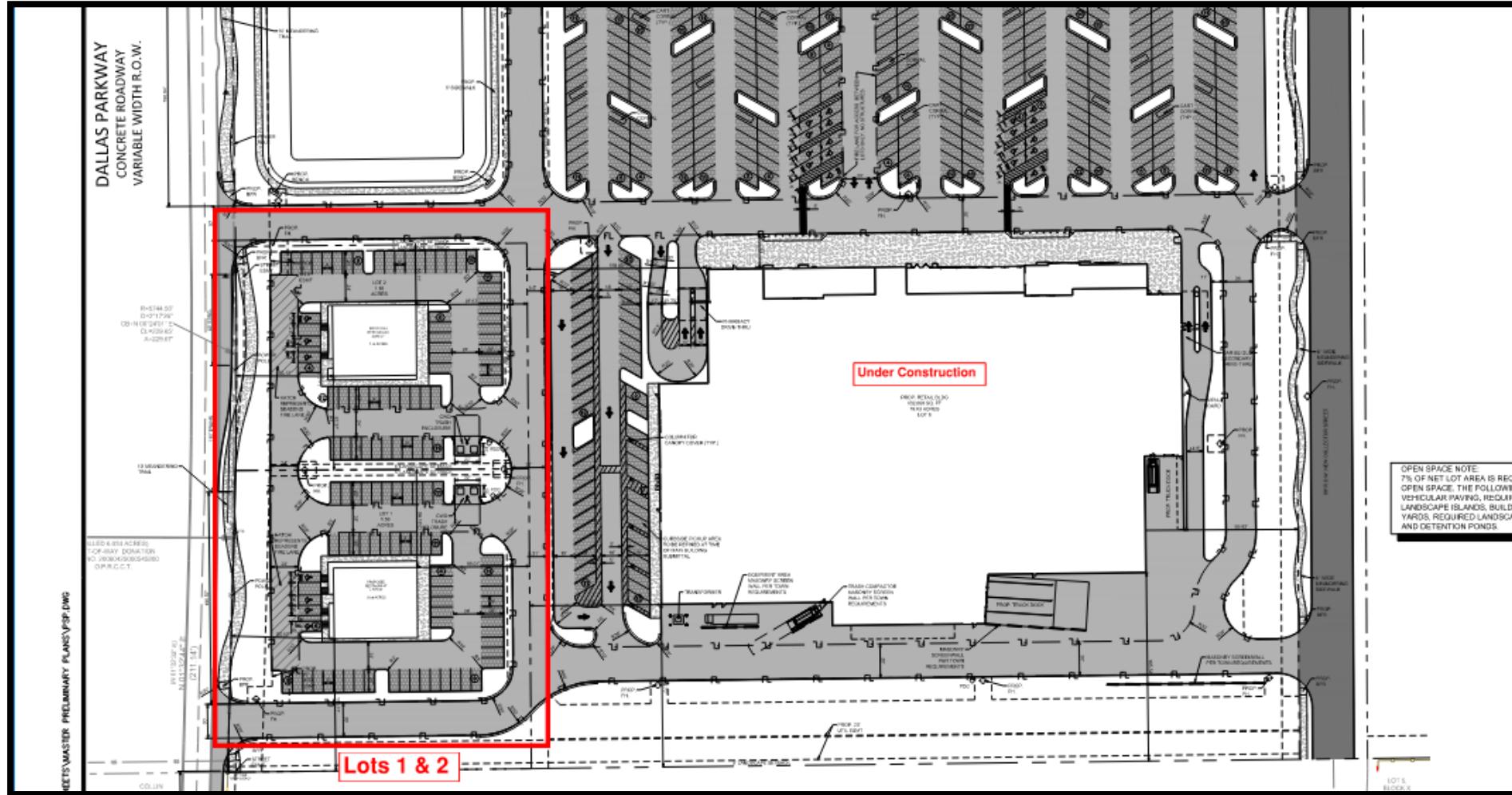


History

Planned Development-69 (Tract 1):

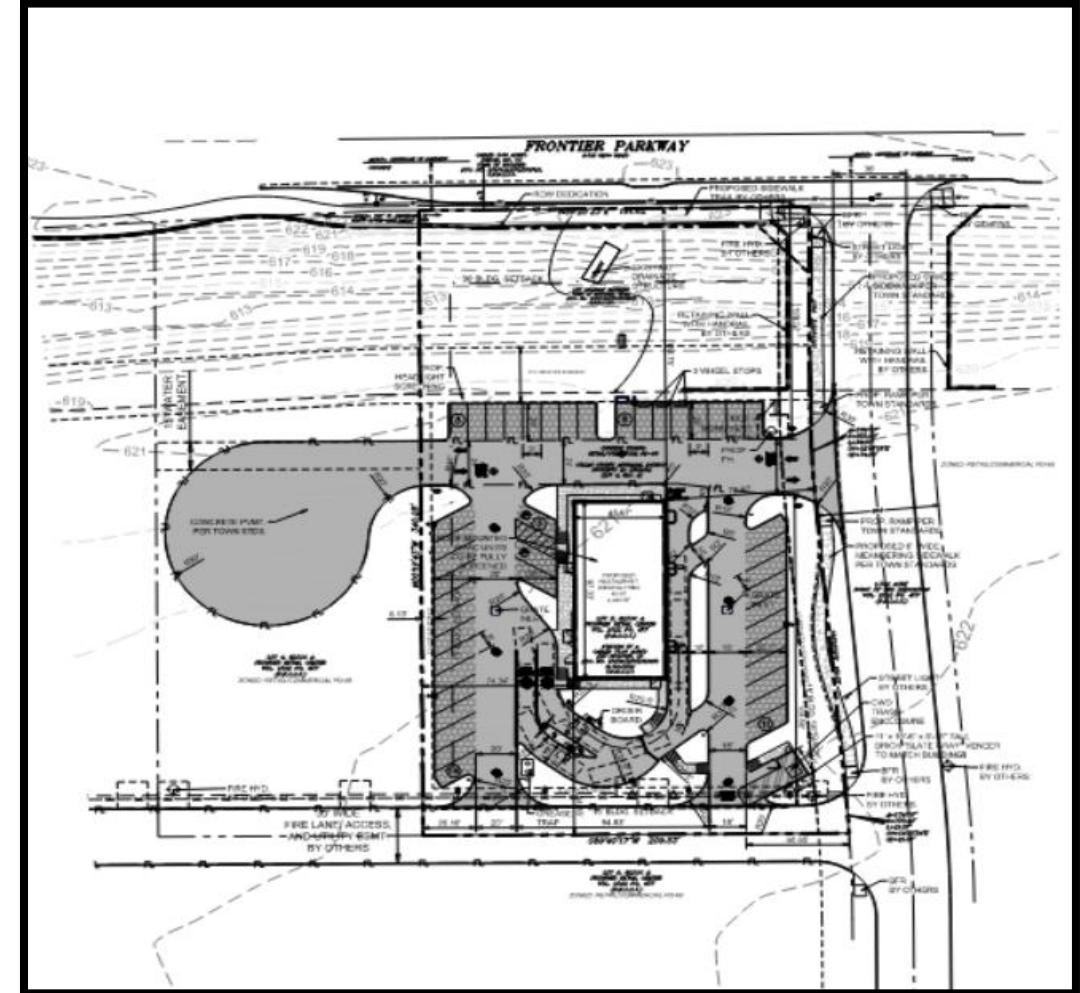
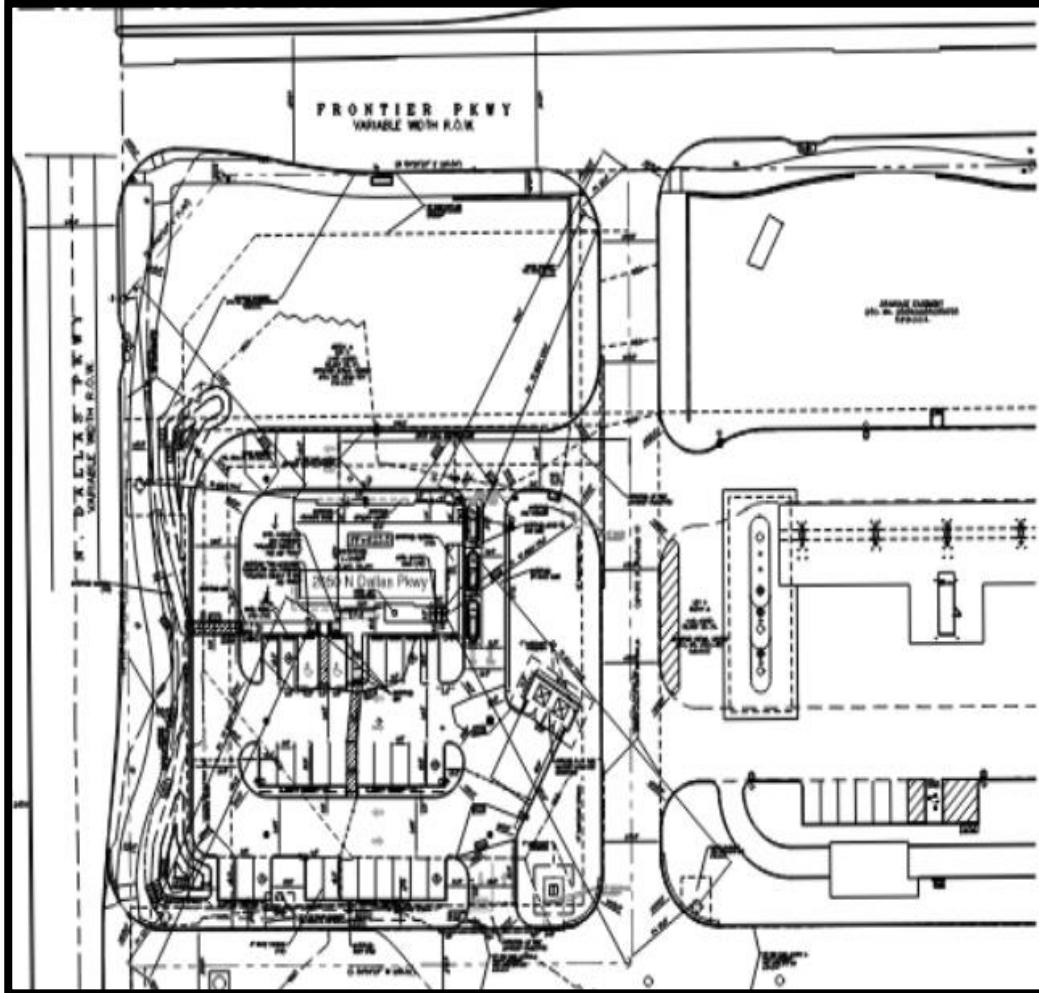
- Preliminary Site Plan (D22-0098) for Tract 1 approved on June 6, 2023.
 - Two standalone restaurants shown on Lots 1-2.
- Multiple Site Plans approved in Tract 1.
 - Chase Bank (DEVAPP-24-0123)
 - HEB (DEVAPP-23-0182)
 - McDonald's (DEVAPP-23-0202)







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Drive-Through Standards

Comprehensive Plan:

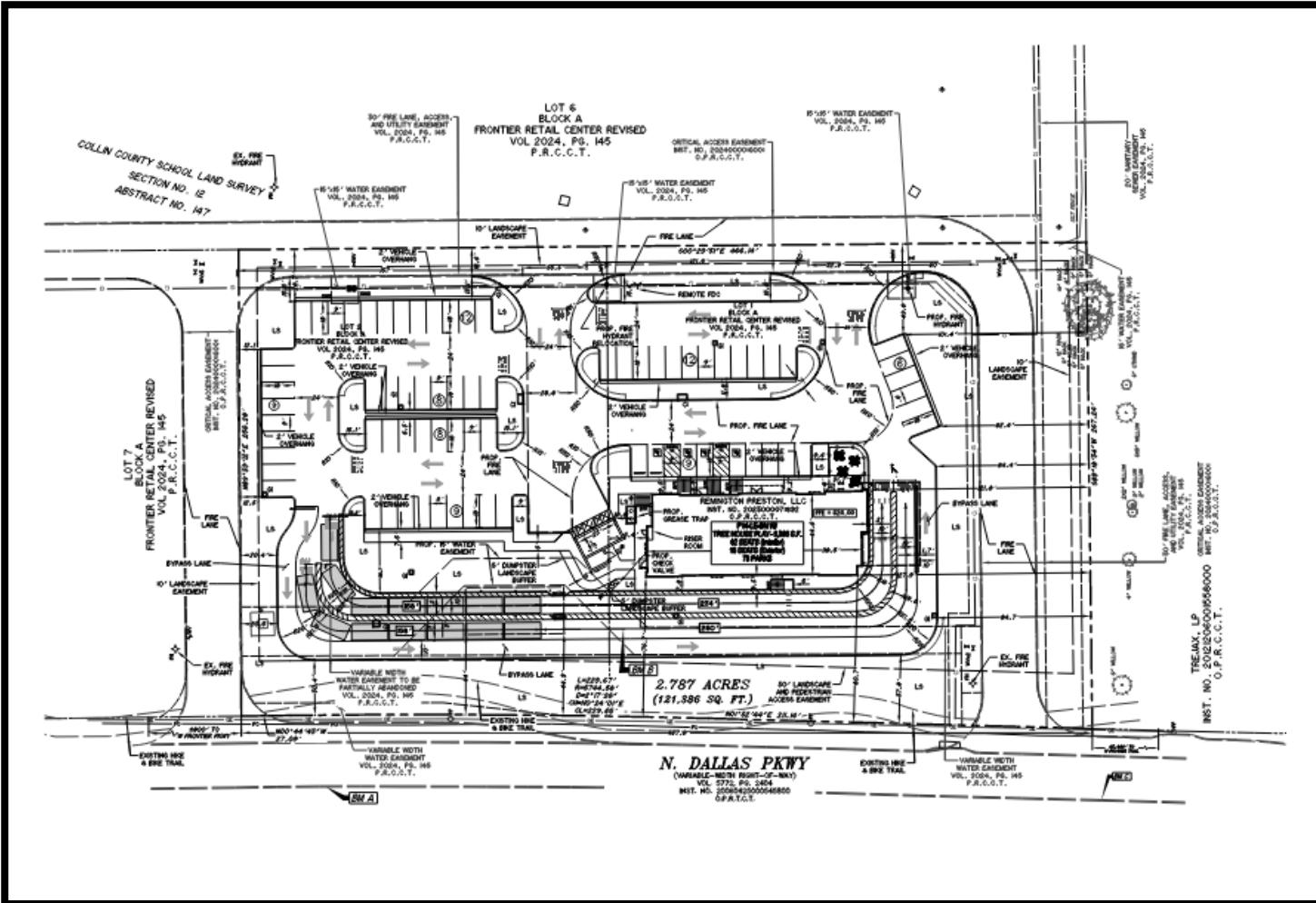
- Recommended revising development regulations pertaining to drive-throughs.

Ordinance Amendments:

- Amendments to design criteria for drive-throughs adopted by Town Council on January 9, 2024.
 - Included prohibiting stacking/drive-through lanes between a building and adjacent right-of-way.

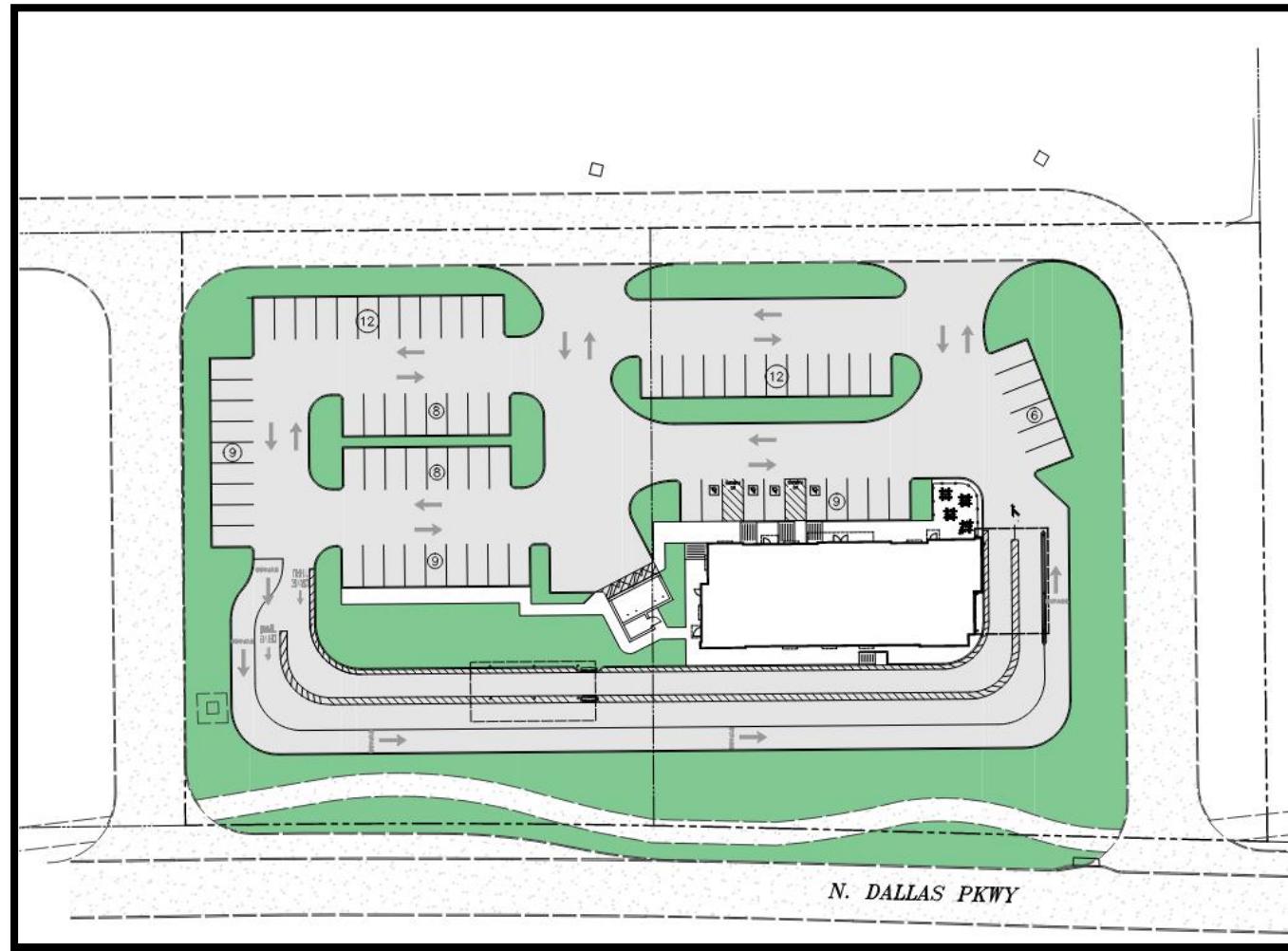


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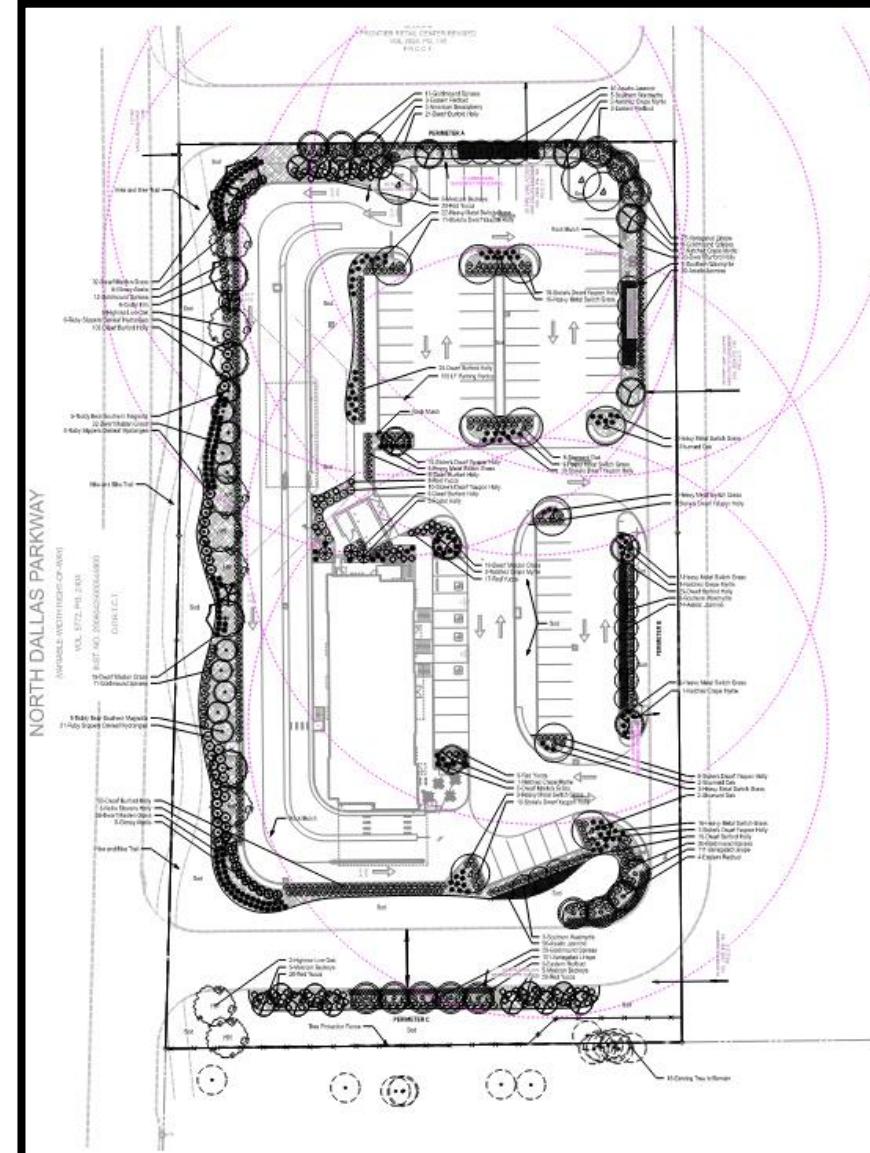
Applicant Request

Specific Use Permit Request:

- Allowance for stacking/drive-through lanes between building and adjacent right-of-way.



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Specific Use Permit Requests

Criteria:

- Is the use harmonious and compatible with its surrounding existing uses or proposed uses?
- Are the activities requested by the applicant normally associated with the requested uses?
- Is the nature of the use reasonable?
- Has any impact on the surrounding area been mitigated?

Noticing

Notices:

- Friday, February 21st

Citizen Response:

- None

Recommendation

Town Staff:

- Denial

Planning & Zoning Commission:

- Approval (7-0) subject to landscaping along Dallas Parkway matching landscape rendering.

Chick-fil-A North Dallas Pkwy & Frontier Pkwy

Town of Prosper Town Council

**ZONE-24-0021
3/25/2025**



SITE LOCATION

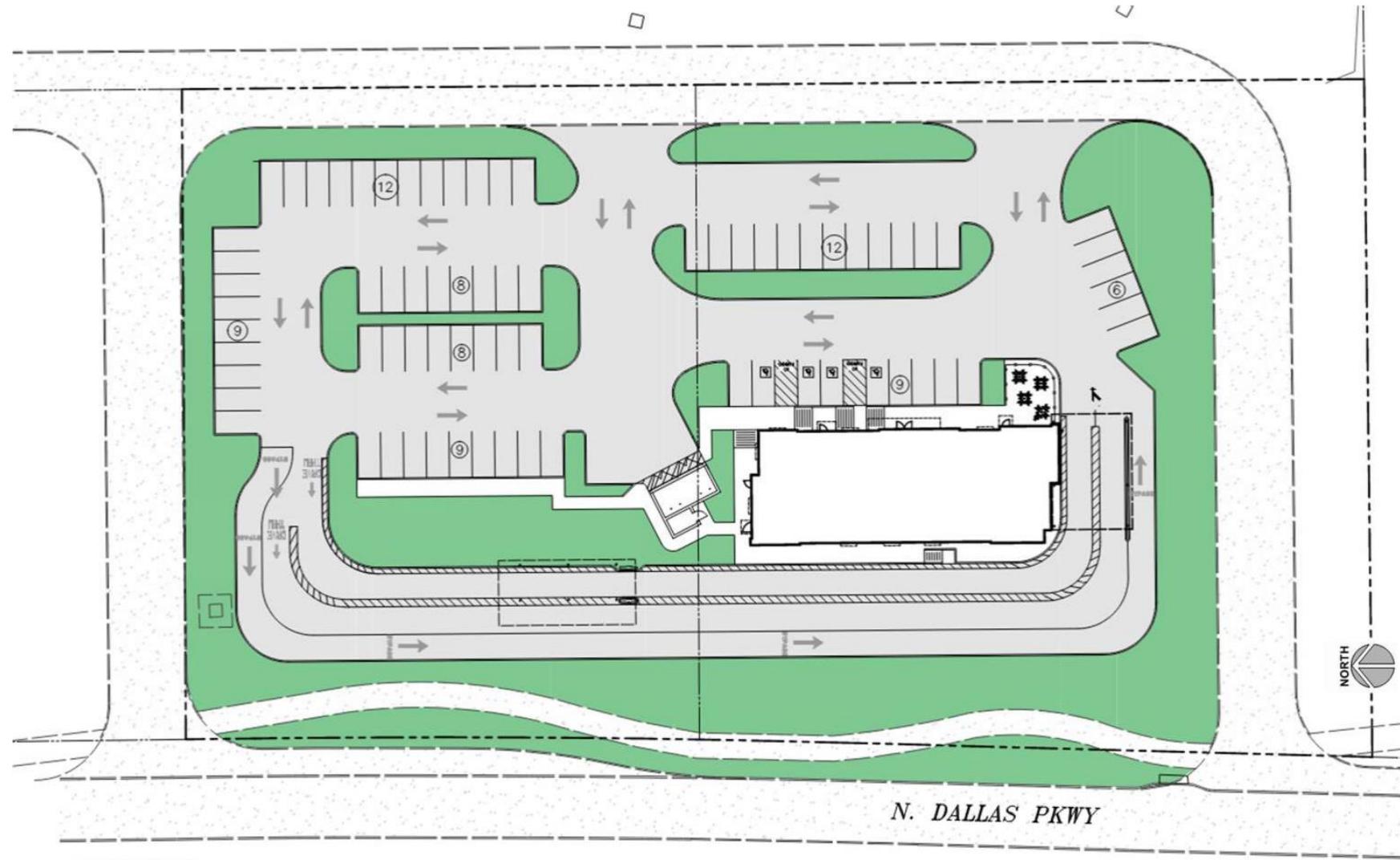
Chick-fil-A
Town of Prosper
ZONE-24-0021
North Dallas Pkwy & Frontier Pkwy
Town Council



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SITE PLAN

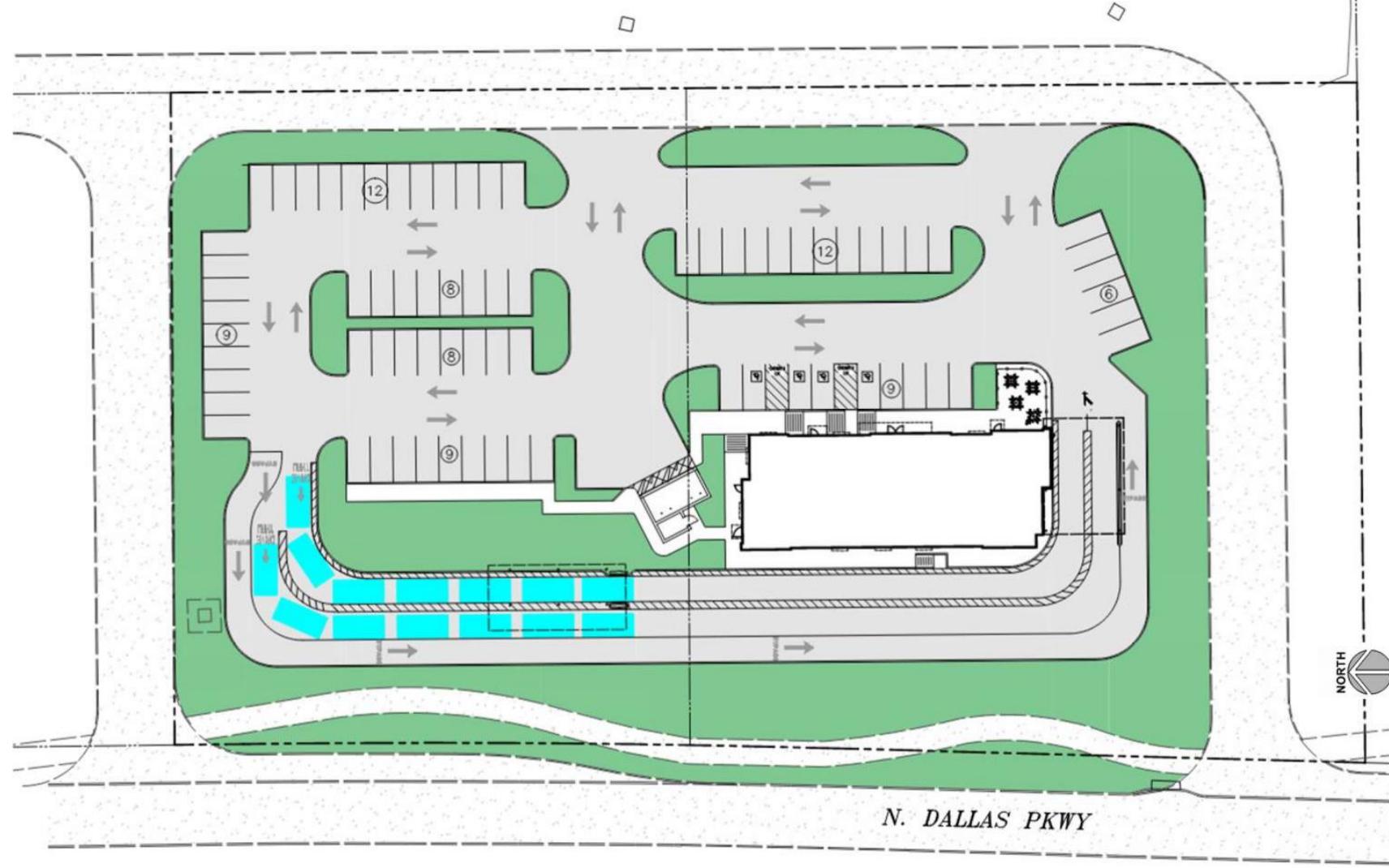
Chick-fil-A
Town of Prosper
ZONE-24-0021
North Dallas Pkwy & Frontier Pkwy
Town Council



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SITE PLAN

Chick-fil-A
Town of Prosper
ZONE-24-0021
North Dallas Pkwy & Frontier Pkwy
Town Council



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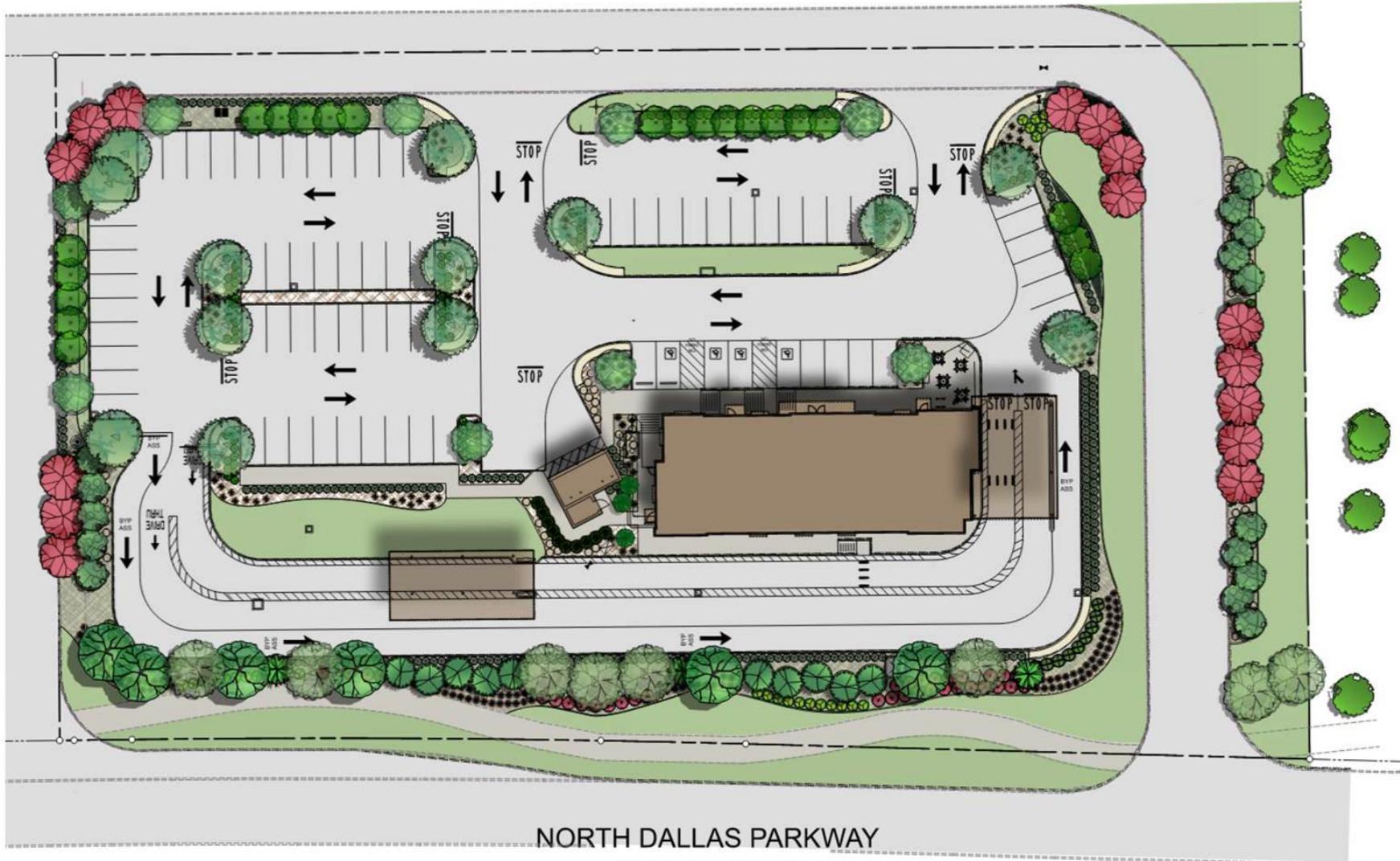
BUILDING FAÇADE

Chick-fil-A
Town of Prosper
ZONE-24-0021
North Dallas Pkwy & Frontier Pkwy
Town Council



LANDSCAPE PLAN

Chick-fil-A
Town of Prosper
ZONE-24-0021
North Dallas Pkwy & Frontier Pkwy
Town Council



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LANDSCAPE RENDERING

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Town of Prosper
ZONE-24-0021
North Dallas Pkwy & Frontier Pkwy
Town Council



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Agenda Item 12.

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 the 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 code enforcement activities and substandard structures, law enforcement activities, and all matters incident and related thereto.

Section 551.074 - To discuss and consider personnel matters, including the annual evaluation of the Town Manager, Town Attorney, and the Municipal Judge, and all matters 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.