



**MINUTES**  
**Prosper Town Council Meeting**  
Prosper Town Hall, Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, February 10, 2026  
**6:15 PM**

**Call to Order/ Roll Call.**

The meeting was called to order at 6:46 p.m.

**Council Members Present:**

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

**Council Members Absent:**

Mayor Pro-Tem Amy Bartley

**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  
Dan Heischman, Assistant Director of Engineering - Development  
Lindy Higginbotham, Senior Engineer  
Chris Landrum, Finance Director  
Marcus Northcutt, Accounting Manager  
Colin Ashby, Budget Officer & Grants Administrator  
Joy Lee, Senior Accountant  
David Hoover, Development Services Director  
Suzanne Porter, Planning Manager  
Dan Baker, Parks and Recreation Director  
Kurt Beilharz, Assistant Parks and Recreation Director  
Carrie Jones, Public Works Director  
Leigh Johnson, IT Director  
Stuart Blasingame, Fire Chief  
Shaw Eft, Assistant Fire Chief  
Todd Rice, Communications Director  
Ryan Pasko, IT Specialist II  
Doug Kowalski, Police Chief  
Scott Brewer, Assistant Police Chief  
Tom Davis, Assistant Police Chief

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

Jason McConnell with Prosper United Methodist Church led the invocation. Boy Scout Troop 365 led the Pledge of Allegiance and the Pledge to the Texas Flag.

**Announcements of recent and upcoming events.**

Councilmember Reeves made the following announcements:

Join us on Saturday, February 21 from 9 to 11 a.m. for the Prosper Fishing Derby at the Frontier Park Pond. This favorite annual event brings families together by the pond as young anglers compete for the Most Fish Caught prizes. Judges will be on hand to track catches, and winners recognized for children ages 14 and under. The Derby is free, and no registration is required. For more information, visit [prospertx.gov/specialevents](http://prospertx.gov/specialevents).

Join us on Tuesday, February 24 at 2:00 p.m. for the Ribbon Cutting for Raymond Community Park located off of First Street and Coit Road. This 70-acre park will feature a sports complex with pickleball courts, tennis courts, playgrounds, and more. Visit the Town's website for additional details.

Registration is now open for the fourth annual P-Town Throwdown Pickleball Tournament being held on Saturday, March 28 at Raymond Community Park. The format is Mixed-Doubles for participants 18 years and older, with Recreational and Competitive Divisions based on player ratings. Learn more about the tournament at [prospertx.gov/ptownthrowdown](http://prospertx.gov/ptownthrowdown).

**1. America 250. (DFB/TR)**

Mayor Bristol read a statement on the founding of America. He noted activities and events the Town would be hosting leading up to and including in the Pride and the Sky event.

**Presentations.**

**2. Recognize Cindy Slate, Wally DesChamps, Kurt Beilharz, and Chief Kowalski for their years of service. (TL/GL/DB/MC)**

Mayor Bristol read and presented a Proclamation to Chief Kowalski.

Mayor Bristol read and presented a Proclamation to Kurt Beilharz.

Mayor Bristol read and presented a Proclamation to Wally DesChamps.

**3. Recognize the Finance Department for receiving the Annual Comprehensive Financial Report (ACFR) Certificate of Excellence award. (RBS)**

Mr. Scott introduced and recognized members of the Finance Department for receiving the ACFR Certificate of Excellence award.

**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 January 13, 2026, Town Council Work Session meeting. (MLS)
5. Consider and act upon the minutes of the January 13, 2026, Town Council Regular meeting. (MLS)
6. Consider and act upon the minutes of the January 28, 2026, Town Council Work Session meeting. (MLS)
7. Consider acceptance of the December monthly financial report for fiscal year 2026. (CL)
8. Receive the Quarterly Investment Report for the First Quarter. (CL)
9. Consider and act upon Resolution 2026-03 appointing a member of the Prosper Town Council to the North Central Texas (NCT) Regional 9-1-1 Emergency Communications District Board of Managers. (MLS)
10. Consider and act upon Ordinance 2026-04 ordering a General Election to be held on May 2, 2026, for the purpose of electing Councilmember Place 3 and Councilmember Place 5; designating the location of polling places; ordering notices of election to be given as prescribed by law and authorizing the Town Manager to execute contracts with Collin County and Denton County Election Departments for joint election services. (MLS)
11. Consider and act upon Resolution 2026-05 authorizing the Town Manager, and/or his designee, to apply for and accept (upon award) the Office of the Governor's Public Safety Office Rifle-Resistant Body Armor Grant Program, FY2027, and to take any and all actions relating thereto. (DK)
12. Consider and act upon ratifying an expenditure to Maya Underground Construction for the repair of a 12" water line at Dallas Parkway and Frontier Parkway in the amount of \$180,670. (CJ)
13. Consider and act upon Ordinance 2026-06 replacing existing Section 12.02.001, "Mayor's Duties," and existing Section 12.02.002, "Traffic Administrator," of Article 12.02, "Administration," of Chapter 12, "Traffic and Vehicles," of the Code of Ordinances of the Town of Prosper, Texas, by repealing the existing ordinances and replacing them with a new Section 12.02.001, "Traffic Administration." (HW)
14. Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-09-B to Jeske Construction Company, related to construction services for the Prosper Downtown Parking Lot and Alley Improvements project in the amount of \$347,731 and authorize \$50,000 for construction phase contingencies. The total purchase order amount is \$397,731. (PA)
15. Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Stantec Consulting Services Inc., and the Town of Prosper, Texas, related to the design of an emergency traffic signal on First Street at Fire Station #3, a pedestrian hybrid beacon on La Cima

Boulevard at Arrowhead Drive and a pedestrian hybrid beacon on Coit Road at Rogers Middle School for \$232,500. (HW)

16. Consider and act upon authorizing the Town Manager to execute a Thoroughfare Impact Fees Reimbursement Agreement between Toll Southwest LLC, and the Town of Prosper, Texas, related to the construction of Frontier Parkway to serve the Legacy Gardens Phases 3 and 4 developments. (HW)
17. Consider and act upon authorizing the Town Manager to execute a Water Impact Fees Reimbursement Agreement between Toll Southwest LLC, and the Town of Prosper, Texas, related to the construction of a water line along Frontier Parkway to serve the Legacy Gardens Phases 3 and 4 developments. (HW)
18. Consider and act upon Ordinance 2026-07 to amend the development standards, uses and conceptual layout of Planned Development-52, consisting of 10.8± acres on the south side of Prosper Trail and 815± feet east of Mike Howard Lane. (ZONE-25-0012) (DH)
19. Consider and act upon authorizing the Town Manager to execute a Development Agreement between Prosper Trail Commercial, LP and the Town of Prosper relative to Prosper Flex Park. (DEVAGRE-25-0005) (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 and Zoning Commission on Preliminary Site Plans and Site Plans. (DH)

Councilmember Hodges made a motion to approve consent agenda items 4 through 20. Councilmember Ray seconded the item. Motion carries with a 6-0 vote.

### **CITIZEN COMMENTS**

Jerry Donelson, 2608 Fountainview Drive, with the Holiday Inn Express, expressed concerns regarding receiving their Certificate of Occupancy.

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

21. Conduct a Public Hearing and consider and act upon a request to rezone J. Durrett Survey, Abstract 350, Tracts 2 & 2A, and John M. McKim Survey, Abstract 889, Tract 4, on 49.9± acres from Agricultural to a Planned Development for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive. (ZONE-25-0006) (DH)

Mr. Hoover presented the item noting location of the project, surrounding zoning, plan of the subdivision characteristics, permitted uses and amenities, and the lot table indicating the square footage of each lot. The Planning and Zoning Commission unanimously recommended approval. Staff is recommending approval.

Councilmember Reeves asked the length of the street within the subdivision.

Mayor Bristol opened the public hearing.

No comments were made.

Mayor Bristol closed the public hearing.

Councilmember Hodges requested to change the selection of the open space and amenities list.

John McKenzie, applicant, commented on the amenities and the trail connections, and agreement to Councilmember Hodges requested changes.

The Engineer with the project addressed the linear feet of the street and the pedestrian bridge that would be part of the neighborhood.

Councilmember Andres made a motion to approve a request to rezone J. Durrett Survey, Abstract 350, Tracts 2 & 2A, and John M. McKim Survey, Abstract 889, Tract 4, on 49.9± acres from Agricultural to a Planned Development for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive subject to selecting one (1) amenity from six (6) through nine (9) and two (2) from one (1) through five (5) from the recommended amenities list. Councilmember Reeves seconded the motion. Motion carried with a 6-0 vote.

- 22. Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-06-B to MSF Hospitality, related to construction services for the Prosper Downtown Monumentation Phase 1 project in the amount of \$553,402, and authorize \$50,000 for materials testing and construction phase contingencies. The total purchase order amount is \$603,402. (RB)**

Ms. Battle presented the item providing an overview of the proposals received and the criteria used to evaluate bids received. The project includes a base bid for the construction of four columns at the corners of Broadway and Main Street with two alternates. Add alternate one includes the additional construction of five tertiary columns along Broadway. Add alternate two includes the construction of a silo icon monument in the place of the column at the northeast corner of the intersection at Broadway and Main Street. The Downtown Advisory Committee recommended award of the base bid and if funding was available to add the alternates. The current project budget is sufficient to cover the base bid plus add alternate one. Staff recommends approving the base bid with add alternate one.

The Town Council discussed the source funding and the add alternates specifically the construction, design and location of the columns.

Councilmember Reeves made a motion to approve authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-06-B to MSF Hospitality, related to construction services for the Prosper Downtown Monumentation Phase 1 project in the amount of \$553,402, and authorize \$50,000 for materials testing and construction phase contingencies. The total purchase order amount is \$603,402. Councilmember Ray seconded the motion. Motion carried with a 6-0 vote.

- 23. Consider and act upon authorizing the Town Manager to execute Change Order No. 5 for installation of a well and electrical service to Dean Construction in the amount not to exceed \$1,757,450 for Raymond Community Park. (DB)**

Mr. Baker presented the item stating the Change Order will provide for an irrigation well, submersible pump system, and required electrical service to operate the well and

pumps. The CIP Subcommittee has reviewed and recommended approval of this item. Based on the completion of the well, the substantial completion timeframe being late April early May. Staff recommends approval.

The Town Council discussed the capacity of the well and the ability to go back to TCEQ to request additional capacity once the well is installed and operational.

Councilmember Reeves made a motion to approve authorizing the Town Manager to execute Change Order No. 5 for installation of a well and electrical service to Dean Construction in the amount not to exceed \$1,757,450 for Raymond Community Park. Councilmember Hodges seconded the motion. Motion carried with a 6-0 vote.

- 24. Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-04-B to Mario Sinacola & Sons Excavating, Inc., related to the First Street Reconstruction (DNT-Coleman) project for \$20,793,934.72 and authorize \$500,000 for construction phase contingencies. The total purchase order amount is \$21,293,934.72. (LH)**

Ms. Higginbotham presented the item stating the Town received seven bids for the project. The criteria used to evaluate the bids was outlined along with the range of the bids received and number of days to complete the project. Based on the following, staff is recommending approval to awarding the bid to Mario Sinacola & Sons. Ms. Higginbotham noted that staff has had conversations with the school district on the timing of the project due to various events that could be impacted. The project is slated to begin in April with completion in mid to late November 2027.

Councilmember Ray made a motion to approve authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-04-B to Mario Sinacola & Sons Excavating, Inc., related to the First Street Reconstruction (DNT-Coleman) project for \$20,793,934.72 and authorize \$500,000 for construction phase contingencies. The total purchase order amount is \$21,293,934.72. Councilmember Reeves seconded the motion. Motion carried with a 6-0 vote.

- 25. Consider and act upon authorizing the Town Manager to execute a Professional Services Agreement between Alliance Geotechnical, and the Town of Prosper, Texas, related to professional construction materials testing and observation services for the First Street Reconstruction (DNT-Coleman) in the amount of \$408,815. (LH)**

Ms. Higginbotham presented stating this is also for the First Street project and is for the materials testing and services related to the project. Staff recommends approval.

Councilmember Hodges made a motion to approve authorizing the Town Manager to execute a Professional Services Agreement between Alliance Geotechnical, and the Town of Prosper, Texas, related to professional construction materials testing and observation services for the First Street Reconstruction (DNT-Coleman) in the amount of \$408,815. Councilmember Reeves seconded the motion. Motion carried with a 6-0 vote.

- 26. Consider and act upon authorizing the Town Manager to execute a Grade Crossing Construction and Maintenance Agreement between BNSF Railway Company, and the Town of Prosper, Texas, related to the signal and surface**

**improvements as part of the First Street Reconstruction (DNT-Coleman) project in the amount of \$1,621,509. (LH)**

Ms. Higginbotham presented stating as part of the First Street project, BNSF Railway Company requires the Town enter into an agreement to pay for the labor and materials related to the crossing changes. This would include the additional sidewalk work and reconstruction of the crossing guards. Staff recommends approval.

Councilmember Ray made a motion to approve authorizing the Town Manager to execute a Grade Crossing Construction and Maintenance Agreement between BNSF Railway Company, and the Town of Prosper, Texas, related to the signal and surface improvements as part of the First Street Reconstruction (DNT-Coleman) project in the amount of \$1,621,509. Councilmember Andres seconded the motion. Motion carried with a 6-0 vote.

**27. Consider and act upon Ordinance 2026-08 amending Appendix A, “Fee Schedule,” of the Town’s Code of Ordinances. (DB/DLH)**

Mr. Baker outlined the proposed fee amendments for Parks and Recreation that included Parkland Dedication, Park Improvement, Pavilion reservations, field usage, and tournament reservations.

The Town Council discussed the use of the fields for tournaments, residency verification, league registrations, parkland dedication, the proposed tournament fees and gate fees.

Mr. Heischman outlined the proposed fee amendments for Engineering that included Plan Reviews and Construction and Inspections fees.

The Town Council discussed the proposed fees and amending the reference to appraised value to market value on parkland dedication fees.

Councilmember Hodges made a motion to approve Ordinance 2026-08 amending Appendix A, “Fee Schedule,” of the Town’s Code of Ordinances with the amendment to strike any reference to gate fees, and revising language under the Parkland Dedication Fees to state market value as determined by the appropriate Central Appraisal District website. Councilmember Ray seconded the motion. Motion carried with a 6-0 vote.

**28. Discussion regarding the Town’s Roundabout Policy. (HW/RG)**

Mr. Webb introduced the item and the purpose for the discussion.

Venkat Muthukumar with Kimely Horn presented an overview of general information about roundabouts and traffic signals including the types, pro’s and con’s, general average cost comparisons, accommodating for bicycles and pedestrian’s, and emergency response considerations.

Mr. Gey presented information to consider for developing policy guidelines, which included determining the corridor’s primary purpose, control types used at intersections, existing signalized intersections and roundabouts, and future locations of roundabouts.

The Town Council discussed the options proposed requesting a short list of proposed intersections, and focusing on future projects versus re-doing existing intersections.

**29. Discussion regarding the Unified Development Code. (DH)**

Mr. Hoover stated this is an opportunity for the Council to discuss and propose any further recommendations regarding the UDC prior to adoption.

No further comments made.

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

Legislative Subcommittee: Mayor Bristol noted they discussed the upcoming election cycle and preparation for the next legislative session.

CIP Subcommittee: Councilmember Reeves noted items discussed were all presented on the agenda.

Downtown Advisory Committee: Councilmember Reeves noted they discussed parking and the historical markers.

Community Engagement Committee: Councilmember Hodges noted they discussed how to encourage participation in the Mayor's Fitness Challenge and planning items for America 250.

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

Councilmember Ray requested an update on the enforcement of bandit signs.

Councilmember Reeves requested an update on the screening of Glenbrook Estates at FM 1385.

Councilmember Andres requested an update with TxDOT on the project at Coit Road and Frontier Parkway.

**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 pending or anticipated litigation.*

*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.*

*Section 551.071 – Consultation with the Town Attorney regarding legal issues associated with Article 1.02 of the Town Code of Ordinances 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 9:37 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 10:33 p.m.

No action was taken.

**Adjourn.**

The meeting was adjourned at 10:34 p.m.

These minutes were approved on the 24<sup>th</sup> day of February 2026.

**APPROVED:**

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**David F. Bristol, Mayor**

**ATTEST:**

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**Michelle Lewis Sirianni, Town Secretary**