



MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, June 24, 2025

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 Amy Bartley
Deputy Mayor Pro-Tem Chris Kern
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
Robyn Battle, Executive Director
Mary Ann Moon, Economic Development Director
Larenz Taylor, Management Analyst
Hulon Webb, Director of Engineering
Pete Anaya, Assistant Director of Engineering – Capital Projects
Robert Gey, Senior Traffic Engineer
Carrie Jones, Public Works Director
Dan Baker, Parks and Recreation Director
Trevor Helton, Recreation Manager
Chris Landrum, Finance Director
David Hoover, Development Services Director
Skyler Sparks, Help Desk Technician I
Todd Rice, Communications Director
Myrissa Petty, Communications Engagement Coordinator
Shaw Eft, Assistant Fire Chief
Doug Kowalski, 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:

Donations of school supplies and backpacks are being collected for the Cornerstone Assistance Network of North Central Texas Back to School Bash 2025. Drop off your contributions at the

Prosper Police Department, 801 Safe-ty Way, and Prosper Town Hall, 250 W. First St., by July 10 or you can make a direct donation through their Amazon or Target wish lists.

The annual Pride in the Sky Independence Day Celebration held by Cedarbrook Media will take place on Tuesday, July 1 at Frontier Park. Festivities begin at 5:00 p.m. and will include live music, Kid Zones, food, games, and fireworks set to music. Come out for a night of celebration and fun.

The Prosper Community Library will hold its annual July 4th parade on Thursday, July 3 at 10:00 a.m. around Town Hall. The event is open to families of all ages. Come join in on the fun with the library.

A reminder that Town Hall Offices will be closed on Friday, July 4 for the Independence Day Holiday. There will be no delays in trash services and will run as normally scheduled.

Presentations.

1. Recognition regarding the 1,000 Miles Mayor's Challenge with the Town of Little Elm. (TH)

Mr. Helton introduced the item with an overview of the friendly competition between the two towns to engage residents in physical activity.

Mayor Cornelious, Town of Little Elm presented the traveling trophy to Mayor Bristol.

2. Recognition of the inaugural 2025 Mayor's Teen Government Academy. (TR)

Mayor Bristol gave an introduction and overview of the program. Certificates were presented to the graduates.

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.

3. Consider and act upon the minutes of the June 10, 2025, Town Council Work Session meeting. (MLS)

4. Consider and act upon the minutes of the June 10, 2025, Town Council Regular meeting. (MLS)

5. Consider and act upon the minutes of the June 11, 2025, Town Council, Economic Development Corporation, and Planning and Zoning Commission Joint Work Session meeting. (MLS)

6. Consider and act upon canceling the July 8, 2025, Town Council Work Session and Regular meeting. (MLS)

7. Consider acceptance of the May monthly financial report for fiscal year 2025. (CL)

8. Consider and act upon authorizing the Town Manager to execute an audit engagement letter between Weaver and Tidwell, L.L.P., and the Town of Prosper, Texas, related to the fiscal year 2025 annual audit. (CL)

9. Consider and act upon authorizing the Town Manager to execute a contract between TDC2, L.L.C., and the Town of Prosper, Texas, related to relocating the fiber network infrastructure located on the Public Works site in an amount not to exceed \$76,621. (LJ)
10. Consider and act upon authorizing the Town Manager to execute a contract between Astound Business Solutions and the Town of Prosper, Texas, related to establishing fiber network connectivity from Town Hall to Fire Station 4. (LJ)
11. Consider and act upon a contract between the Town of Prosper and ZapStand, LLC for the equipment lease, installation, maintenance, and management of four emergency kiosks with AEDs to be placed in Frontier, Lakewood, and Raymond Community Parks. (DB)
12. Consider and act upon a Park Improvement Fee Agreement between the Town of Prosper and PPP 100 DEV LLC, for the Park Place Phase 1 development. (DB)
13. Consider and act upon a Park Improvement Fee Agreement between the Town of Prosper and Shaddock-Prosper Park Place 2, LLC, for the Park Place Phase 2 development. (DB)
14. Consider and act upon a upon Resolution 2025-25 calling for a Public Hearing on Tuesday, August 12, 2025, on the Water, Wastewater, & Roadway Impact Fee, Land Use Assumptions, and Capital Improvements Plan. (DLH)
15. Consider and act upon authorizing the Town Manager to enter into an agreement with Mels Electric LLC, related to the construction of a temporary and permanent traffic signal at the intersection of First Street and Legacy Drive for \$691,566. (RG)
16. Consider and act upon authorizing the Town Manager to execute a Professional Engineering Service Agreement between Freese and Nichols, Inc., and the Town of Prosper, Texas, related to the design of the Craig Street Elevated Storage Tank Rehabilitation project for \$368,950. (PA)
17. Conduct a Public Hearing and consider and act upon a request for a Planned Development to create two single-family lots by subdividing a residential lot 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)
18. Consider and act upon a request for a Waiver for Lot Frontage on Frontier South, Block A, Lot 3, on 1.7± acres, located on the west side of Preston Road and 500± feet north of Coleman Street. (WAIV-25-0003) (DH)
19. Consider and act upon a request for a Waiver for Lot Frontage on Victory at Frontier, Block A, Lots 3 and 9, on 13.3± acres, located on the south side of Frontier Parkway and 345± feet west of Preston Road. (WAIV-25-0001) (DH)
20. 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)

Councilmember Andres requested to pull item 16.

Mayor Bristol requested to pull item 15.

Councilmember Andres made a motion to approve consent agenda items 3 through 14 and 17 through 20. Councilmember Kern seconded the motion. Motion carried unanimously.

Agenda Item 16, Councilmember Andres asked for clarification on whether it would be a full rehab or a flushing of the tank. Mr. Anaya commented that it will include a full rehab of the exterior and interior of the tank.

Agenda Item 15, Mayor Bristol stated there is no issue with the item. He wanted to introduce Mr. Gey, the town's new Senior Traffic Engineer.

Councilmember Hodges made a motion to approve consent agenda items 15 and 16. Councilmember Ray seconded the motion. Motion carried unanimously.

CITIZEN COMMENTS

Neeraj Agrawal, 1021 Crystal Falls Drive, invited the Town Council and staff to the International Day of Yoga event on June 21 and offered yoga workshops to support the Mayor's Fitness Challenge.

Kent Elliot, 108 N. Parvin Street, stated that he lives in the Downtown District and noted how residences can be converted to commercial businesses with several there already. He expressed concerns about these changes and requested the Council concentrate on the older part of town, sidewalks, and the increased traffic along Coleman by the school.

Tim Holden, 2204 Georgetown Blvd. stated he lives in Artesia. He expressed concerns about not having a traffic signal at their entrance with the new high school opening in the fall. It is a dangerous intersection and requests assistance for the Town to work with the ISD and the County.

Whitney Levano, 2013 Long Park Ave. stated she lives in Artesia. She expressed safety concerns about the intersection for students crossing to the new high school in the fall.

Mike Perry, 2204 Commons Way, stated he lives in Artesia and is the current President of the Elm Ridge Homeowners Association. He expressed his concerns and frustrations with the Town on the assistance with the purchase of the signal and installation, previous interactions regarding fire protective services, and an emergency water transmission line. He invited the Council and staff to have further discussions.

Items for Individual Consideration:

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

No comments were made.

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

Councilmember Ray requested staff to check who is responsible for maintaining the sidewalks and streets along US 380 from Custer to Richland Blvd. due to the tall weeds and debris, and

maintenance of the canopies along the hike and bike trails, more specifically along Coleman and Prosper Trail.

Mayor Pro-Tem Bartley requested staff to check on the vacant lots that may need attention with overgrown grass, weeds, and shrubs next to sidewalks, curbs, etc. that are affecting neighbors and businesses.

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 legal advice relative to historical uses and historical designations of property in the Town, and all matters incident and related thereto.

Section 551.071 - To consult with the Town Attorney regarding legal issues associated with code enforcement and law enforcement activities and all matters incident and related thereto.

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, Downtown Advisory Committee and the Bond Committee, and all matters incident and related thereto.

The Town Council recessed into Executive Session at 6:59 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 9:27 p.m.

Mayor Pro-Tem Bartley made a motion to authorize the Prosper Economic Development Corporation to proceed with the purchase of Lots 1 and 2 of Bryant's First Addition, Town of Prosper, Collin County, Texas pursuant to the terms discussed in closed session, and ratify any expenditures incurred to date by the Prosper Economic Development Corporation relative to the purchase of said property. Councilmember Kern seconded the motion. Motion carried unanimously.

Adjourn.

The meeting was adjourned at 9:28 p.m.

These minutes were approved on the 22nd day of July 2025.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

DRAFT