



MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 12, 2025

Call to Order/ Roll Call.

The meeting was called to order at 6:19 p.m.

Council Members Present:

Mayor David F. Bristol
Mayor Pro-Tem Amy Bartley
Deputy Mayor Pro-Tem Chris Kern
Councilmember Marcus E. Ray
Councilmember Craig Andres
Councilmember Jeff Hodges
Councilmember Cameron Reeves

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
Larenz Taylor, Management Analyst
Hulon Webb, Director of Engineering
Pete Anaya, Assistant Director of Engineering – Capital Projects
Dan Heischman, Assistant Director of Engineering - Development
Carrie Jones, Public Works Director
Dan Baker, Parks and Recreation Director
Chris Landrum, Finance Director
Colin Ashby, Budget Officer and Grants Administrator
David Hoover, Development Services Director
Gary Landeck, Library Director
Muya Mwangi, Help Desk Technician I
Todd Rice, Communications Director
Stuart Blasingame, Fire Chief
Doug Kowalski, Police Chief
Tom Davis, Assistant Police Chief

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

Mike Martin with 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 Reeves made the following announcements:

Join us for a public Town Hall meeting regarding the fiscal year 2025-2026 Preliminary Budget on Thursday, August 28 at 6:00 p.m. in the Council Chambers. Town staff will provide a presentation and be available for questions.

Applications are being accepted for the Mayor's Youth Advisory Council. This leadership program gives high school juniors and seniors the chance to represent their peers, influence Town decisions, and take part in meaningful civic engagement. Eligible students must live in Prosper and be enrolled in grades 11 or 12 for the 2025-2026 school. Deadline to apply is Friday, August 22. Learn more and apply at www.prospertx.gov/MYAC.

The Town of Prosper Water Resources has teamed up with Rooted In for a hands-on workshop on Tuesday, September 9 at 6 pm at Prosper Central Fire Station, located at 911 Safety Way. Learn all about native Texas plants and how you can grow a garden that's both beautiful and sustainable. Register at www.prospertx.gov/waterconservation.

The Prosper Economic Development Corporation is hosting the next Prosper Exchange on Monday, September 22 at 6:00 p.m. The topic "The Exponential Growth of North Texas" will look at the region's growth and what it means for Prosper. There is no fee to attend, but residents are asked to register by visiting www.prosperedc.com.

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 of the July 22, 2025, Town Council Work Session meeting. (MLS)**
2. **Consider and act upon the minutes of the July 22, 2025, Town Council Regular meeting. (MLS)**
3. **Receive the Quarterly Investment Report for the Third Quarter. (CL)**
4. **Consider and act upon Ordinance 2025-33 amending Division 7, "Addressing the Town Council," of Article 1.02 of Chapter 1 of the Town's Code of Ordinances by adding Section 1.02.194, "Addressing the Town Council." (TW)**
5. **Consider and act upon authorizing the Town Manager to execute an Interlocal Cooperation Agreement between the Town of Little Elm and the Town of Prosper for the Coordination of the Ironman Competition route. (MC)**
6. **Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding Competitive Sealed Bid No. 2025-11-B to Ratliff Hardscape, Ltd. for the Doe Branch Pedestrian Trail and Bridge in the amount of \$1,458,730. (DB)**
7. **Consider and act upon authorizing the Town Manager to execute the Roadway Design, Construction and Reimbursement Agreement between Prosper Economic Development Corporation, Blue Star Land L.P., and the Town of Prosper, Texas, related to the design and construction of Godwin Parkway. (HW)**
8. **Consider and act upon authorizing the Town Manager to execute Contract Amendment No. 1 to the Professional Engineering Services Agreement between Freese and Nichols, Inc., and the Town of Prosper, Texas, related to the design of the Custer Road 6MG Ground Storage Tank project for \$164,750. (PA)**
9. **Consider and act upon Ordinance 2025-34 to rezone 0.6± acre from Planned Development to Single Family-15 on Haiman Addition, Block A, Lot 1, on 0.6±**

acre, located on the north side of Seventh Street and 120± feet west of Church Street. (ZONE-24-0002) (DH)

10. Consider and act upon authorizing the Town Manager to execute a Development Agreement between Haiman Family Wealth Trust and the Town of Prosper relative to Haiman Addition, Block A, Lot 1, on 0.6± acre, located on the north side of Seventh Street and 120± feet west of Church Street. (DEVAGRE-25-0001) (DH)
11. 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)

Mr. Canizares requested to pull item 6 and to have it considered at a future meeting.

Mayor Pro-Tem Bartley requested to pull items 9 and 10.

Councilmember Ray made a motion to approve consent agenda items 1 through 5, 7, 8, and 11. Councilmember Kern seconded the motion. Motion carried unanimously.

Mayor Pro-Tem Bartley requested to remove stucco as a primary material to a secondary material. Mr. Hoover noted the applicant has agreed to the request.

Mayor Pro-Tem Bartley made a motion to approve consent agenda item 9 with the noted change to Exhibit C. Councilmember Hodges seconded the motion. Motion carried unanimously.

Mayor Pro-Tem Bartley made a motion to approve consent agenda item 10 with noted change to Exhibit C. Councilmember Kern seconded the motion. Motion carried unanimously.

CITIZEN COMMENTS

Chloe Berry, 1821 Cypress Lake Lane, expressed concerns with the imagery of cotton throughout the Prosper Library.

Allan Rutter, 4561 Acacia Parkway, expressed traffic safety concerns regarding speeding on Acacia Parkway. He requested consideration of strategies to reduce the street as a cut through for vehicles.

Mr. Canizares commented that the Town has been currently monitoring and conducting traffic studies in this area due to other concerns received.

Sharika Kaul, 1710 Mountain Creek Lane, expressed thanks to the Mayor, Public Safety, and members of staff for participating in Universal Oneness Day and their continued support to the community.

Neeraj Agrawal, 1021 Crystal Falls Drive, shared an update on the relief efforts by their organization for the recent flooding in the Hill Country.

Items for Individual Consideration:

12. Consider and act upon Ordinance 2025-35 calling a Bond Election to be held on November 4, 2025, and providing for the administration of the Election. (RBS/CL)

Mr. Scott reviewed the proposed referendums and options for the Bond Election. This item would call the Election with the option the Council selects. Mr. Scott noted that this election will not cause an increase in the tax rate.

The Town Council recognized the efforts of the Bond Committee and discussed the proposed options. The Council agreed to select Option 2 which consisted of six referendums totaling \$192,300.00 incorporating additional road repair funds, and a revision to Proposition F to revise the wording for the purpose of Downtown Prosper Improvements including: renovation of the three historic silos and for additional parking, signage, entryway landmarks, land acquisition drainage improvements, and sidewalks.

Mayor Pro-Tem Bartely made a motion to approve Ordinance 2025-35 selecting Option 2, calling a Bond Election to be held on November 4, 2025, with modifications to Proposition F to include additional Downtown improvements for a total of \$192,300.00, and providing for the administration of the Election. Councilmember Ray seconded the motion. Motion carried unanimously.

13. Discuss and consider submission of the Preliminary Fiscal Year 2025-2026 Budget. (CL)

Mr. Landrum presented an overview of the Preliminary Budget including key revenue drivers, personnel and compensation, General Fund enhancements, Debt Service Fund, Capital Projects, a comparison of property tax valuations, and projected water and wastewater rates.

The Town Council discussed water rates, health fund, Capital projects, sales tax, and debt per capita. The Town Council expressed appreciation for presented a balanced budget and being fiscally responsible.

14. Consider and act upon accepting submission of the tax year 2025, fiscal year 2025-2026, no-new-revenue tax rate of \$0.482348 per \$100 taxable value, voter-approval tax rate of \$0.505000 per \$100 taxable value, and preliminary property tax rate of \$0.505000 per \$100 taxable value. (CL)

Mr. Landrum introduced the item noting the no-new-revenue tax rate compares like property year over year. The voter-approval tax rate is split into two separate components which includes the operating and maintenance rate and a debt rate. It was noted only one public hearing would be required due to the preliminary tax rate being higher than the no-new-revenue tax rate.

Councilmember Ray made a motion to approve accepting submission of the tax year 2025, fiscal year 2025-2026, no-new-revenue tax rate of \$0.482348 per \$100 taxable value, voter-approval tax rate of \$0.505000 per \$100 taxable value, and preliminary property tax rate of \$0.505000 per \$100 taxable value. Mayor Pro-Tem Bartley seconded the motion. Motion carried unanimously.

15. Consider and act upon a proposed FY 2025-2026 property tax rate. (CL)

Mr. Landrum introduced the item stating the rate the Town adopts can be lower than the proposed rate and published rate, but it cannot exceed it. This item requires a roll call vote.

Councilmember Ray made a motion to a proposal to adopt a FY 2025-2026 tax rate of fifty and a half cents (\$0.505) per one hundred dollars (\$100) of valuation on the September 16, 2025, Town Council Agenda. Councilmember Hodges seconded the motion.

Councilmember Reeves – In favor
Councilmember Hodges – In favor
Deputy Mayor Pro-Tem Kern – In favor
Mayor Bristol – In favor
Mayor Pro-Tem Bartley – In favor
Councilmember Andres – In favor
Councilmember Ray – In favor

Motion carried unanimously.

16. Consider and act upon scheduling a Public Hearing on the FY 2025-2026 Proposed Budget. (CL)

Mr. Landrum stated this item is to set the Public Hearing date for September 16 and the notice of the public hearing to be submitted for publication.

Councilmember Hodges made a motion to schedule a Public Hearing on the FY 2025-2026 Proposed Budget for September 16, 2025, at 6:15 p.m., with the meeting taking place in the Council Chambers of Prosper Town Hall, located at 250 W First St, Prosper, TX. Councilmember Reeves seconded the motion. Motion carried unanimously.

17. Consider and act upon scheduling a Public Hearing on the proposed Fiscal Year 2025-2026 tax rate. (CL)

Mr. Landrum stated this item is to set the Public Hearing date for September 16 for the tax rate.

Councilmember Reeves made a motion to schedule the Public Hearing on the proposed tax rate for September 16, 2025, at 6:15 p.m., with the meeting taking place in the Council Chambers of Prosper Town Hall, located at 250 W First St, Prosper, TX. Councilmember Andres seconded the motion. Motion carried unanimously.

18. Conduct a Public Hearing to receive public comments concerning the amendment of the land use assumptions and capital improvements plan, and the imposition of an impact fee for water, wastewater, and roadway utilities. (DLH)

Mr. Heischman introduced members from Freese & Nichols who assisted the Town in conducting the impact fee study.

The consultants from Freese & Nichols presented an overview of the impact fee process, land use assumptions, water/wastewater and roadway analysis, comparisons with other municipalities, and the Capital Improvements Advisory Committee (CIAC) recommendation.

Mayor Bristol opened the public hearing.

Mayor Bristol noted for the record a letter received from Dallas Builders Association requesting the Town Council consider adoption of the roadway, water, and wastewater impact fees at 50% of the maximum allowable fees listed in the study, and to consider

phasing in any increase in impact fees over 2 years to allow the new home market in Prosper to better absorb the economic impact.

Mayor Bristol closed the public hearing.

Mr. Heischman noted the CIAC unanimously recommended to set the water, wastewater, and roadway impact fees at the maximum allowable fee per the impact fee study.

The Town Council discussed the rates by use and any impact to the budget based on their final decision.

19. Conduct a Public Hearing and consider and act upon a request to rezone 18.7± acres from Planned Development-14 (Retail) to Planned Development-Retail on Netherly Survey, Abstract 962, Tract 7, located on the northwest corner of Legacy Drive and First Street. (ZONE-25-0004) (DH)

Mr. Canizares stated the applicant for this item has requested to table to the next regularly scheduled meeting on August 26.

Mayor Bristol read the caption as listed.

Mayor Pro-Tem Bartley made a motion to table a request to rezone 18.7± acres from Planned Development-14 (Retail) to Planned Development-Retail on Netherly Survey, Abstract 962, Tract 7, located on the northwest corner of Legacy Drive and First Street to August 26. Councilmember Hodges seconded the motion. Motion carried unanimously.

20. Discuss and consider Town Council Subcommittee reports. (DFB)

Finance Subcommittee: Mayor Bristol noted it consisted of all the budget items on the agenda.

Downtown Advisory Committee: Councilmember Kern noted the map provided that reflects businesses, future and public spaces. Councilmember Reeves noted the murals that are now completed.

Community Engagement Committee: Mr. Rice noted the committee discussed a hashtag campaign, looking for a joint meeting date with the Parks and Recreation Board, and will be reviewing MYAC applications for selection.

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, including the evaluation of the Town Manager, and all matters incident and related thereto.

Section 551.071 - To consult with the Town Attorney regarding legal matters associated with Town liability issues, 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.

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, Planning & Zoning Commission, Community Engagement Committee, and the Downtown Advisory Committee, and all matters incident and related thereto.

The Town Council recessed into Executive Session at 8:20 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 9:42 p.m.

Mayor Pro-Tem Bartley made a motion to authorize the Mayor to execute a Severance Agreement for the Town Manager outlining future terms and conditions relative to any severance action taken by the Town Council. Councilmember Reeves seconded the motion. Motion carried unanimously.

Mayor Pro-Tem Bartley made a motion to authorize the Mayor to execute an Employment Agreement with the Town Manager. Councilmember Kern seconded the motion. Motion carried unanimously.

Mayor Pro-Tem Bartley made a motion to appointment Mayor Pro-Tem Bartley and Councilmember Kern to a Bylaws Subcommittee with the EDC members chosen by their board. Councilmember Ray seconded the motion. Motion carried unanimously.

Adjourn.

The meeting was adjourned at 9:43 p.m.

These minutes were approved on the 12th day of August 2025.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary