



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

Welcome to the Prosper Town Council Meeting.

Citizens may watch the meeting live by using the following link: [www.prospertx.gov/livemeetings](http://www.prospertx.gov/livemeetings)

**Addressing the Town Council:**

Those wishing to address the Town Council must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

**If you are attending in person**, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

**If you are watching online**, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town staff for further assistance.

Citizens and other visitors attending Town Council meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Town Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Town Council or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Town Council during that session. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

**Call to Order/ Roll Call.**

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

**Announcements of recent and upcoming events.**

1. America 250. (DFB/TR)

**Presentations.**

2. Recognize Cindy Slate, Wally DesChamps, Kurt Beilharz, and Chief Kowalski for their years of service. (TL/GL/DB/MC)
3. Recognize the Finance Department for receiving the Annual Comprehensive Financial Report (ACFR) Certificate of Excellence award. (RBS)

**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 a Resolution 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 an Ordinance 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 a Resolution 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 an Ordinance 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 an Ordinance 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)

### **CITIZEN COMMENTS**

The public is invited to address the Council on any topic. However, the Council is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to the Town Secretary prior to the meeting. Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

### **REGULAR AGENDA:**

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. [If you wish to address the Council, please fill out a "Public Comment Request Form" and present it to the Town Secretary, preferably before the meeting begins.]

### **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)
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)

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)
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)
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)
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)
27. Consider and act upon an Ordinance amending Appendix A, "Fee Schedule," of the Town's Code of Ordinances. (DB/DLH)
28. Discussion regarding the Town's Roundabout Policy. (HW/RG)
29. Discussion regarding the Unified Development Code. (DH)
30. Discuss and consider Town Council Subcommittee reports. (DFB)

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

**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.*

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

**Adjourn.**

**CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Wednesday, February 4, 2026, and remained so posted at least three (3) business days before said meeting was convened.

\_\_\_\_\_  
Michelle Lewis Sirianni, Town Secretary

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Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:** The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.