MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 19, 2026

TOWN OF PROSPER
A Place Where Everyone Matters

Call to Order/ Roll Call.

The meeting was called to order at 5:30 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 Doug Charles
Councilmember Cameron Reeves

Staff Members Present:
Mario Canizares, Town Manager
Terry Welch, Town Attorney
Michelle Lewis Sirianni, Town Secretary
Chuck Ewings, Assistant Town Manager
Tony Luton, Human Resources Director
Hulon Webb, Director of Engineering
Pete Anaya, Assistant Director of Engineering – Capital Projects
Joshua Cotton, Senior Civil Engineer
Chris Landrum, Finance Director
David Hoover, Development Services Director
Carrie Jones, Public Works Director
Dan Baker, Parks and Recreation Director
Stuart Blasingame, Fire Chief
Ken Myers, Interim Police Chief
Tom Davis, Assistant Police Chief
Leigh Johnson, IT Director
Muya Mwangi, IT Specialist I
Stephen Tanner, Director of Community Engagement & Experiences
Myrisa Petty, Communications Specialist

Invocation, Pledge of Allegiance and Pledge to the Texas Flag.
John Fowler with First Presbyterian 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:

Citizens may now register for Prosper Citizens Fire Academy. Classes run for 10 weeks on Thursday evenings from 6:30 to 9:00 p.m., beginning August 6 at Central Fire Station. Spots are limited and registration closes July 11, so be sure to secure your spot soon. To learn more and register, visit prospertx.gov/citizensfireacademy.

Join the Prosper Community Library on Thursday, May 21 at 11 am with 'Touch a Truck' with Public Works as part of celebrating Public Works week. The crew will be at the library with their machinery to let the children explore, honk the horns, and take photos.

Join the Town in kicking off the America 250, 40-day celebration with a special Memorial Day Ceremony to honor and remember the brave men and women who sacrificed their lives for our country. The event takes place on Monday, May 25 at 10:00 am at Frontier Park Pavilion.

A reminder that Town Hall Offices including the Prosper Community Library will be closed on Monday, May 25 for the Memorial Day Holiday. There will be no delays in trash services, and they will run as normally scheduled.

The Downtown Block Party hosted by the Tavern on Broadway in partnership with the Town, Brown & Griffin Real Estate, and downtown businesses is a family friendly full day event of live music, fun activities, and entertainment. The free festival will take place on Saturday, May 30, from 10:00 am to 5:00 pm in the downtown plaza. Concert with headliner Josh Abbott Band will take place from 6:00 pm to 10:00 pm. Full event details can be found at prospertx.gov/downtownblockparty.

The America 250 community-wide series will continue through July 4 and highlight both America's history and Prosper's hometown spirit with a variety of events and activities taking place in Downtown Prosper and throughout town. Residents are invited to enjoy the festivities and take part in this milestone celebration. Explore the full schedule of events at prospertx.gov/america250.

Presentations.

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

   Mayor Bristol read a historical background on the "Birth of Parties." He noted the America 250 series can be viewed on the Town's YouTube Channel.

2. **Hometown Heroes. (RB)**

   Mayor Bristol recognized Captain Barry Smith, Sergeant Philip Johnson, Captain Cherry Choy, and Sergeant Quanique Johnson. They were all presented with a certificate from the Town, a flag and coin from the Prosper Rotary and Historical Society.

3. **Recognize Kaylee Brooks for achieving Eagle Scout Rank. (DB)**

   Mayor Bristol read and presented a certificate to Ms. Brooks. Mr. Baker thanked Ms. Brooks for her efforts and detailed the project that was completed at Pecan Grove Park.

4. **Recognize Walnut Grove High School Boys' Soccer Team on their State Title. (MLS)**

   Mayor Bristol recognized the Boys' Soccer Team and coaches for their State Championship.

5. **Recognize Walnut Grove High School Boys' Golf Team on their State Title. (MLS)**

   Mayor Bristol recognized the Boys' Golf Team and coaches for their State Championship.

   Mayor Bristol presented a certificate to Austin Randall for his inidividaul State Title.

6. **Recognize Walnut Grove High School Boys' 400 Free Relay Swim Team on their State Title. (MLS)**

Mayor Bristol recognized the Boys' Swim Team for their State Championship.

Mayor Bristol presented a certificate to Grayden Barker for his individual State Title in the 200 IM.

Mayor Bristol presented certificates to Lauren Carrothers of the Walnut Grove Women's Track Team for winning gold in the Long and Triple Jump at the UIL State Championships.

7. **Recognize the Prosper Lacrosse High School League Team on their State Title. (MLS)**

Mayor Bristol recognized the Lacrosse High School League Team on their State Championship.

8. **Recognize the 2026 Mayor's Youth Advisory Council. (MP)**

Mayor Bristol recognized the 2026 Mayor's Youth Advisory Council.

