



Welcome to the July 22, 2025,
Prosper Town Council Meeting



Call to Order/Roll Call



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



Pledge to the Texas Flag

Honor the Texas flag; I pledge allegiance to thee,
Texas, one state under God, one and indivisible.



Announcements

Presentations

Agenda Item 1.

Recognition of participants in the Mayor's Fitness Challenge. (TH)

Agenda Item 2.

Proclamation declaring the month of August 2025 as Gun Safety Awareness Month. (MLS)

Consent Agenda

Agenda Item 3.

Consider and act upon the minutes of the June 24, 2025, Town Council Work Session meeting. (MLS)



Agenda Item 4.

Consider and act upon the minutes of the June 24, 2025, Town Council Regular meeting. (MLS)



Agenda Item 5.

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



Agenda Item 6.

Receive the Quarterly Investment Reports for the First Two Quarters. (CL)

Agenda Item 7.

Consider and act upon a resolution approving the Town of Prosper Investment Policy and Investment Strategy and approving the list of qualified brokers/dealers and financial institutions that are authorized to engage in investment transactions with the Town of Prosper. (CL)



Agenda Item 8.

Consider and act upon a resolution designating various individuals as authorized representatives for the Town's banking accounts. (CL)

Agenda Item 9.

Consider and act upon approving the expenditure for the annual software assurance of the Town's computer-aided dispatch and record management systems for Public Safety, from Integrated Computer Systems, Inc., a sole source provider for \$126,215. (LJ)

Agenda Item 10.

Consider and act upon a resolution suspending the July 31, 2025, effective date of Oncor Electric Delivery Company's requested rated change to permit the Town time to study the request and to establish reasonable rates; approving Cooperation with the Steering Committee of Cities Served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; and requiring notice of this resolution to the company and legal counsel for the Steering Committee. (TW)

Agenda Item 11.

Consider and act upon an ordinance amending the Code of Ordinances by adding a definition of “Electric Bicycle” to Section 1.09.001, “Definitions”; amending Section 1.09.008, “Bicycle Riding and Skating in Parks and on Bike Trails” and Subsection (5) of Section 1.09.023, “Outdoor Areas and Facilities;” all contained in Article 1.09, “Parks and Recreation,” of Chapter 1, “General Provisions,” to include the operation of electric bicycles. (TW)

Agenda Item 12.

Consider and act upon a Professional Services Agreement between Axene Continuing Education and the Town of Prosper for Medical Control and Continuing Education Services in an amount not to exceed \$99,340. (SB)

Agenda Item 13.

Consider and act upon an ordinance amending Article 4.05, “Alarm Systems”, of Chapter 4, “Business Regulations”, of the Town’s Code of Ordinances and amending fees contained in Section XVI, “Alarm Systems” of Appendix A, “Fee Schedule”.
(DK)

Agenda Item 14.

Consider and act upon an ordinance amending Section 12.09.004 "School Traffic Zones" of Chapter 12 "Traffic and Vehicles" of the Town's Code of Ordinances by modifying the limits and hours of operation of such zones. (HW)

Agenda Item 15.

Consider and act upon a Joint Resolution with Aubrey, Celina, Pilot Point, Providence Village and Prosper urging the Texas Department of Transportation to expedite funding for critical infrastructure projects. (CE)



Citizen Comments

03:00



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.



Agenda Item 16.

Receive and discuss the Bond Committee recommendation for a November 4, 2025, Bond Election. (RBS)

Bond Committee Process

- On September 24, 2024, Town Council appointed a bond committee of ten citizens and three council liaisons
- The committee was given the following charges:
 - Present a recommendation for a “No Tax Rate Increase” Bond Election
 - Capacity was determined to be \$165 million (later revised to \$184 million)
 - Projects initially considered included infrastructure, parks, library, police expansion
 - Projects reflective of the Town’s Strategic Vision and community values
 - As a starting point capacity was split 55%/45% Infrastructure to all other projects

Bond Committee Process

- The committee met seven times to:
 - Hear presentations from Town staff and consultants
 - Tour current Town facilities
 - Tour similar facilities in nearby communities
 - Prioritize and reprioritize projects to stay within budget and best balance needs and community values

Bond Committee Members

- Committee Members
 - Kevin Greene, Chair
 - Brett Butler
 - Shane Funk
 - Yvette Leslie
 - Rory Conley
 - Thomas Crystal
 - Jason Browning
 - Valerie Rodriguez
 - Leigh Gressett
 - Bob Benson
- Council Liaisons
 - Mayor Pro-Tem Bartley
 - Deputy Mayor Pro-Tem Kern
 - Councilmember Reeves

Town Council Strategic Visioning Priorities



1

ACCELERATION OF INFRASTRUCTURE

- Work with the Capital improvement Subcommittee to identify gaps in the Town's infrastructure and ensure that it meets the demands of a growing community
- Utilize all available financial methods (Bonds, Certificates of Obligation, Capital Dedicated Fund, Grants, etc.) to fund projects.
- Work with the Capital Improvement Subcommittee to plan for a future bond program and/or pay-as-you-go program.



2

DEVELOPMENT OF DOWNTOWN PROSPER AS A DESTINATION

- Collaborate with the Downtown Business Alliance, Community Engagement Committee, Downtown Committee, and Prosper EDC to implement the Downtown Master Plan.
- Pursue a mix of public and private developments as catalysts for office, retail, restaurants, entertainment, housing, and outdoor events.



3

ENSURE THE TOWN'S COMMERCIAL CORRIDORS ARE READY FOR DEVELOPMENT

- Ensure US 380 and Dallas North Tollway are primed and ready for development.
- Develop long-term strategies for land use, landscaping, lighting, and traffic.
- Leverage partnerships with TxDOT, NTTA and private development.



4

CONTINUE TO PROVIDE EXCELLENT MUNICIPAL SERVICES

- Strive to be a high-performing organization focused on continuous improvement, best practices, and benchmarking.
- Develop a culture of excellence and provide the financial resources necessary to support these goals.
- Provide a welcoming and respectful environment for residents, visitors, and Town employees.



5

WORK TOWARDS A GROWING AND DIVERSIFIED TAX BASE

- Collaborate with Prosper EDC and be adaptable to changing market conditions.
- Place an emphasis on corporate, medical, and life-sciences sectors.
- Utilize metrics to create resiliency strategies against market changes.

Committee Recommendation

- Ultimately the Committee decided on a 46/54% split between Infrastructure and Other Needs with the recommending:

• Streets	\$ 84,300,000
• Police Building Expansion	29,000,000
• Library	34,200,000
• Parks and Recreation	24,000,000
• Public Works/Parks Service Center	10,000,000
• Historic Silo Renovation	<u>2,300,000</u>
• Total	\$183,800,000

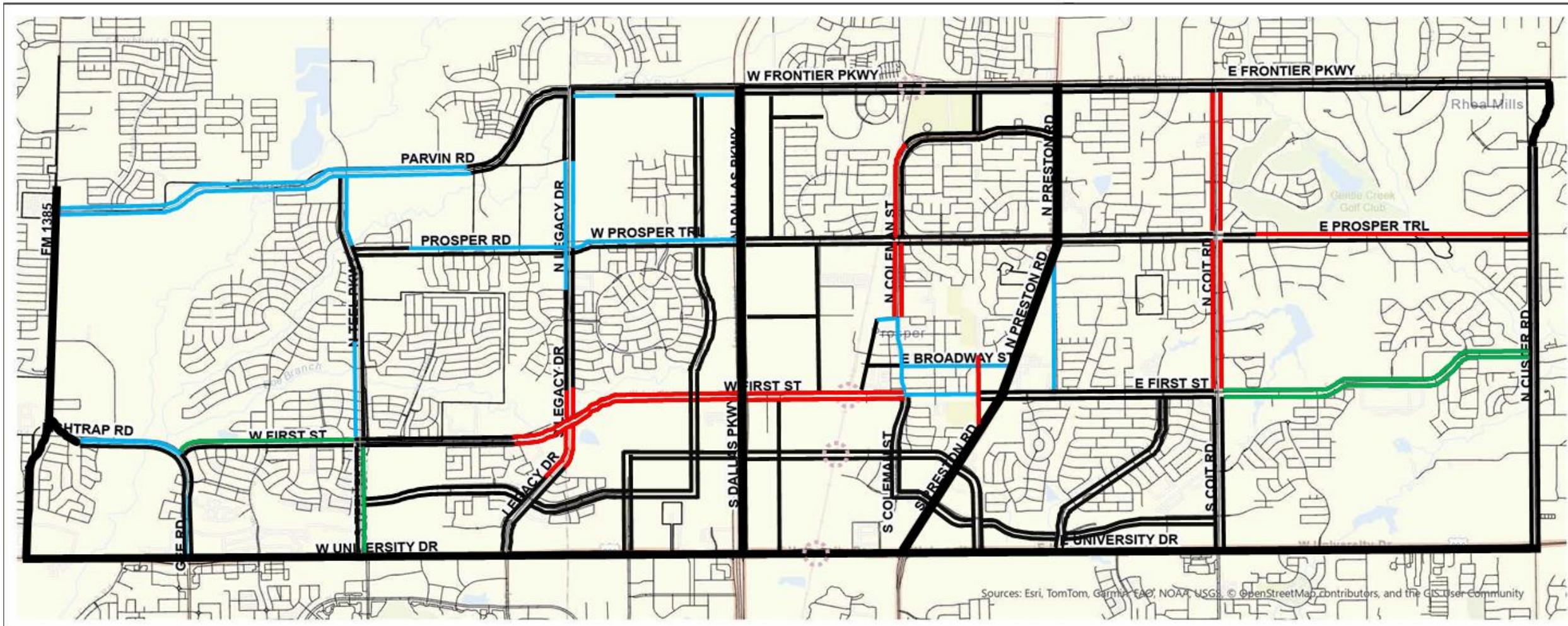


Streets and Infrastructure

Hulon Webb, Director of Engineering

Town of Prosper

2025 Bond Election Streets and Infrastructure



■ Completed or To Be Completed by Others

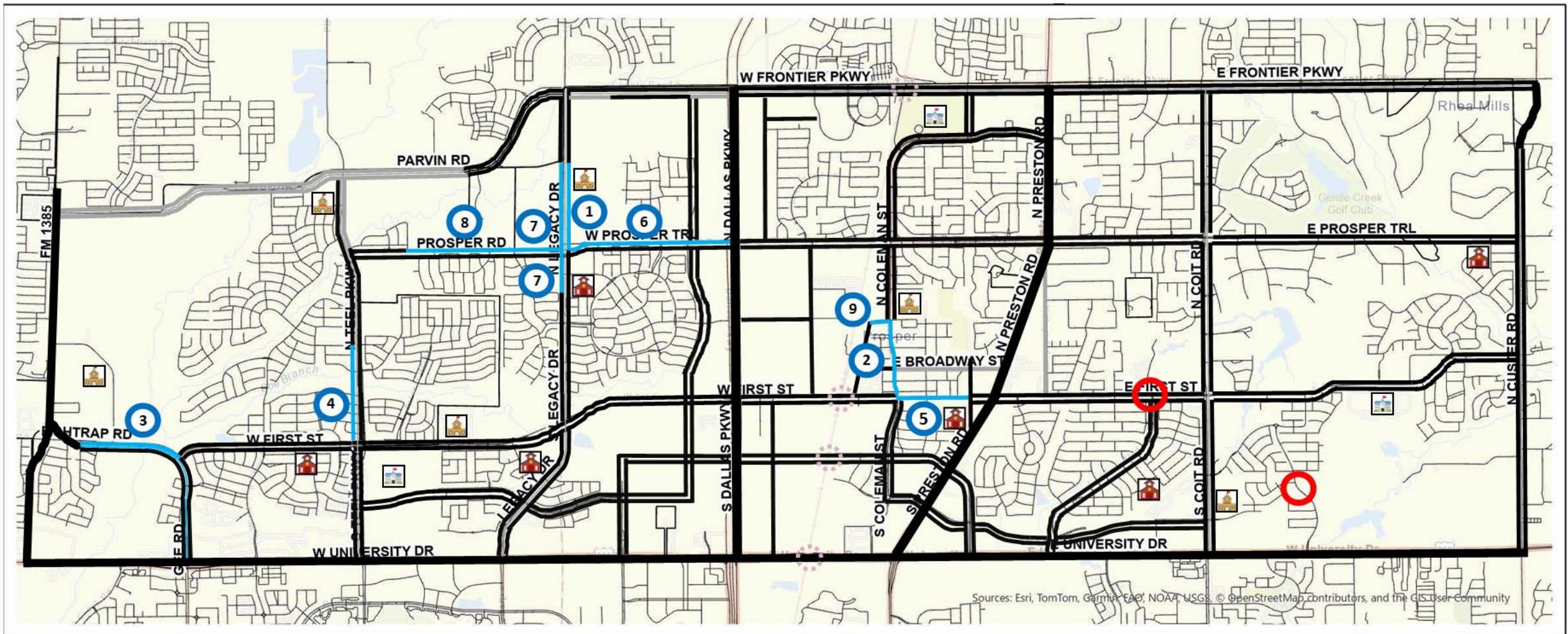
■ 2020 Bond Completed

■ 2020 Bond In The Works

■ Remaining

Town of Prosper

2025 Bond Election Roadway Projects

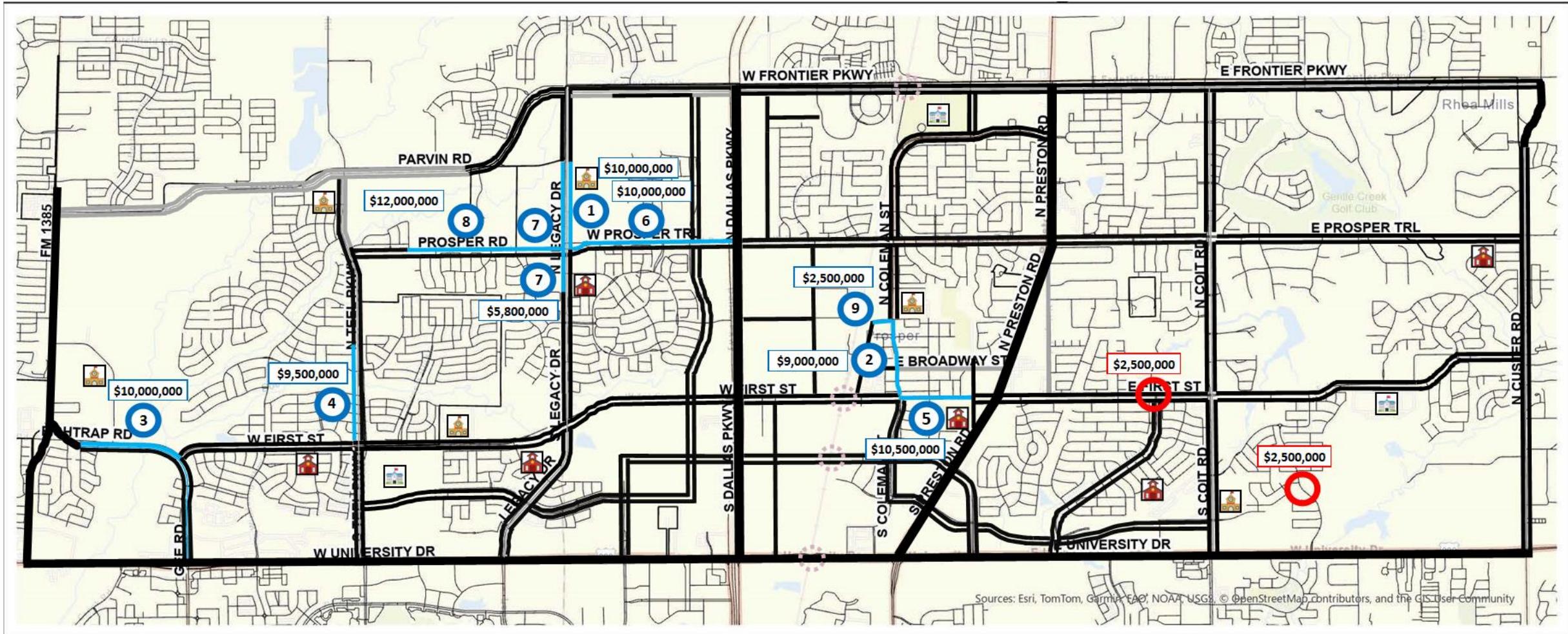


Town of Prosper: 2025 Bond Election Roadway Projects

<u>ID</u>	<u>STREET</u>	<u>DESCRIPTION</u>	<u>COST*</u>
1	Legacy Drive (Prosper Trail - Parvin)	Reimbursement to PISD: 2 lanes of ultimate 6-lane divided roadway with concrete, curb and underground drainage from Prosper Trail to Parvin Road. Includes oversize participation of 16" water line.	\$ 10,000,000
2	Coleman Road (First - Gorgeous)	ROW & Construction: 2-lane ultimate divided roadway and on-street parking with concrete, curb and underground drainage from First Street to Gorgeous.	\$ 9,000,000
3	Gee Road (US 380 - FM 1385)	Construction: Denton County Bond Project for ultimate 6-lane divided roadway with concrete, curb and underground drainage from US 380 to east of proposed intersection of FM 1385. (50% Funding Participation)	\$ 10,000,000
4	Teel Parkway (First - Freeman)	ROW & Construction: 2 lanes on west side of divided roadway with concrete, curb and underground drainage from First Street to Freeman Road to complete 4 lanes. Teel Parkway to be a 6-lane ultimate divided roadway.	\$ 9,500,000
5	First Street (Craig - Coleman)	Construction: 3-lane undivided roadway with concrete, curb and underground drainage from Craig Street to Coleman Road. Includes 8' trail on south side.	\$ 10,500,000
6	Prosper Trail (Legacy - DNT)	Construction: 2 lanes on north side of divided roadway with concrete, curb and underground drainage from Legacy Road to Dallas North Tollway to complete 4 lanes	\$ 10,000,000
7	Legacy Drive (Star Trail - Legacy MS)	Design, ROW & Construction: 2 lanes on west side of divided roadway with concrete, curb and underground drainage from Star Trail to Legacy Middle School to complete the 4 lanes. Legacy Drive to be a 6-lane divided roadway.	\$ 5,800,000
8	Prosper Trail (Teel - Legacy)	Design, ROW & Construction: 2 lanes on north side of divided roadway with concrete, curb and underground drainage from east of Teel Parkway to Legacy Road to complete 4 lanes	\$ 12,000,000
9	Gorgeous (LIV - Coleman)	ROW & Construction: 2 lanes concrete, curb and underground drainage from the LIV development to Coleman road to complete the connection with McKinley Drive.	\$ 2,500,000
<u>SUBTOTAL STREET</u>		\$ 79,300,000.00	
○	Roundabout (La Cima/First Street)	Design and Construction: 3 way intersection of (2) 4-lane minor thoroughfares	\$ 2,500,000
○	Roundabout (Richland/Lakewood)	Design and Construction: 4 way intersection of (2) collector roadways	\$ 2,500,000
<u>SUBTOTAL ROUNABOUT</u>		\$ 5,000,000.00	
TOTAL PROPOSED 2025 - 2035			\$ 84,300,000

Town of Prosper

2025 Bond Election Roadway Projects (\$84.3M)



Street
Elementary
Middle
High School

Roundabout



Police Building Expansion

Doug Kowalski, Police Chief

Town of Prosper Police Station Expansion Study

Existing Facility

Designed in 2018

Building
Total: 22,895 sf

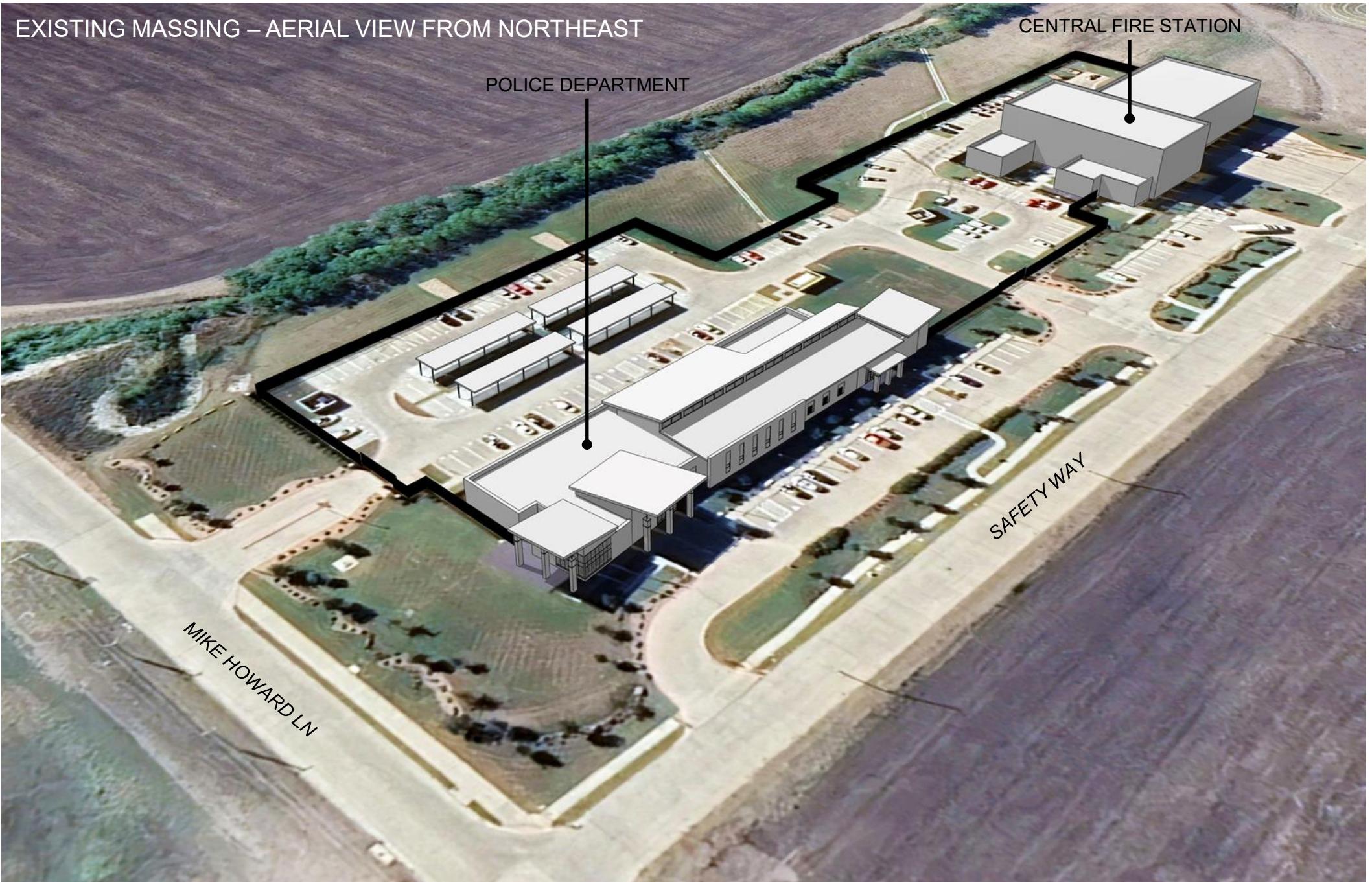
Parking
Public: 22
Secure: 96 spaces

2018 Town Population
~ 19,000

2018 PD Size
45 Total Staff

2025 Town Population
~ 46,400

2025 PD Size
92 Total Staff



Police Station Ribbon Cutting in 2020



Police Staffing Projections Over Time

Program Summary

PROGRAM NEED	CURRENT STAFF	FUTURE STAFF	CURRENT TOTAL	FUTURE TOTAL	DELTA
Space Needs Summary					
Prosper Police Department					
Public Areas	-	-	3,260	3,724	464
Administration	8	26	2,441	6,497	4,056
Criminal Investigations	14	45	2,048	9,126	7,079
Patrol	46	87	1,386	11,427	10,041
Support Services	3	22	1,074	4,906	3,832
Property & Evidence	-	-	2,349	6,744	4,395
Communications	21	33	1,955	1,955	0
Shared Staff Areas	-	-	4,494	12,428	7,934
Building Support	-	-	903	4,364	3,462
Shooting Range	-	-	-	13,090	13,090
Subtotal	92	213	19,909	74,262	
Gross Building Factor			15%	15%	
Total Building Square Feet			22,895	85,401	62,506
Parking					
Public			22	36	14
Secure			96	331	235
Total Parking			118	367	249

