



Welcome to the September 23, 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.

Proclamation declaring the month of October 2025 as National Breast Cancer Awareness month. (MLS)



Agenda Item 2.

Proclamation declaring October 7, 2025, as National Night Out.
(MLS)



Agenda Item 3.

Legislative Update from State Representative Jared Patterson.
(RB)

Consent Agenda

Agenda Item 4.

Consider and act upon the minutes of the September 16, 2025, Town Council Work Session meeting. (MLS)



Agenda Item 5.

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

Agenda Item 6.

Consider and act upon an Ordinance amending Section 6.03.003, "Regulation of Weeds, Rubbish, Brush, and Other Objectionable, Unsightly, or Unsanitary Matter," of Article 6.03, "Maintenance of Property, of Chapter 6, "Health and Sanitation," of the Town's Code of Ordinances allowing for the imposition of an Abatement Administrative Fee. (MB)

Agenda Item 7.

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)

Agenda Item 8.

Consider and act upon authorizing the Town Manager to execute an agreement with Flock Group, Inc. for nineteen (19) Flock Safety License Plate Readers (LPR) and twelve (12) Solar Video Camera Pan, Tilt and Zoom (PTZ) in the amount of \$120,192.07 and Flock NOVA OSINT – Open-Source Intelligence in the amount of \$85,173. (DK)

Agenda Item 9.

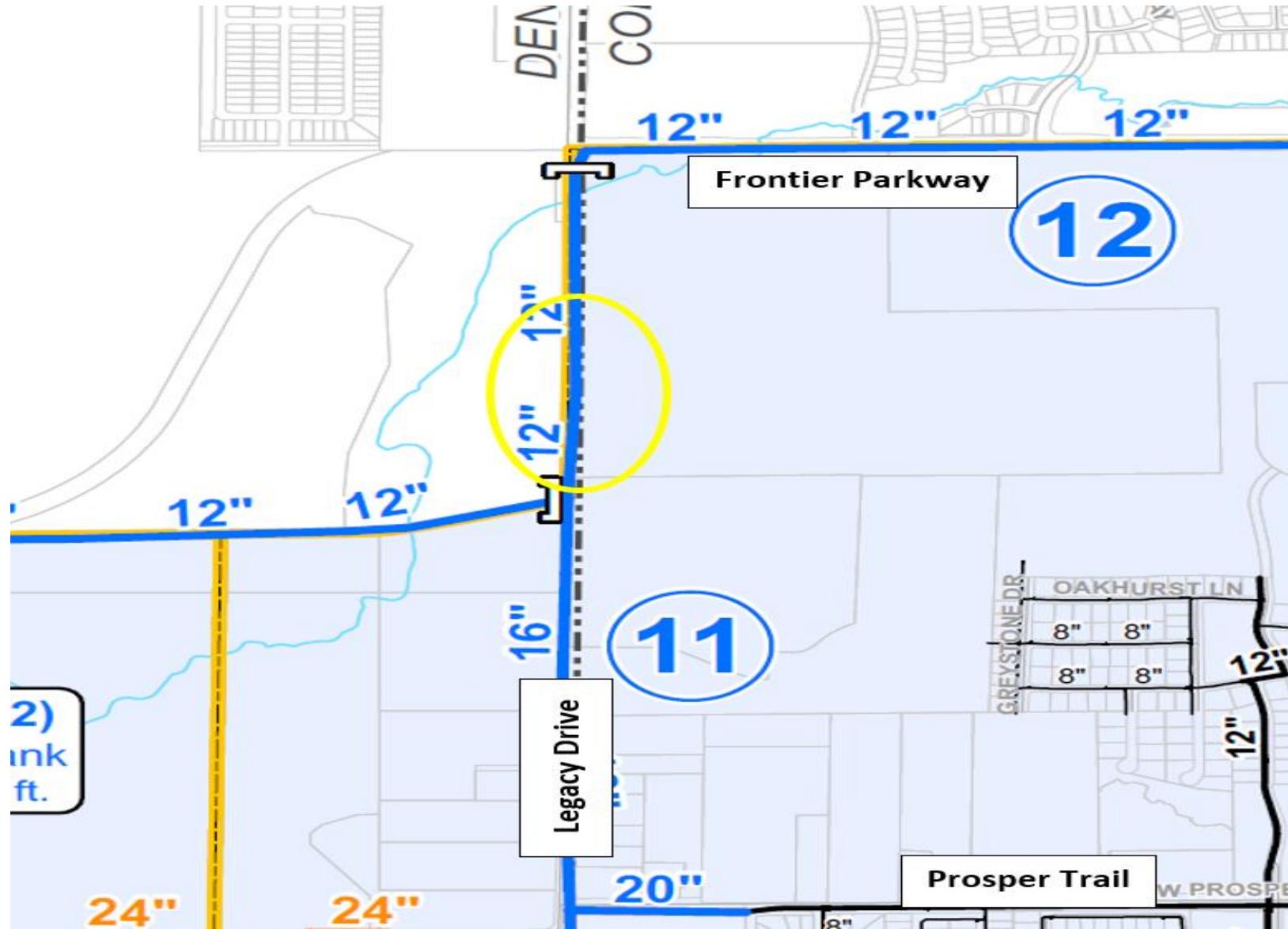
Consider and act upon approving the purchase of water meters from Core & Main in the amount of \$927,550; and authorize the Town Manager to execute documents for the same. (CJ)

Agenda Item 10.

Consider and act upon approving a renewal for an existing Contract for Services with Wopac Construction, Inc. as the primary vendor and Cam-Crete Contracting, Inc., as the secondary vendor, for Miscellaneous Concrete Replacement Services in an amount not to exceed \$600,000 for FY 2025-2026.
(CJ)

Agenda Item 11.

Consider and act upon authorizing the Town Manager to execute a Water Impact Fees Reimbursement Agreement between Shaddock-Creekside Prosper, LLC, and the Town of Prosper, Texas, related to the construction of a water line to serve the Creekside development. (HW)

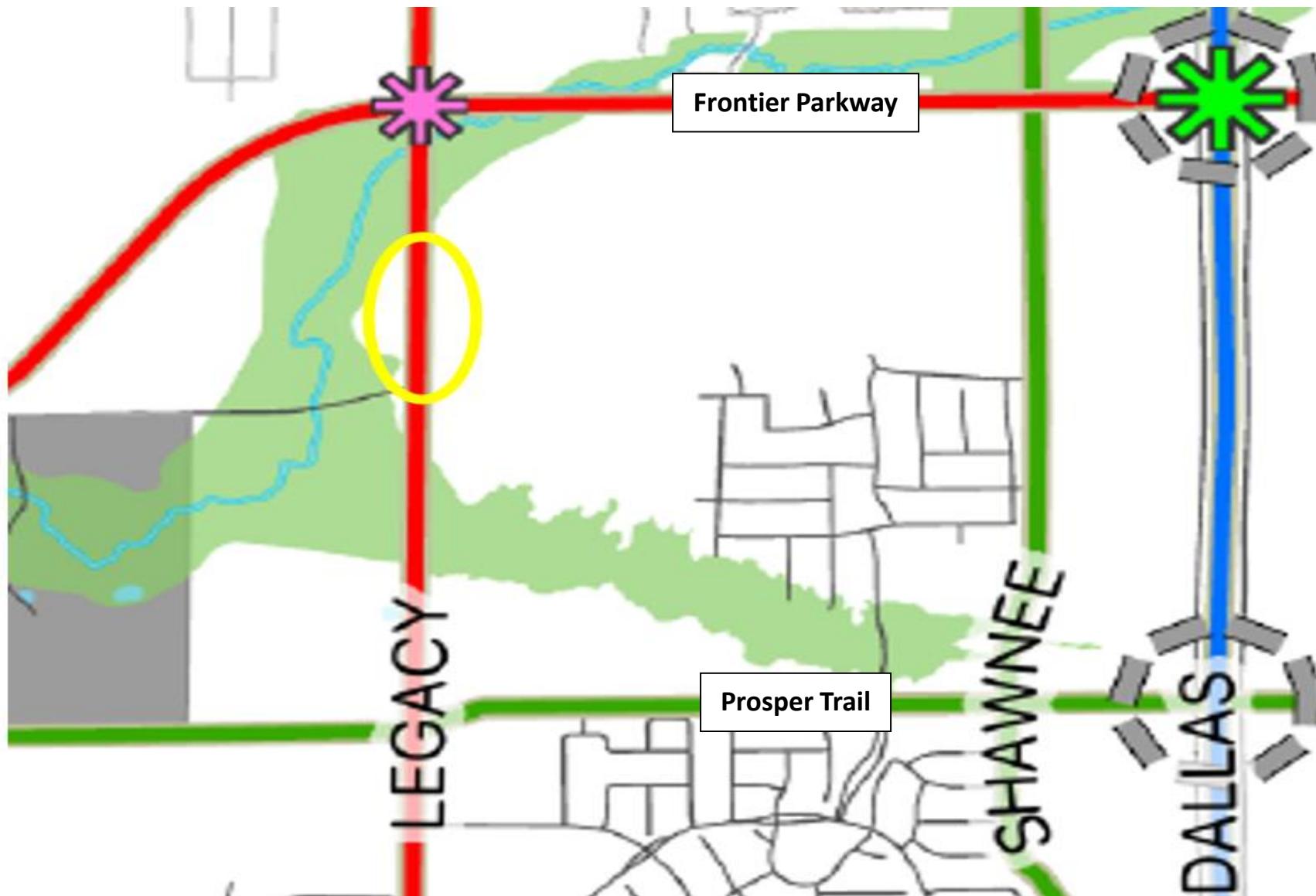


Agenda Item 12.

Consider and act upon authorizing the Town Manager to execute a Thoroughfare Impact Fees Reimbursement Agreement between Shaddock-Creekside Prosper, LLC, and the Town of Prosper, Texas, related to the construction of Legacy Drive to serve the Creekside development. (HW)



TOWN OF
PROSPER





Agenda Item 13.

Consider and act upon an Ordinance to rezone 0.7± acre from Single Family-15 (SF-15) to Planned Development-133 (PD-133) on Collin County School Land Survey, Abstract 147, Tracts 39 and 177, located on the northwest corner of Lane Street and First Street. (ZONE-25-0001) (DGH)



Agenda Item 14.

Consider and act upon authorizing the Town Manager to execute a Development Agreement between Carrie Gappinger and the Town of Prosper relative to Collin County School Land Survey 12, Abstract 147, Tracts 39 and 177. (DEVAGRE-25-0004) (DGH)



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 15.

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

Funding History

Item	Approval Date	Scope	Cost
GMP #1	December 12, 2023	Site Work	\$8,543,776
GMP #2	May 28, 2024	Baseball Complex, Multipurpose fields (no lights, hydromulch), 8 Pickleball Courts, Playground, Restroom, Parking	\$9,363,174
Change Order #1	December 10, 2024	Trail (partially grant funded), Multipurpose Field Irrigation	\$1,350,756
Change Order #2	January 14, 2025	Tennis Courts	\$536,146
Change Order #3	July 22, 2025	Multipurpose Field Lighting (\$950,000 funded by PASO)	\$1,932,621
Current Total	September 23, 2025		\$21,726,473
Change Order #4 (Proposed)	September 23, 2025	Sod in lieu of hydromulch in common areas, irrigation work for future well	\$504,200
		Professional Service Amendments	\$108,960
Total if CO #4 is approved			\$22,339,633

Potential Future Funding Requests

Change Order #5 (Future)	TBD	Water Well and Submersible Pumps	* \$2,279,877
Design	March 21, 2022 - Present	Dunaway Associates, original contract through Amendment #5	\$1,461,850
Project Management	February 27, 2024	Peak Program Value, original contract through Amendment #2	\$287,600
Water to Establish Park		Required charge to project budget	\$225,000
Estimated Total Project Cost			\$26,485,000

* Approximate Cost – Well and pump system to be bid

Funding Sources

Raymond Community Park Sources vs. Uses Accounting	
Total Project Funding Sources per CIP on 15 JUL 2025	26,485,000
Current Uses Approved by the Town Council after CO #3	<u>(23,973,797)</u>
Total Unencumbered Sources After CO #03	2,511,203
Pending Uses Budget for DCI Change Order # 04	(504,200)
Pending Uses for Professional Fees (DWY + PPV)	(108,960)
Total Sources Budget After CO #4 + Fees	1,898,044

Dean Construction Change Order

- Sodding (in lieu of hydromulch) of areas between the multipurpose fields - \$353,129
 - If using hydromulch, seeded areas will be wet and potentially muddy for months before grass is fully grown in. May be difficult to utilize MP Fields while establishing seed.
 - Rye grass seed is used for the winter months because it will be too late in the growing season to establish Bermuda seed. Bermuda needs warm weather to germinate. The rye grass must be killed out in the Spring before re-seeding with Bermuda seed.
- Installation of infrastructure needed to connect irrigation system to well water source and pumps - \$81,752
- Owner's Contingency - \$69,319 (16%)



Peak Performance Value Professional Services Amendment

- Extension of professional services contract to cover added scope and project closeout to include October – January (\$47,250)
 - Substantial Completion – December 5
 - Final Completion / Town Acceptance – December 30
- Pre-construction services for the well (\$34,210)
- Total - \$81,460

Dunaway Associates Professional Services Amendment

- Coordination, Design, and Plan Development for the Multipurpose Field Lighting (\$18,500)
- Coordination, Design, and Plan Development to include the irrigation connection to well water source and electrical revisions (\$9,000)
- Total - \$27,500

Project Future

- Tour of Site for Town Council
- Well bidding if Change Order #4 is approved
- Change Order #5 – Award contract for well installation
- Open pickleball and tennis courts – late November
- Substantial Completion (Well not included) – December 5
- Final Completion (Well not included) – December 30

Well Project Timeline

- Design and procurement docs ready – October
- Proposals from candidates – November
- 'Best Value' candidates' interviews – December
- Bid Award / NTP - January
- Pumps (3) Lead Time – 3 months (best case) - April
- Construction – approx 4 - 6 weeks - June
- Completion - Summer



Agenda Item 16.

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 - Consultation with the Town Attorney regarding legal issues associated with vehicular and related regulations and registration, 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 will reconvene after Executive Session.



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



Adjourn.