Joshua Hart, Chair of the MYAC, spoke and extended his appreciation to all those on the Youth Council for their efforts and engagement this year, to the Mayor and Town Council, and Ms. Petty for their support and leadership.

9. **Recognize the 2026 Town of Prosper Citizens Academy. (MP)**

Mayor Bristol recognized the 2026 Citizen's Academy graduates.

10. **Proclamation recognizing May 17-23, 2026, as Public Works Week. (MLS)**

Mayor Bristol read and presented a Proclamation to the members of the Public Works Department.

11. **Recognize Dan Baker for his retirement from the Town of Prosper. (CE)**

Mayor Bristol read and presented a Proclamation to Dan Baker.

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.

12. **Consider acceptance of the April monthly financial report for fiscal year 2026. (CL)**

13. **Consider and act upon authorizing the purchase of three (3) multipurpose speed trailers for the Prosper Police Department from All Traffic Solutions utilizing Sourcewell Contract 090122-ATS for $61,024.22. (KM)**

14. **Consider and act upon authorizing the Town Manager, and/or his designee, to execute a contract with Motorola Solutions for a cloud-based storage solution for Motorola-related public safety media files for an amount not to exceed $189,043. (KM)**

15. **Consider and act upon approving the purchase of tasers and associated supplies for the Prosper Police Department from Axon Enterprise, Inc., utilizing BuyBoard Contract #743-24 for $286,808.28. (KM)**

16. **Consider and act upon Resolution 2026-25 authorizing the Town Manager, and/or his/her designee, to apply for the Safe Streets and Roads for All (SS4A) Grant Program. (HW)**

17. **Consider and act upon the purchase of bunker gear and protective clothing from North American Fire Equip. inc. DBA NAFECO, through BuyBoard Contract 798-26, in the amount of $67,165.60. (SB)**

18. **Consider and act upon a Park Improvement Fee Agreement between the Town of Prosper and Toll Southwest LLC, for Legacy Gardens – Phases 3 and 4. (DB)**

19. **[TABLE] Consider and act upon a request to table a rezoning of 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 to the Town Council meeting on June 9, 2026. (ZONE-24-0025) (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)**

Mayor Pro-Tem Bartley made a motion to approve consent agenda items 12 through 20. Councilmember Kern seconded the item. Motion carried unanimously.

CITIZEN COMMENTS

No comments were made.

Items for Individual Consideration:

21. **Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive. (ZONE-25-0008) (DH)**

Mr. Hoover presented a brief history of the project indicating that the hotel will be one building/facility with one main entrance, a restaurant, and one management entity. He noted that the list of items the Council received as part of the SUP have been reviewed agreeded upon by the owner. At the most recent Planning and Zoning Commission meeting, the Commission reconsidered the project after being presented the same information the Council received at the April 28 meeting. The Planning and Zoning Commission recommended approval. Staff recommends approval.

Mayor Bristol opened the public hearing.

Karl Crawley, representing the project stated that it will be a full service hotel with suites. He recapped the Council regarding the funds set aside every year for their scheduled renovations along with training conducted to their staff.

Mayor Pro-Tem Bartley asked if they were agreeable to the list presented.

Wilson Parmar, owner replied they were in agreement.

Anil Ramrmar, architect was in attendance for questions.

Mayor Pro-Tem Bartely made a motion to approve a request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive subject to the following:

- The hotel operating as a single integrated hotel campus only under unified ownership of the Hilton flagship.
- A new Specific Use Permit needing to be considered by the Planning and Zoning Commission and Town Council should another brand pursue any variation of an extended-stay hotel.
- A maximum of 194 rooms with 100 being full-service (Hilton Garden Inn) and 94 being extended-stay (Homewood Suites).
- Compliance with the conditional development standards for both a full-service hotel and extended-stay hotel including but not limited to:
- Management staff on-site 24 hours a day.
    - Provision of the amenities shown on Exhibit B (jogging trail can be substituted for the sports court) and amenities such as fire pits and upscale furnishings in covered and uncovered patio seating areas.
    - Daily housekeeping for both the full-service hotel (Hiton Garden Inn) and extended-stay hotel (Homewood Suites).
    - The full-service restaurant offering three meals a day and more limited bar/food selections after hours.
    - Concierge and room service that includes a breakfast and evening offering from the full-service restaurant for guests of the full-service hotel (Hilton Garden Inn).
    - Provision of a minimum total of 10,000 square feet of indoor meeting/event space independent of the outdoor reception area as shown on Exhibit B.
    - None of the full-service rooms having cooking facilities.
    - Berming along Mahard Parkway.

- Concrete edging in place of the "Steel Edging" shown on Exhibit C.
- The outdoor reception area shown on Exhibit C being comprised of either artificial turf or a stone/tile surface.
- The transition area between the outdoor reception area and playground area shown on Exhibit C being comprised of artificial turf.
- The playground area shown on Exhibit C being comprised of either artificial turf or outdoor rubber safety mats.
- Enhanced landscaping at the main entrance including more seasonal color in the landscaping beds.
- A Development Agreement addressing building materials and landscaping maintenance.

Councilmember Andres seconded the motion.

Councilmember Charles noted he agrees with Mayor Pro-Tem Bartley but is seeking clarification on the definitions within the current Ordinance as it relates to extended-stay versus full-service hotels.

Councilmember Kern asked if Homewood Suites is an extended stay. Mr. Hoover replied yes. It it for those looking for a suite environment/component versus a hotel room.

Motion passes with a 6-1 vote. Deputy Mayor Pro-Tem Kern voting in opposition.

22. Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-12-B to McMahon Contracting LP, related to the Legacy Drive (Prosper Trail – Parvin Road) project, for $5,875,569.95 and authorize $200,000 for construction phase contingencies. The total purchase order amount is $6,075,569.95. (JC)

Mr. Cotton introduced the item stating the Town received nine bids for the project. McMahon Contracting through the CSP process was the firm that ranked the highest after consideration of costs, time, qualifications, and a project timeline of 195 calendar days. Based on the ILA with Prosper ISD, the PISD pays for the project up front with the Town reimbursing the PISD per the terms of the agreement at no interest. The Prosper ISD approved the award recommendation at their April 20, 2026 meeting. Staff is recommending approval.

The Town Council discussed the 1,000 per day penalty if the contractor does not compete the project on time, if the Town has used the recommended contractor previously, and the funding mechanism for the project.

Councilmember Reeves made a motion to approve uthorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-12-B to McMahon Contracting LP, related to the Legacy Drive (Prosper Trail – Parvin Road) project, for $5,875,569.95 and authorize $200,000 for construction phase contingencies. The total purchase order amount is $6,075,569.95. Mayor Pro-Tem Bartley seconded the motion. Motion carried unanimously.

23. Consider and act upon authorizing the Town Manager to execute a Professional Services Agreement between Geotex Engineering, LLC, and the Town of Prosper, Texas, related to professional construction materials testing and observation services for the Legacy Drive (Prosper Trail – Parvin Road) project in the amount of $222,722. (JC)

Mr. Cotton introduced the item stating it is for the construction materials testing and observation services, which are typically one to five percent of a projects construction cost depending on its scope. The services are delivered on an as-needed basis and invoiced based on the quantity of work performed during construction. Once construction is complete, the Town will reimburse the Prosper ISD in accordance with the ILA.

Councilmember Ray made a motion to approve authorizing the Town Manager to execute a Professional Services Agreement between Geotex Engineering, LLC, and the Town of Prosper, Texas, related to professional construction materials testing and observation services for the Legacy Drive (Prosper Trail – Parvin Road) project in the amount of $222,722. Councilmember Andres seconded the motion. Motion carried unanimously.

24. Consider and act upon a Park Improvement Fee Agreement between the Town of Prosper and Jen Texas 40 for the Mirabella development. (DB)

Mr. Baker introduced the item providing a history of the proposed park and indicated how the park improvement fees and park dedication fees were calculated. The developer is requesting to receive credits to the park improvement fees in exchange for constructing a trail adjacent to their development and paying the remaining funds to the Town. In addition, they would dedicate 19.4 acres (2.3 acres non-floodplain) for a 9.55 acre dedication requirement. The Parks and Recreation Board reviewed the item at their May 13, 2026 meeting. It was denied by a 5-1 vote. The Board expressed their discontent with the terms and structure of the request. Staff is recommending approval.

Mayor Bristol made a motion to remand a Park Improvement Fee Agreement between the Town of Prosper and Jen Texas 40 for the Mirabella development back to the Parks and Recreation Board in its entirety.

Mayor Pro-Tem Bartley commented to the Park Board's recommendation after being able to re-watch the meeting. She noted the Board took into consideration the survey, having no bond funds, and being able to activiate the park within a shorter timeframe.

Councilmember Andres seconded the motion.

Councilmember Ray commented on his preference for consistency and standards on the recommendations made by the Town's Boards and Commissions. Mr. Canizares noted the applicant requested to bring the item forward.

Councilmember Reeves asked about typical maintenance costs. Mr. Baker indicated the park would be mowed regularly and there would be some maintenance to it, but would not be typical neighborhood park with higher maintenance needs.

Motion carried unanimously.

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

No reports were given.

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

Councilmember Charles requested a review of the current definitions within the Zoning Ordinance as it relates to hotels with extended-stay versus full-service.

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 551.071 - 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.

No Executive Session took place.

Adjourn.

The meeting was adjourned at 7:23 p.m.

These minutes were approved on the 9th day of June 2026.

APPROVED:

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary