



MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, September 23, 2025

Call to Order/ Roll Call.

The meeting was called to order at 6:17 p.m.

Council Members Present:

Mayor David F. Bristol
Councilmember Marcus E. Ray
Councilmember Craig Andres
Councilmember Jeff Hodges
Councilmember Cameron Reeves

Council Members Absent:

Mayor Pro-Tem Amy Bartley
Deputy Mayor Pro-Tem Chris Kern

Staff Members Present:

Mario Canizares, Town Manager
Terry Welch, Town Attorney
Michelle Lewis Sirianni, Town Secretary
Bob Scott, Deputy Town Manager
Chuck Ewings, Assistant Town Manager
Robyn Battle, Executive Director
Hulon Webb, Director of Engineering
Carrie Jones, Public Works Director
Tony Luton, Human Resources Director
Larenz Taylor, Management Analyst
Dan Baker, Parks and Recreation Director
Kurt Beilharz, Assistant Parks and Recreation Director
Chris Landrum, Finance Director
Colin Ashby, Budget Officer & Grants Administrator
David Hoover, Development Services Director
Mary Branch, Health and Code Compliance Manager
Pam Clark, Business Systems Specialist
Suzanne Porter, Planning Manager
Dakari Hill, Senior Planner
Muya Mwangi, Help Desk Technician I
Todd Rice, Communications Director
Doug Kowalski, Police Chief
Tom Davis, Assistant Police Chief
Stuart Blasingame, Fire Chief

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

Pauline Henry with Methodist Medical Center led the invocation. The Pledge of Allegiance and the Pledge to the Texas Flag were recited.

Announcements of recent and upcoming events.

Councilmember Reeves made the following announcements:

Join us for “Celebrate Prosper” on Saturday, October 4 at Frontier Park from 4:00 to 8:00 p.m. This free family event is jam-packed with live entertainment, a friendly petting zoo and nonstop action in the Kid Zone with inflatables, face painting, balloon animals, and bubbles. There will also be more food trucks than ever. Stop by the Community Exhibits to meet local businesses and nonprofit organizations sharing information, resources and giveaways. For more information, visit www.prosper.tx.gov/specialevents.

National Night Out will be held on Tuesday, October 7 from 6 pm to 9 pm. Prosper PD, Prosper ISD PD, Prosper Fire Rescue, and First Responder Volunteers will be driving to neighborhoods that want to participate. Visit prosper.tx.gov for more information including how to register your neighborhood to host a block party.

The Prosper Chamber of Commerce is hosting their next Prosper Update on Thursday, October 9 from 11:30 am to 1:00 pm at the Children’s Health Stadium. Regarding a Q&A for the 2025 Bond Election. Citizens may register by visiting www.prosperchamber.com.

Join the Town for its annual Arbor Day Celebration on Friday, November 7, from 5:00 to 6:00 p.m. at Tanner’s Park. The Parks Operations staff will demonstrate proper planting techniques, plant care, and feeding. Learn more at www.prosper.tx.gov/specialevents.

The Prosper Veterans Day Honor Run will take place on Saturday, November 8 from 8 to 11 a.m. at Frontier Park, with a 10K, 5K and Fun Run. This family-friendly event welcomes participants of all ages and abilities. For more information including how to register, visit www.prosper.tx.gov/specialevents.

Presentations.

1. Proclamation declaring the month of October 2025 as National Breast Cancer Awareness month. (MLS)

Mayor Bristol read and presented a Proclamation to Natalie Tuman and members of the Tuman Foundation.

2. Proclamation declaring October 7, 2025, as National Night Out. (MLS)

Mayor Bristol read and presented a Proclamation to members of Prosper Police.

3. Legislative Update from State Representative Jared Patterson. (RB)

Mr. Patterson provided an update from the recent legislative session highlighting the budget, water, property tax relief, land purchases, and education funding. He noted the committees he currently serves on and encourage citizens to vote on the upcoming Constitutional Amendments on the November ballot.

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.