Existing Facility

Designed in 2018

Building
Total: 22,895 sf

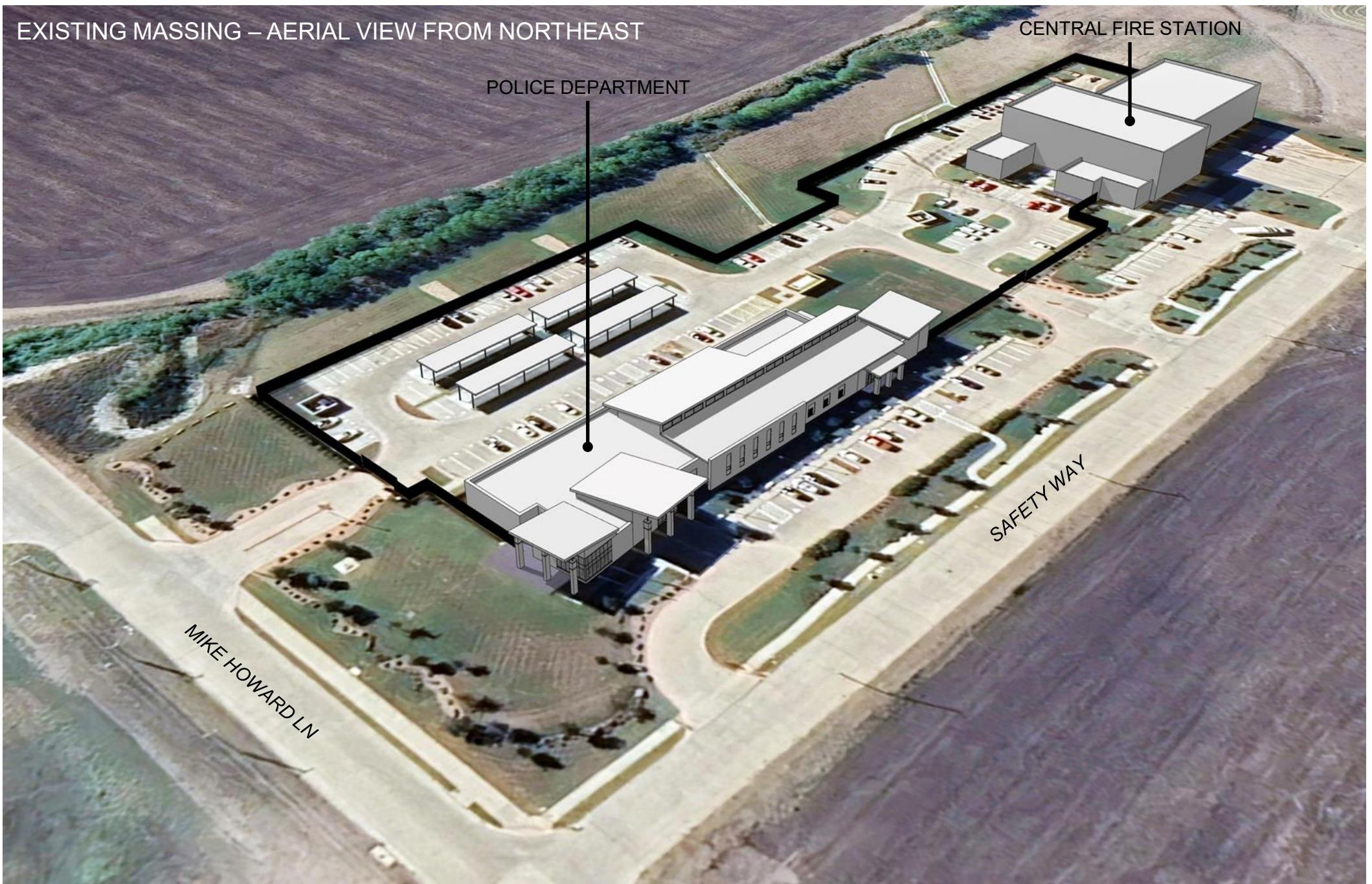
Parking
Public: 22
Secure: 96 spaces

2018 Town Population
~ 19,000

2018 PD Size
45 Total Staff

2025 Town Population
~ 46,400

2025 PD Size
92 Total Staff



Proposed Expansion

Building
Existing: 22,895 sf
Renovation: 8,000 sf
New Addition: 31,000 sf
Total: 53,895 sf

Notes:
Design provides for all personnel spaces in accordance with staffing projections through 2035

Level 2 (~15,000 sf) will be constructed as shell space

Parking
Addition (net) 55 spaces
Total: 173 spaces

Estimated Project Cost
\$29,000,000

Estimated Completion
2029



Proposed Expansion

Building
Existing: 22,895 sf
Renovation: 8,000 sf
New Addition: 31,000 sf
Total: 53,895 sf

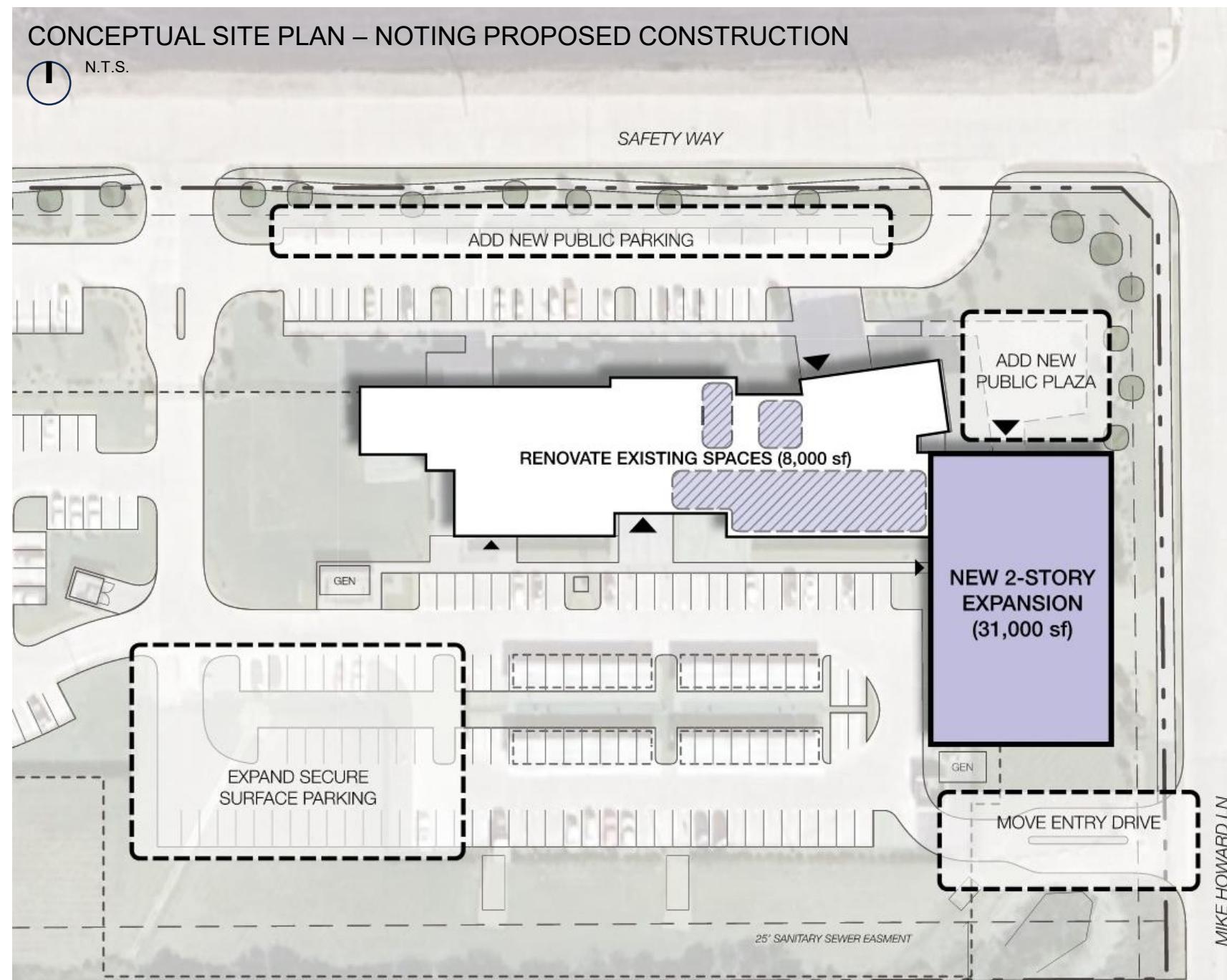
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\$29,000,000

Estimated Completion
2029



Proposed Expansion

CONCEPTUAL DEPARTMENT PLAN



Building
Existing: 22,895 sf
Renovation: 8,000 sf
New Addition: 31,000 sf
Total: 53,895 sf

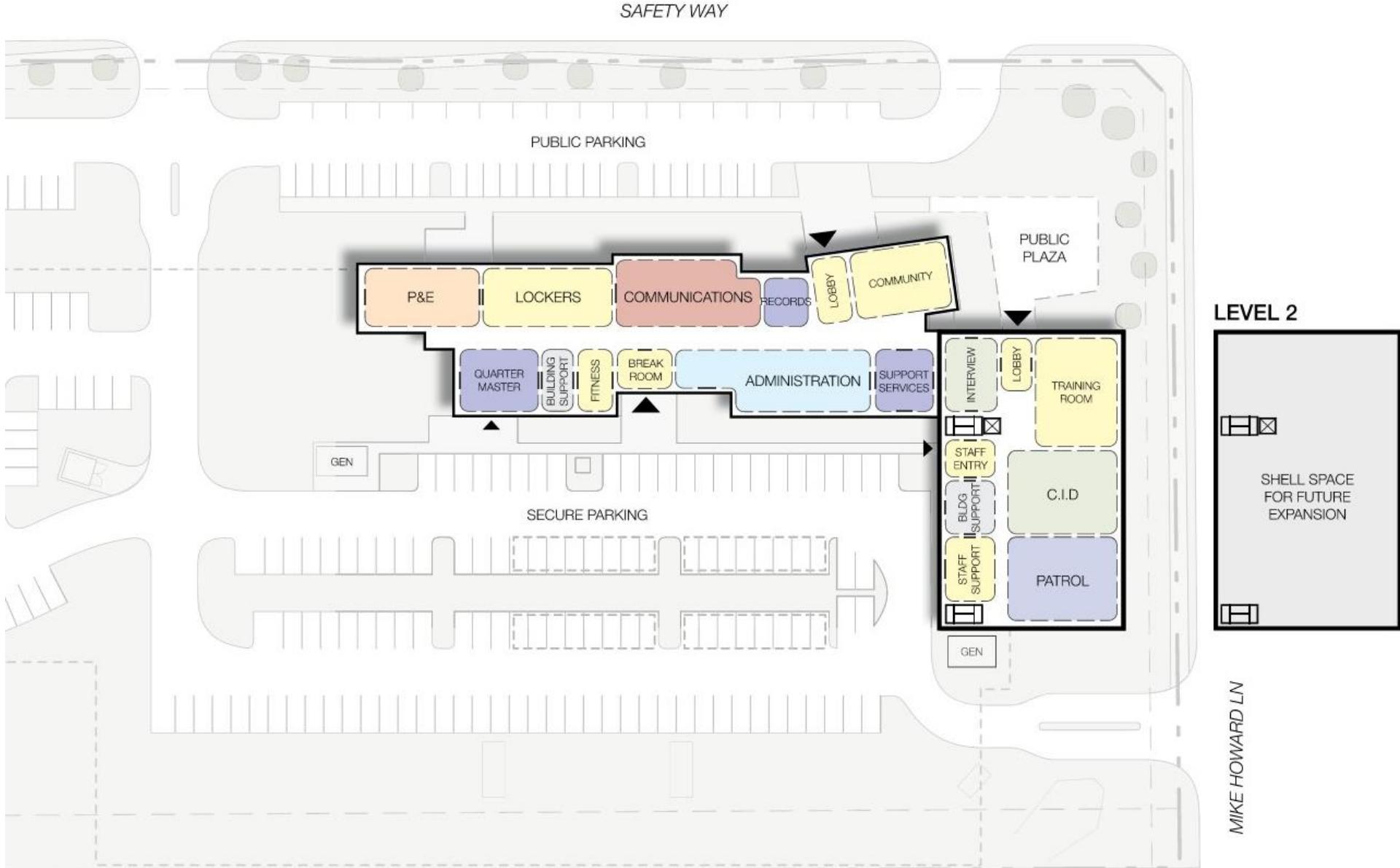
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Addition (net) 55 spaces
Total: 173 spaces

Estimated Project Cost
\$29,000,000

Estimated Completion
2029



GFFdesign 720

design



Library

Gary Landeck, Library Director

Current Growth and Popularity

- New members and borrowing = 5-10% increase year over year
- Number of programs and attendance = 40% increase (2024)
- Programs at capacity—residents sometimes turned away
- Neighboring cities (McKinney, Celina, Anna, Frisco) are investing in new libraries
- Town Hall needs the space

Ready for the Future

- 600+ residents shaped Master Plan (2024)
- Top Priorities for a \$34.2M facility
 - Children's and Teen Areas
 - Study and Meeting Rooms
 - Innovation Labs and Spaces
 - Outdoor and Quiet Areas
- Flexible, phased design = expand later
- Future-ready infrastructure = prepared for AI and emerging technologies
- Downtown destination adaptable for Town events and functions
- Open seven days per week

Scalable Community Investment

- Initial Startup = ~\$1M
 - Opening Day Collection
 - Tech upgrades (self-checkout, online room reservation, book lockers, point-of-sale system)
- Net Annual Operating Cost = ~\$200K
 - Staffing, programs, collection upkeep
 - Partially offset by:
 - Membership growth and book resale
 - Potential room rental
- Exceeds accreditation levels while delivering lasting civic, economic, educational return



Service Center and Silos

Chuck Ewings, Assistant Town Manager or
Carrie Jones, Director of Public Works



Master Plan Cost Estimates

- Construction - \$19,152,775
- 40% Contingency - \$7,661,110
- Mob, OH&P, Escalation - \$9,232,422

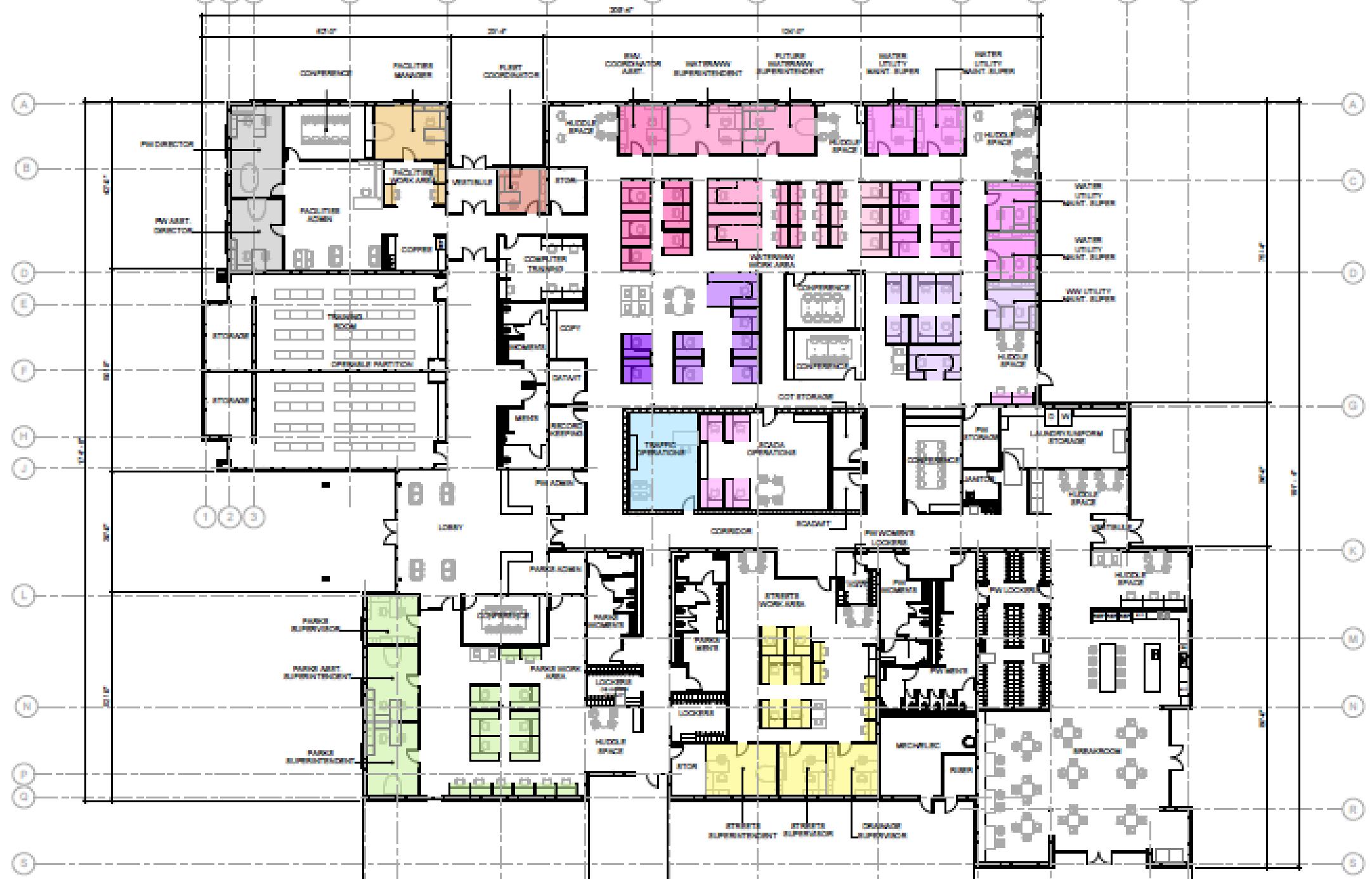
- Total - \$36,046,307

Budget Estimate

- Administration Building (24K sq ft) - \$7,336,500
- Shop Building (6,500 sq ft) - \$1,956,000
- Site Work - \$3,000,000
- 25% Contingency - \$3,073,125
- Total - \$15,365,625
- \$15,000,000 available for Phase 1

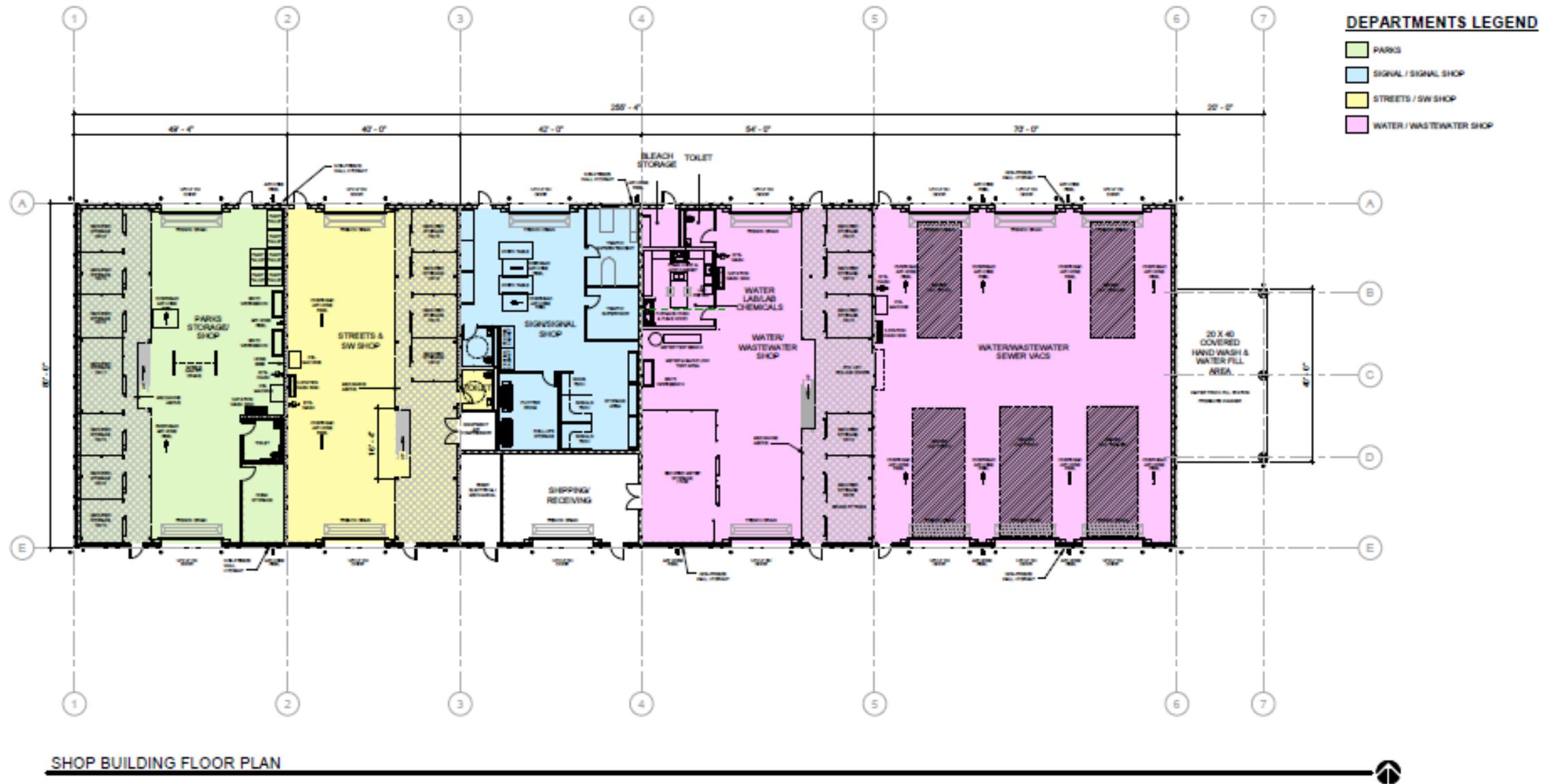


DEPARTMENTS LEGEND





MAIN ENTRANCE VIEW



Changes

- Original plan did not program space for all positions
 - Projected 192 positions for build-out
 - 73 positions provided 0 sq ft
- Not all vehicles planned for proposed shop
- Current design addresses all future positions and operations

Current Estimate

- Administration Building - \$14,678,278
- Parks Admin Finish-Out - \$943,017
- Shop Building - \$8,109,160
- PW Covered Storage - \$1,531,984
- Parks Covered Storage - \$1,298,866
- Site Work - \$6,575,632
 - Total - \$33,175,243 (includes 11% contingency)
- Total available if GO approved - \$25,000,000



Downtown Silo Improvements

Prosper Bond Proposal

Downtown Silos

- Acquired by the Town to maintain as landmark
- Falling into disrepair
- Significant improvements
 - New roofs
 - Removal of elevator/conveyors
 - Lighting
 - Secure from access



TOWN OF
PROSPER

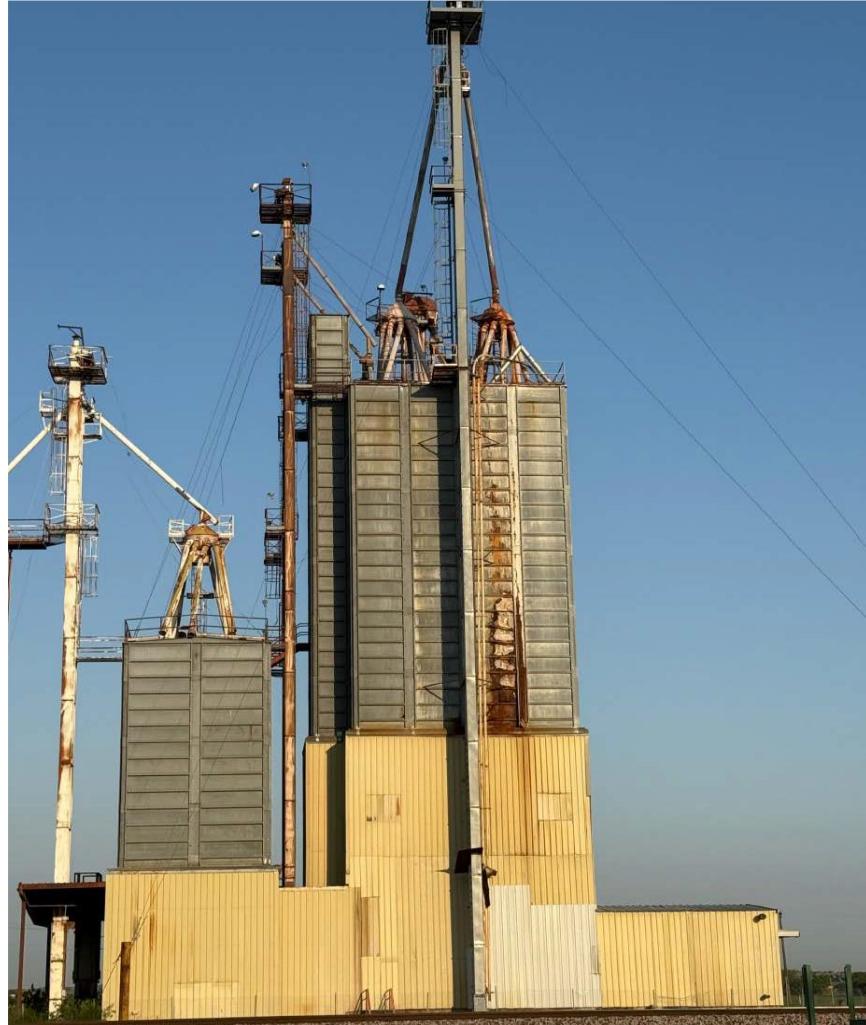
Roof Panels Missing





TOWN OF
PROSPER

Removal of Elevator/Conveyors



Silo Wash Lighting



- Places wash lighting on the West sides of the silos and roofs
- Lights would be installed around the base of the silos
- Requires installation of new electrical service and panel
- Estimated total cost - \$896,265
 - Ground lights/controls - \$604,898
 - Silo roof lighting - \$291,367

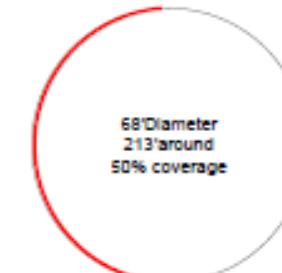
Prosper Grain Silos
Basic Layout

LAYOUT BASED ON
277V APPLICATION

Small Silos (X2):

- (13) Fixtures for sides
- (1) 15A circuit for sides PDM
- (12) Fixtures for roof
- (1) 15A circuit for roof PDM

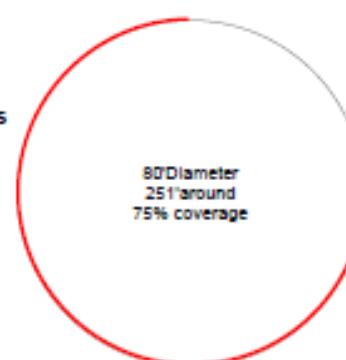
68'Diameter
213'around
50% coverage



Large Silo:

- (27) Fixtures for sides
- (2) 15A circuit for sides PDM
- (23) Fixtures for roof
- (2) 15A circuit for roof PDM

80'Diameter
251'around
75% coverage



Estimates for Improvements

- Demolition of Elevator - \$187,000
- Remove Conveyor/Replace Roofs - \$468,000
- Coating - \$255,000
- Wash Lighting - \$900,000
- Wrought Iron Fencing - \$30,000
- Total - \$1,840,000
- Total w/ 25% contingency - \$2,300,000



Parks & Recreation

Kurt Beilharz, Assistant Director Parks & Recreation

Project Selection / Prioritization – PROSMP & Bond Committee

RANKING PROCESS

After completing the citizen survey during the needs assessment phase, a structured method for ranking priorities was employed. This process incorporated insights from the citizen survey, Town Parks and Recreation Department Staff, Park Board, and the Dunaway team, with the following weighted values assigned:

Citizen Input / Survey Results (55%)

Reflecting the specific needs and requests of the Prosper community gathered from the citizen survey.

Town Parks and Recreation Department Staff (15%)

Based on the insights of park staff regarding recreation programs and resource demands.

Park Board (15%)

Addressing the specific needs as recognized by the Park Board related to recreation programs and resource demands.

Dunaway Team (15%)

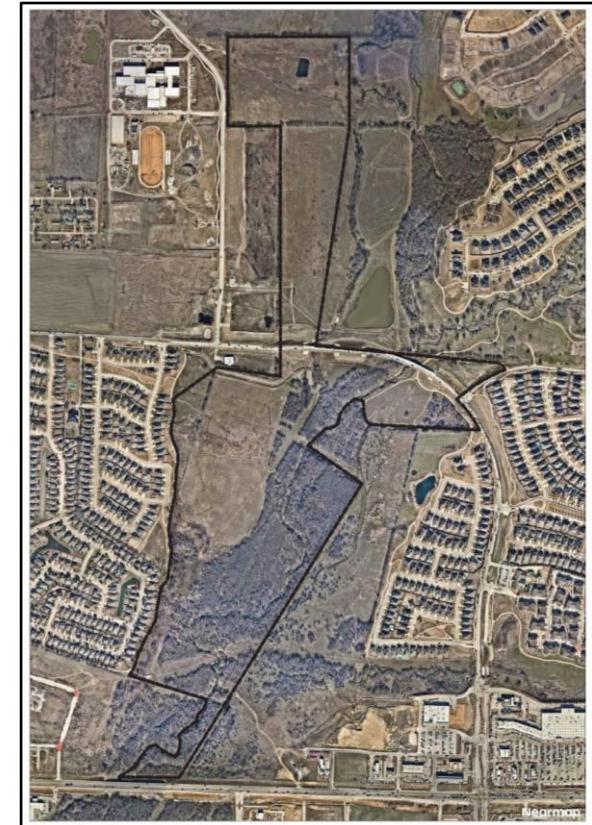
Offering recommendations based on the Dunaway planning team's assessment of Prosper's unique needs, current park resources, demographic profile, and future recreational demands.

The resulting priority rankings are categorized into three groups: High Priority, Moderate Priority, and Lower Priority. A summary of these priorities for Prosper can be found in the table on the following page.

Rank	Priorities	Higher	Moderate	Lower
1	Additional Trail Connections Throughout Prosper	•		
2	Additional Hike / Bike / Walk / Jog / Run Trails	•		
3	Multipurpose / Multigenerational Recreation Center	•		
4	Add Shade to Park Playgrounds	•		
5	Open Spaces / Natural Areas	•		
6	Picnic Areas / Pavilions	•		
7	Playgrounds	•		
8	Indoor Athletic Complex (for Active Sports)		•	
9	Sprayground / Water Splashpads		•	
10	Water Features (Fishing Pond, Fountains)		•	
11	Aquatic Center		•	
12	Dog Park		•	
13	Amphitheater		•	
14	Natural Surface Trails / Tracks (for BMX, Pump Track, etc.)			•
15	Leisure Outdoor Swimming Pool			•
16	Performing Arts Center			•
17	Outdoor Exercise Equipment in Parks and/or Along Trails			•
18	Disc Golf			•
19	Skate Park			•

Future Community Park Activation (Phase 1)

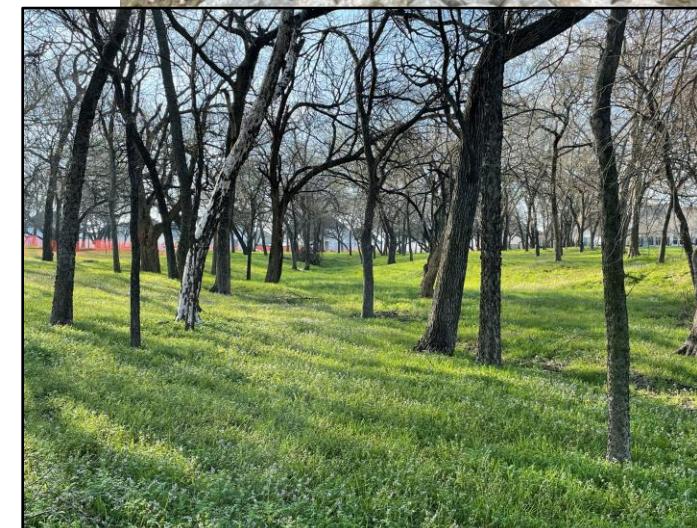
- \$15,000,000
- Activation of future community park (Windsong Community Park or the Doe Branch Property)
- Includes Design
- May include Athletic Fields with Synthetic Turf, Parking, Playground, and Restrooms



Doe Branch Property

Trail / Bridge Connections

- \$2,700,000
- Design and construction
- Replace wooden bridges at the Doe Branch property (\$1,500,000)
- Addition of trails to complete needed trail connections (\$1,200,000)



Playground Development and Replacement

- \$2,500,000
- Frontier Park Soccer Playground Replacement utilizing existing infrastructure (\$600,000)
- Frontier Park Windmill Playground Replacement utilizing existing infrastructure (\$1,300,000)
- Etheridge Park Accessible Playground (new) requires new infrastructure (\$600,000)
- Projects listed include the addition of Shade Structures and Poured In Place surfacing



Conceptual Rendering

Pickleball / Tennis Courts

- \$3,800,000
- Addition of Pickleball and Tennis Courts in Pecan Grove Park, Prairie Park, and Tanner's Mill Park
- Estimated costs include misc. site work and required state accessibility upgrades





2025 Parks & Recreation Bond Proposal

Future Community Park Activation (Phase 1)	\$ 15,000,000
Trail / Bridge Connections	\$ 2,700,000
Playground Development and Replacement	\$ 2,500,000
Pickleball / Tennis Courts	\$ 3,800,000
Total:	\$ 24,000,000

Future Action

Based on Council Feedback, this item with the related ordinance calling the election will be brought back to the council at the August 12, 2025 Town Council meeting for approval.

Agenda Item 17.

Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding Competitive Sealed Bid No. 2025-13-B to DDM Construction Corporation, related to construction services for the Coit Road (First-Prosper Trail) Paving and Drainage Improvements project in the amount of \$10,377,272 and authorize \$500,000 for construction phase contingencies. The total purchase order amount is \$10,877,272. (LH)

Bids Received:

Eight (8) – June 12, 2025

CSP Percentages:

- Cost Proposal =65%
- Project Timeline =25%
- Qualifications/Exp =10%

Range of Proposals (Cost):

\$10,377,271.50 - \$14,055,384.39

Engineers Estimate:

\$10,684,645

Budget:

\$24,000,000

Range of Proposals (Time):

240 days - 645 days

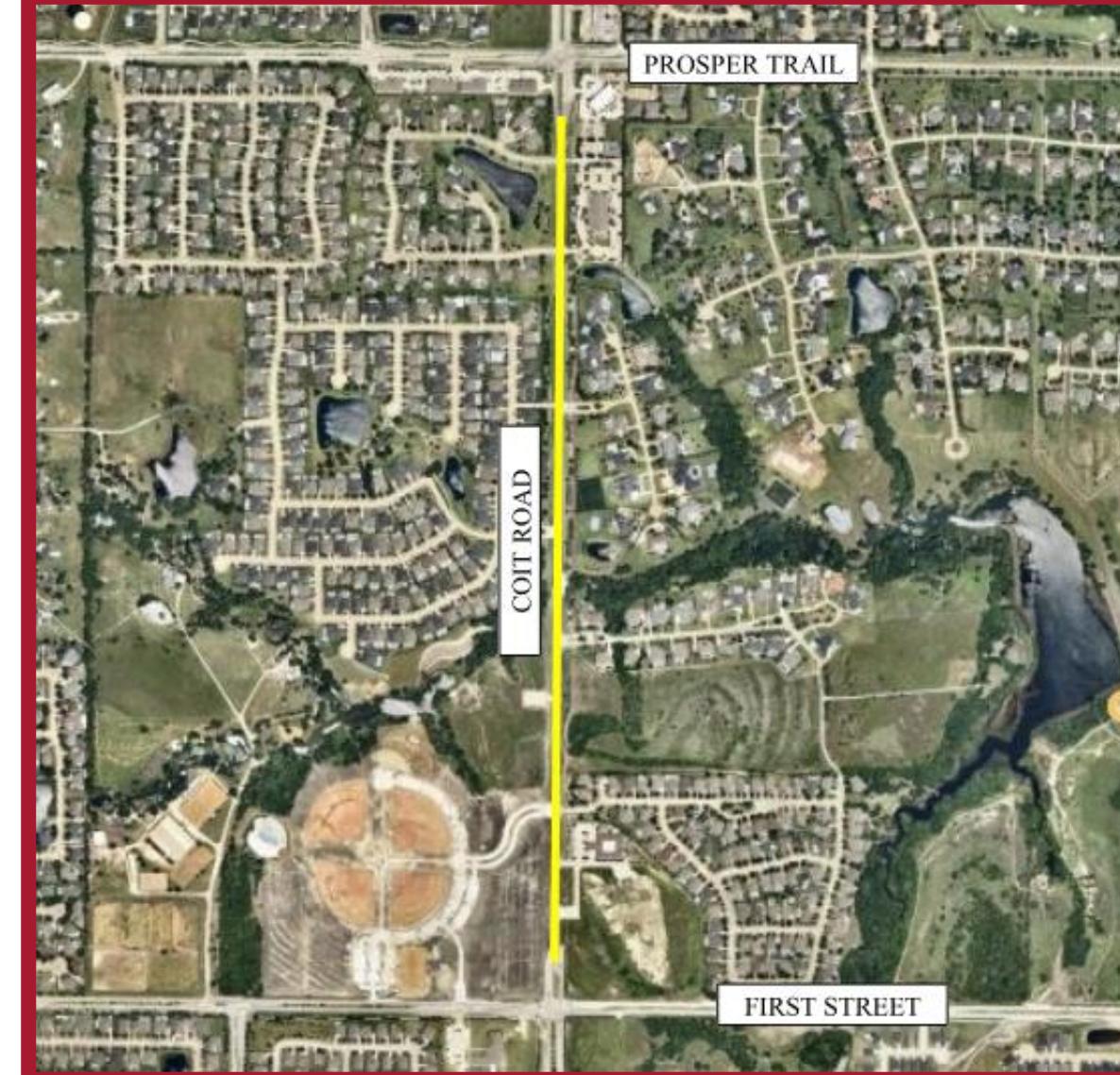
Recommendation:

DDM Construction Corporation

\$10,877,271.50

(Includes \$500,000 contingency)

360 days



Agenda Item 18.

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 Coit Road (First - Prosper Trail) Paving and Drainage Improvements project for \$239,028. (LH)

Agenda Item 19.

Consider and act upon authorizing the Town Manager to execute an agreement with the Prosper Area Soccer Organization regarding their donation of \$950,000 to supplement the costs to install athletic field lighting for the Raymond Community Park multipurpose fields. (DB)

PASO Donation

- PASO Funding Opportunity
 - PASO has proposed a \$950,000 donation to supplement cost
 - No special accommodations will be granted to PASO in exchange for the donation.
 - Lighting will allow use of the fields once it becomes dark during typical field use times.
- Total cost is \$1,932,621 (includes contingency)
- Town to fund the balance (\$982,621) with other project savings, Gbond interest, park improvement fees, project contingency dollars, and the PASO donation if approved.
- Approved by the CIP Subcommittee (May 6) and the Parks and Recreation Board (June 12)

Agenda Item 20.

Consider and act upon authorizing the Town Manager to execute Change Order No. 3 to Dean Construction to include field lighting for the multipurpose fields and all required appurtenances, new electrical service, labor, and materials required to construct and install the multipurpose lighting at Raymond Community Park in the amount of \$1,932,621. (DB)

Change Order #3 - Multipurpose Field Lighting at Raymond Community Park

- Change Order request is \$1,932,621
 - Includes materials, labor, and contingency
- PASO Funding Confirmed - \$950,000
- PASO Agreement Request on July 22 Council Agenda. If approved...
 - Remaining balance of \$982,621
 - Funds available through other project savings, GO Bond interest, park improvement fees, project contingency dollars, and the PASO donation if approved.



Agenda Item 21.

Discuss and consider Town Council Subcommittee reports. (DFB)

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

Executive Session

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 matters associated with amendments to the Town's Code of Ordinances regarding recent legislation, and all matters incident and related thereto.

Section 551.071 - To consult with the Town Attorney regarding legal matters associated with amendments to Article 1.02 of Chapter 1 of the Town's Code of Ordinances, and all matters incident and related thereto.



The Town Council will reconvene after Executive Session.



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



Adjourn.