



**MINUTES**  
**Prosper Town Council Meeting**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, August 27, 2024

**Call to Order/ Roll Call.**

The meeting was called to order at 6:15 p.m.

**Council Members Present:**

Mayor David F. Bristol  
Mayor Pro-Tem Marcus E. Ray  
Deputy Mayor Pro-Tem Amy Bartley  
Councilmember Craig Andres  
Councilmember Chris Kern  
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  
Chris Landrum, Finance Director  
David Hoover, Development Services Director  
Suzanne Porter, Planning Manager  
Hulon Webb, Engineering Director  
Dan Baker, Parks and Recreation Director  
Leigh Johnson, IT Director  
Harold Keith, IT Manager  
Eric Men, Help Desk Technician II  
Carrie Jones, Public Works Director  
Mary Ann Moon, Economic Development Director  
Tony Luton, Human Resources Director  
Todd Rice, Communications Director  
Doug Kowalski, Police Chief  
Scott Brewer, Assistant Police Chief  
Aidan Daily, Crime Analyst  
Stuart Blasingame, Fire Chief

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

Greg Jones with Rock Creek 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 2024-2025 Preliminary Budget on Thursday, August 29 at 6:00 p.m. in the Council Chambers. Town staff will provide a presentation

and will be available for questions. Those unable to attend may watch live at [prosper.tx.gov/livemeetings](http://prosper.tx.gov/livemeetings).

Reminder that Town Hall Offices will be closed on Monday, September 2 for the Labor Day Holiday. There will be no delays in trash services and will run as normally scheduled.

The Prosper Community Library seeks feedback for the 2024 Master Library Plan. Residents are encouraged to take a few moments to complete a survey and share their insights. A link to complete the survey may be accessed on the homepage of the Town's website.

Join us on Wednesday, September 11 at 9 a.m. for a day of remembrance. This community event will take place at Prosper Fire Rescue Central Station located at 911 Safety Way. Carter BloodCare will be onsite from 7:30 a.m. to 6:00 p.m. for anyone wishing to donate.

The Prosper Economic Development Corporation is hosting the next Prosper Exchange on Thursday, September 19 at 6:00 p.m. The topic "The Role of Educational Policy" will explore vital issues facing the public education system. There is no fee to attend, but residents are asked to register by visiting [prosperedc.com](http://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 at the request of Council Members or staff.

1. **Consider and act upon the minutes from the August 13, 2024, Town Council Regular meeting. (MLS)**
2. **Consider and act upon the minutes from the August 20, 2024, Town Council Special meeting. (MLS)**
3. **Consider and act upon the minutes from the August 22, 2024, Town Council Special meeting. (MLS)**
4. **Consider and act upon Resolution 2024-57 approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corporation, Mid-Tex Division regarding the company's 2024 rate review request. (CL)**
5. **Consider and act upon approval of an estimated total spend of \$142,660 for various annual operational purchases for the Information Technology Department during FY 2024 from SHI Government Solutions, Inc. (LJ)**
6. **Consider and act upon approving the purchase of additional CAD/RMS licenses associated with new positions in the amount of \$72,855 from ICS Public Safety and authorizing the Town Manager to execute documents for the same. (LJ)**
7. **Consider and act upon approval of Amendment Eighteen to the Interlocal Agreements between Collin County and the Town of Prosper for Animal Sheltering Services and Animal Control Services; and authorizing the Town Manager to execute the same. (DH)**
8. **Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Halff Associates, Inc., and the Town**

of Prosper, Texas, related to the design of the Prosper Trail (Coit-Custer) – 2 WB Lanes project for \$763,000. (PA)

9. Consider and act upon authorizing the Town Manager to execute a Wastewater Line Construction Costs Reimbursement Agreement between H-E-B, LP, and the Town of Prosper, Texas, related to the construction of a portion of the Upper Doe Branch Wastewater Line on the H-E-B property for \$186,996. (HW)
10. Consider and act upon authorizing the Town Manager to execute an amendment to a Professional Services Agreement with Peak Program Value, LLC, for additional project control services related to the development of Raymond Community Park in the amount of \$64,390. (DB)
11. Consider and act upon approval of an amendment to a Professional Services Agreement with Dunaway Associates, LLC, for additional design and construction administration services related to the development of Raymond Community Park in the amount of \$61,000. (DB)

Mayor Bristol requested to pull item 4.

Deputy Mayor Pro-Tem Bartley motioned to approve consent agenda items 1 through 3 and 5 through 11. Councilmember Reeves seconded the motion. Motion carried unanimously.

Item 4: Mayor Bristol requested to replace the word 'City' with 'Town' within the resolution.

Councilmember Hodges made a motion to approve item 4 subject to corrections within the resolution. Mayor Pro-Tem Ray seconded the motion. Motion carried unanimously.

### **CITIZEN COMMENTS**

Jack Dixon, 810 Long Valley Ct, expressed concern for the safety of the children crossing the street by Boyer Elementary due to the school traffic.

Bruce Carlin, expressed his frustration on the speed and the noise of the trucks traveling on Prosper Trail.

Inesh Somasundaram, 1601 Sante Fe Lane, requested the Town Council to install a cross walk or signal at Preston Road and Coleman to allow for students to cross more safely to the high school.

### **Items for Individual Consideration:**

12. Conduct a public hearing to consider and act upon Ordinance 2024-58 amending Article 2, Division 13 – Multifamily District; Article 4, Division 4, Section 4.4.3 – Non-Residential and Multifamily Parking Provisions; and Article 4, Division 8 - Non-Residential & Multifamily Design and Development of the Town of Prosper Zoning Ordinance to modify Multifamily development standards. (ZONE-24-0019) (DH)

Mr. Hoover introduced the item by providing a history of the proposed amendment and modifications to the ordinance. The Planning and Zoning Commission unanimously recommended approval with a modification to allow the cladding of the garage to match

the façade when the garage is not fully wrapped by residential units. Staff recommends approval.

The Town Council discussed parking provisions, density requirements, height requirements, and having appropriate setbacks for emergency vehicles.

Mayor Bristol opened the public hearing.

Jack Dixon, 810 Long Valley Ct, inquired about establishing building height requirements. Mr. Hoover commented the heights could vary from three (3) stories to eight (8) stories depending on the location and what would be permissible based on the Planned Development (PD).

Mayor Bristol closed the public hearing.

Councilmember Andres made a motion to approve Ordinance 2024-58 amending Article 2, Division 13 – Multifamily District; Article 4, Division 4, Section 4.4.3 – Non-Residential and Multifamily Parking Provisions; and Article 4, Division 8 - Non-Residential & Multifamily Design and Development of the Town of Prosper Zoning Ordinance to modify Multifamily development standards. Councilmember Hodges seconded the motion. Motion carried unanimously.

13. **Consider and act upon the approval of a budget transfer in the amount of \$2,007,000 to amend Raymond Community Park GMP 2 to construct an irrigation well, expand the park irrigation system, and fund additional prioritized bid alternate items. (DB)**

Mayor Pro-Tem Ray made a motion to table indefinitely the approval of a budget transfer in the amount of \$2,007,000 to amend Raymond Community Park GMP 2 to construct an irrigation well, expand the park irrigation system, and fund additional prioritized bid alternate items. Councilmember Reeves seconded the motion. Motion carried unanimously.

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

Legislative Committee: Councilmember Andres noted they are reviewing the TML docket for any upcoming key priorities they would like to strategize for the upcoming Legislative session.

Downtown Advisory Committee: Councilmember Kern noted the committee made recommendations for the downtown monumentation and associated projects.

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

Deputy Mayor Pro-Tem Bartley requested a timeline on when staff would begin to replant dead trees, etc., and how landowners would be notified.

**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 - To consult with the Town Attorney regarding BFS Real Estate LLC, et al., v. Town of Prosper, et al., pending in the 471st Judicial District Court of Collin County, Texas, and all matters incident and related thereto; and discuss and consider anticipated litigation regarding contractual obligations.*

*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 7:04 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 9:19 p.m.

No action was taken.

**Adjourn.**

The meeting was adjourned at 9:20 p.m.

These minutes were approved on the 10<sup>th</sup> day of September 2024.

**APPROVED:**

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**David F. Bristol, Mayor**

**ATTEST:**

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**Michelle Lewis Sirianni, Town Secretary**