4. Consider and act upon the minutes of the September 16, 2025, Town Council Work Session meeting. (MLS)

5. Consider acceptance of the August monthly financial report for fiscal year 2025. (CL)

6. Consider and act upon Ordinance 2025-50 amending Section 6.03.003, "Regulation of Weeds, Rubbish, Brush, and Other Objectionable, Unsightly, or Unsanitary Matter," of Article 6.03, "Maintenance of Property, of Chapter 6, "Health and Sanitation," of the Town's Code of Ordinances allowing for the imposition of an Abatement Administrative Fee. (MB)
7. Consider and act upon authorizing the Town Manager to execute a five-year contract renewal for \$370,198 between the Town of Prosper and Tyler Technologies for the Enterprise Permitting and Licensing software. (LJ)
8. Consider and act upon authorizing the Town Manager to execute an agreement with Flock Group, Inc. for nineteen (19) Flock Safety License Plate Readers (LPR) and twelve (12) Solar Video Camera Pan, Tilt and Zoom (PTZ) in the amount of \$120,192.07 and Flock NOVA OSINT – Open-Source Intelligence in the amount of \$85,173. (DK)
9. Consider and act upon approving the purchase of water meters from Core & Main in the amount of \$927,550; and authorize the Town Manager to execute documents for the same. (CJ)
10. Consider and act upon approving a renewal for an existing Contract for Services with Wopac Construction, Inc. as the primary vendor and Cam-Crete Contracting, Inc., as the secondary vendor, for Miscellaneous Concrete Replacement Services in an amount not to exceed \$600,000 for FY 2025-2026. (CJ)
11. Consider and act upon authorizing the Town Manager to execute a Water Impact Fees Reimbursement Agreement between Shaddock-Creekside Prosper, LLC, and the Town of Prosper, Texas, related to the construction of a water line to serve the Creekside development. (HW)
12. Consider and act upon authorizing the Town Manager to execute a Thoroughfare Impact Fees Reimbursement Agreement between Shaddock-Creekside Prosper, LLC, and the Town of Prosper, Texas, related to the construction of Legacy Drive to serve the Creekside development. (HW)
13. Consider and act upon Ordinance 2025-51 to rezone 0.7± acre from Single Family-15 (SF-15) to Planned Development-133 (PD-133) on Collin County School Land Survey, Abstract 147, Tracts 39 and 177, located on the northwest corner of Lane Street and First Street. (ZONE-25-0001) (DGH)
14. Consider and act upon authorizing the Town Manager to execute a Development Agreement between Carrie Gappinger and the Town of Prosper relative to Collin County School Land Survey 12, Abstract 147, Tracts 39 and 177. (DEVAGRE-25-0004) (DGH)

Councilmember Ray requested to pull item 7.

Councilmember Hodges made a motion to approve consent agenda items 4 through 6, and 8 through 14. Councilmember Ray seconded the motion. Motion carried with a 5-0 vote.

Regarding item 7, Councilmember Ray asked if the Town had or could ask for a shorter-term duration on the agreement and requested 3% versus 5%. Ms. Clark noted that the Town negotiated a five-year agreement so that they would know the expenses over the

duration. She indicated the agreement renews in April. Therefore, can go back to renegotiate if the Council desires.

Councilmember Ray made a motion to postpone a five-year contract renewal for \$370,198 between the Town of Prosper and Tyler Technologies for the Enterprise Permitting and Licensing software. Councilmember Hodges seconded the motion. Motion carried with a 5-0 vote.

CITIZEN COMMENTS

Arsh Patel, 541 Travis Lane, invited the Council and staff to join the Dewali Celebration on October 21 in Irving.

Fred Costa, requested the Council to consider updating the Zoning Ordinances in regard to lights and properties being zoned from residential to commercial.

Items for Individual Consideration:

- 15. Consider and act upon authorizing the Town Manager to execute Change Order No. 4 to Dean Construction, and Professional Services Agreement amendments for Dunaway Associates, LLC, and Peak Program Value, LLC, for Raymond Community Park, in the amount of \$613,160. (DB)**

Mr. Baker presented the item noting the funding history and sources, what the change order entails, and future project considerations. Mr. Baker noted the Park Board and CIP Subcommittee reviewed and recommended. Staff recommends approval.

The Town Council discussed and expressed their concerns on the project timeline, using sod versus hydro mulch, the cost spent on the project to date, and additional project service costs.

Councilmember Reeves made a motion to table Change Order No. 4 to Dean Construction, and Professional Services Agreement amendments for Dunaway Associates, LLC, and Peak Program Value, LLC, for Raymond Community Park, in the amount of \$613,160 to October 14. Councilmember Hodges seconded the motion. Motion carried with a 5-0 vote.

- 16. Discuss and consider Town Council Subcommittee reports. (DFB)**

No comments made.

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

No comments were made.

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 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 - Consultation with the Town Attorney regarding legal issues associated with vehicular and related regulations and registration, and all matters incident and related thereto.

Section 551.071 - Consultation with the Town Attorney to discuss legal issues associated with any Work Session or Council Meeting agenda item.

The Town Council recessed into Executive Session at 7:34 p.m.

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

The Town Council reconvened into Regular Session at 8:46 p.m.

No action was taken.

Adjourn.

The meeting was adjourned at 8:47 p.m.

These minutes were approved on the 14th day of October 2025.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary