



MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 14, 2025

Call to Order/ Roll Call.

The meeting was called to order at 6:16 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
Hulon Webb, Director of Engineering
Carrie Jones, Public Works Director
Ryan Patterson, Asst. Finance Director
Tony Luton, Human Resources Director
Larenz Taylor, Management Analyst
Dan Baker, Parks and Recreation Director
David Hoover, Development Services Director
Leigh Johnson, IT Director
Pam Clark, Business Systems Specialist
Suzanne Porter, Planning Manager
Muya Mwangi, Help Desk Technician I
Todd Rice, Communications Director
Kaylynn Stone, Recreation Services Manager
Angela Lewis, Event Specialist
Doug Kowalski, Police Chief
Tom Davis, Assistant Police Chief

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

Joshua Reeve with The Cause 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:

Thank you to everyone who joined us for "Celebrate Prosper" this year. A special thank you to the Parks and Recreation Department, our volunteers, and all those who were involved in making it a great event.

Join fellow active adults 55+ to meet and greet Mayor Bristol at the annual Mayor's luncheon on Wednesday, October 15 from 11 a.m. to 1 p.m. at the Church of Jesus Christ of Latter-Day Saints located at 970 N. Coit Road. Reserve your seat by visiting www.prospertx.gov/programs.

Join us in honoring our local First Responders for National First Responders Day on Saturday, October 25 from 9:00 to 11:00 am at T-Mobile in the Gates of Prosper.

Early Voting for the November General and Special Election begins on Monday, October 21 and runs through Friday, October 31. Voting dates, hours, and designated locations may be found on the Town's website at www.prospertx.gov/vote or by visiting the Collin County and Denton County Elections websites.

Join the Town for its annual Arbor Day Celebration on Friday, November 7, from 5:00 to 6:00 p.m. at Tanner's Park. The Parks Operations staff will demonstrate proper planting techniques, plant care, and feeding. Learn more at www.prospertx.gov/specialevents.

The Prosper Veterans Day Honor Run will take place on Saturday, November 8 from 8 to 11 a.m. at Frontier Park, with a 10K, 5K and Fun Run. This family-friendly event welcomes participants of all ages and abilities. For more information including how to register, visit www.prospertx.gov/specialevents.

Mayor Bristol thanked all those who participated in National Night Out.

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 September 16, 2025, Town Council Regular meeting. (MLS)**
2. **Consider and act upon the minutes of the September 23, 2025, Town Council Work Session meeting. (MLS)**
3. **Consider and act upon the minutes of the September 23, 2025, Town Council Regular meeting. (MLS)**
4. **Consider and act upon Resolution 2025-52 calling the remaining portion of the Town of Prosper, Texas, General Obligation Refunding and Improvement Bonds, Series 2014 for Redemption Prior to Maturity; and Enacting Other Provisions Relating to the Subject. (CL)**
5. **Consider and act upon Resolution 2025-53 to deny the application of Oncor Electric Delivery Company LLC to change rates within the Town. (MLS)**
6. **Consider and act upon authorizing the Town Manager to execute an agreement regarding the Police Department's (PD) Analytics and Management Platform for the purchase of public safety technology enhancements. (DK/SB)**
7. **Consider and act upon approving the purchase of meter transmission units (MTUs) from Aclara Technologies, LLC, for \$175,921.20 for the use with water meters. (CJ)**
8. **Consider and act upon an annual fixed-price agreement for the purchase of Hydrogen Sulfide Odor Control Technology for the Town's wastewater system,**

at the unit prices guaranteed, from Helix Laboratories, Inc., a sole source provider. (CJ)

9. Consider and act upon authorizing the Town Manager to execute a five-year contract renewal for \$370,198 between the Town of Prosper and Tyler Technologies for the Enterprise Permitting and Licensing software. (LJ)
10. Consider and act upon Ordinance 2025-54 to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west side of Preston Road between US 380 (University Drive) and First Street. (ZONE-24-0012) (DH)
11. Consider and act upon authorizing the Town Manager to execute a Development Agreement between 289 (Preston) & 380, LP, 183 Land Corporation, GOP #3 LLC, and GOP Multifamily LLC and the Town of Prosper relative to Subdistricts 2 and 3 of the Gates of Prosper. (DH)
12. Consider and act upon a request for the removal of a historic tree at 591 Harrison Lane. (DH)
13. [TABLED TO NOVEMBER 11] Conduct a Public Hearing and consider and act upon a request to rezone 61.7± acres from Agricultural and Planned Development-71 to a Planned Development allowing for Mixed-Use Development, located on the south side of First Street and 1,550± feet east of Legacy Drive. (ZONE-24-0025) (DH) *Town Staff has requested this item to be tabled.*
14. 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)

Mayor Bristol requested to pull items 10 and 11.

Councilmember Ray made a motion to approve consent agenda items 1 through 9, and 12 through 14. Deputy Mayor Pro-Tem Kern seconded the motion. Motion carried unanimously.

Regarding items 10 and 11, Mayor Bristol noted questions that were posed to staff regarding the surface parking screening, determining 'upscale' uses, setbacks, and an designated store front for the Police Department.

Mayor Pro-Tem Bartley made a motion to approve items 10 and 11. Councilmember Hodges seconded the motion. Motion carried with a 6-1 vote. Deputy Mayor Pro-Tem Kern voting in opposition.

CITIZEN COMMENTS

No comments were made.

Items for Individual Consideration:

15. Conduct a Public Hearing and consider and act upon a request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-

Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (ZONE-24-0022) (DH)

Mr. Hoover introduced the item.

Mr. Bowell with Toll Brothers presented the changes to the request based on feedback received from the Town Council.

Mayor Bristol opened the public hearing.

John Saunders resident and employee of Toll Brothers expressed his support for the project.

Mayor Bristol closed the public hearing.

The Town Council discussed the changes revised including the number of lots, lot sizes, plan layout, architectural standards, definition for single family dwelling, west track standards, setbacks, fencing requirements, screening, playground standards, sidewalks, and landscaping.

Mayor Pro-Tem Bartley made a motion to approve a request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385 subject to changes submitted to the Town Attorney. Deputy Mayor Pro-Tem Kern seconded the motion. Motion carried with a 6-1 vote. Councilmember Ray voting in opposition.

- 16. Consider and act upon authorizing the Town Manager to execute Change Order No. 4 to Dean Construction, and Professional Services Agreement amendments for Dunaway Associates, LLC, and Peak Program Value, LLC, for Raymond Community Park, in the amount of \$613,160. (DB)**

Mr. Baker presented an overview of the item outlining the total expenditures from the Change Order, the service agreements, the budget revenue sources to fund the associated costs, and future project considerations based on the project timeline.

The Town Council discussed and expressed their concerns about the timing of the project and the continued increase in costs associated with the project. They emphasized the need to complete the project.

Councilmember Reeves made a motion to approve authorizing the Town Manager to execute Change Order No. 4 to Dean Construction, and Professional Services Agreement amendments for Dunaway Associates, LLC, and Peak Program Value, LLC, for Raymond Community Park, in the amount of \$613,160. Councilmember Hodges seconded the motion. Motion carried unanimously.

- 17. Receive an update on the safety concerns and enforcement efforts regarding E-Motorcycles and E-Bikes. (DK)**

Chief Kowalski presented an update focused on items of concern, educational campaigns being done, current ordinances in effect, proposed regulation amendment, and possible penalties associated with any violation(s).

The Town Council discussed penalty amounts, the education campaign, and the proposed forthcoming amendment.

18. Discussion regarding the 2026 Special Events Calendar. (KS)

Ms. Stone presented the item noting results of the recent survey and changes made from the current year's calendar. The calendar was presented to the CEC and Park Board for their recommendation. Staff are requesting any additional feedback or changes.

The Town Council discussed growing some main events such as Celebrate Prosper, focusing on Downtown events, and ways to promote events to the community. The Council agreed to move forward with calendar as presented.

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

Councilmember Andres noted the McKinney Urban District Board met and renewed the ILA with Dart.

Mayor Pro-Tem Bartley noted that the Park Board was encouraged at the Joint CEC/Park Board meeting to take up monthly challenges including brainstorming ways to increase participation in the Mayor's Fitness Challenge and ways to incorporate that into training for the Veteran's Honor Run.

Councilmember Hodges noted the CEC met with their new board members and caught them up to speed with projects the committee is working on and items they are brainstorming.

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

Councilmember Hodges requested information regarding the missing basketball nets at Lakewood Park.

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 551.074 - 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 to discuss legal issues associated with any work session or regular agenda item.

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 8:47 p.m.

Mayor Pro-Tem Bartley made a motion to approve the settlement in Prosper v. Pemmasani under the terms discussed in executive session and authorize the Town Manager to execute all appropriate documentation. Councilmember Reeves seconded the motion. Motion carried unanimously.

Mayor Pro-Tem Bartley made a motion to remove Jai Mathu from the Community Engagement Committee. Councilmember Hodges seconded the motion. Motion carried unanimously.

Adjourn.

The meeting was adjourned at 8:48 p.m.

These minutes were approved on the 28th day of October 2025.

APPROVED:



David F. Bristol, Mayor

ATTEST:



Michelle Lewis Sirianni, Town Secretary

