

Welcome to the December 9, 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

Consent Agenda

Agenda Item 1.

Consider and act upon the minutes of the November 25, 2025, Town Council Work Session meeting. (MLS)

Agenda Item 2.

Consider and act upon the minutes of the November 25, 2025,
Town Council Regular Meeting. (MLS)

Agenda Item 3.

Consider acceptance of the October monthly financial report for fiscal year 2026. (CL)

Agenda Item 4.

Consider and act upon a Resolution accepting and approving the 2025 Tax Roll. (CL)

Agenda Item 5.

Consider and act upon an Ordinance creating Tax Increment Reinvestment Zone No. 3 located along the Dallas North Tollway generally bound by Frontier Parkway, US Highway 380, North Coleman Street, and West of the Dallas North Tollway along existing/future Shawnee Trail. (CE)

Agenda Item 6.

Consider and act upon an Ordinance amending Chapter 1, Article 1.07 of the Town's Code of Ordinances to update the address contained in Section 1.07.003, "Service and Receipt of Notice".
(MLS)

Agenda Item 7.

Consider and act upon approving a renewal to a Microsoft Enterprise Agreement, from SHI Government Solutions, Inc., through a Texas Department of Information Resources (DIR) Purchasing Contract; and authorizing the Town Manager to execute all related documents for the same. (LJ)

Agenda Item 8.

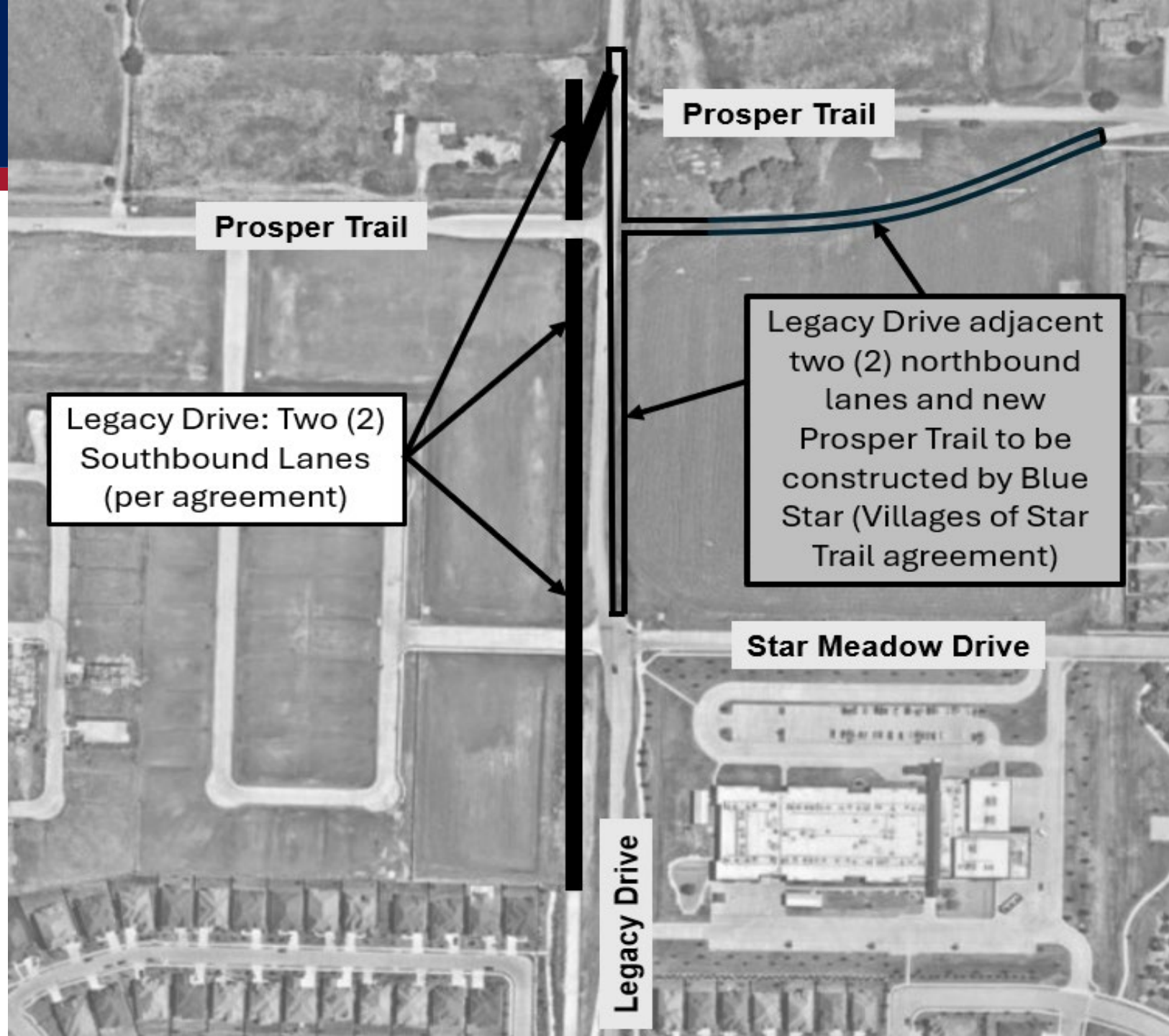
Consider and act upon authorizing the Town Manager to approve an agreement with URETEK USA for street repairs at various locations totaling \$96,425. (CJ)

Agenda Item 9.

Consider and act upon approving the purchase of replacement vehicles, upfitting and equipment for FY26 utilizing cooperative purchasing agreements and approved purchasing methods in an amount not to exceed \$1,146,484. (CJ)

Agenda Item 10.

Consider and act upon authorizing the Town Manager to execute a Roadway Design, Construction and Reimbursement Agreement between Blue Star Land L.P., and the Town of Prosper, Texas, related to the design and construction of Legacy Drive north of the Star Trail development. (HW)



Agenda Item 11.

Consider and act upon an Ordinance to rezone 373.5± acres from Agricultural (A) to Planned Development-134 (PD-134), located on the south side of Parvin Road and 2,070± feet east of FM 1385. (ZONE-24-0022) (DH)

Agenda Item 12.

Consider and act upon authorizing the Town Manager to execute a Development Agreement between Cana Capital Series 10 LLC and Frontier 191 Landbank LLC and the Town of Prosper relative to Prosper Oaks. (DEVAGRE-25-0002) (DH)



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.

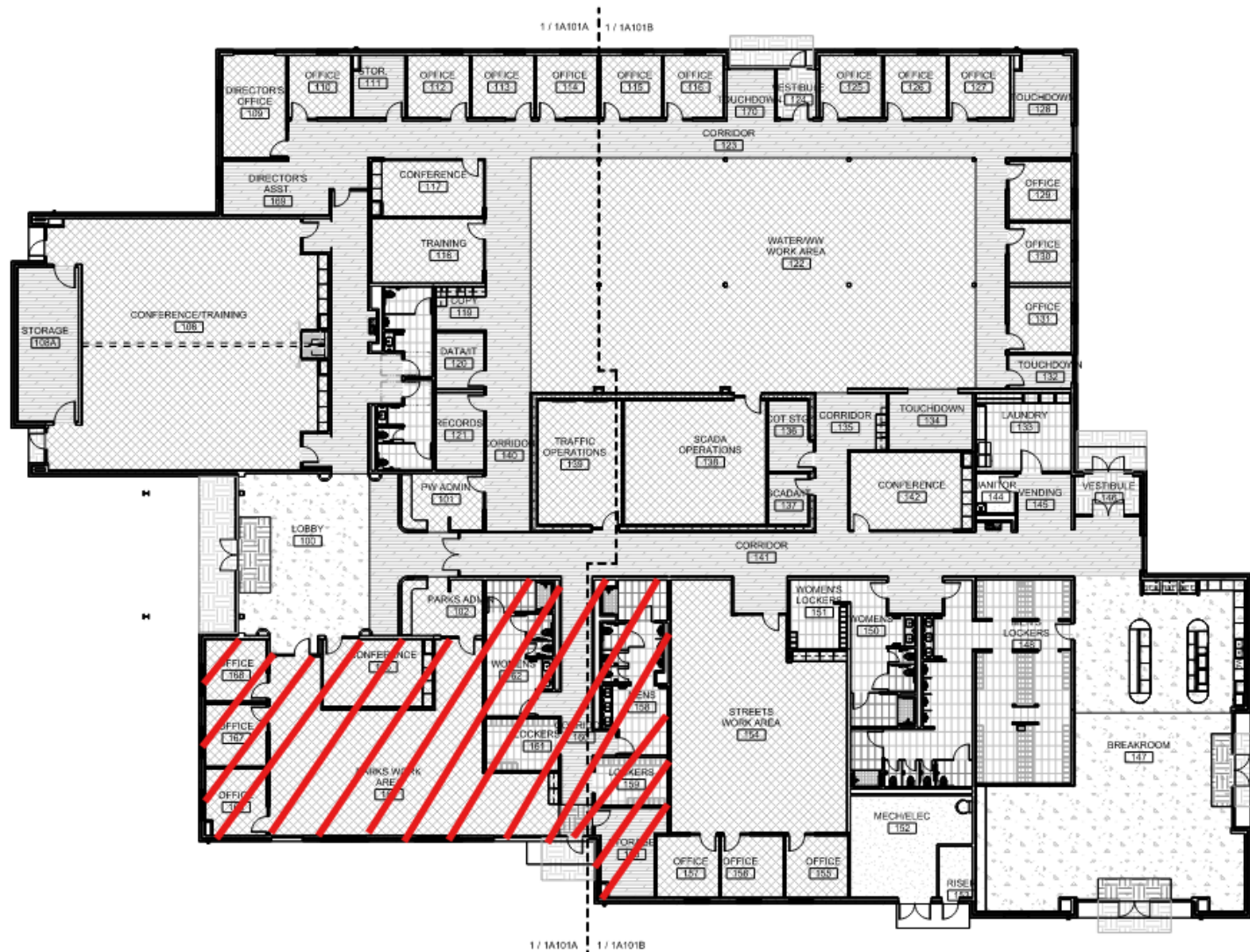
Agenda Item 13.

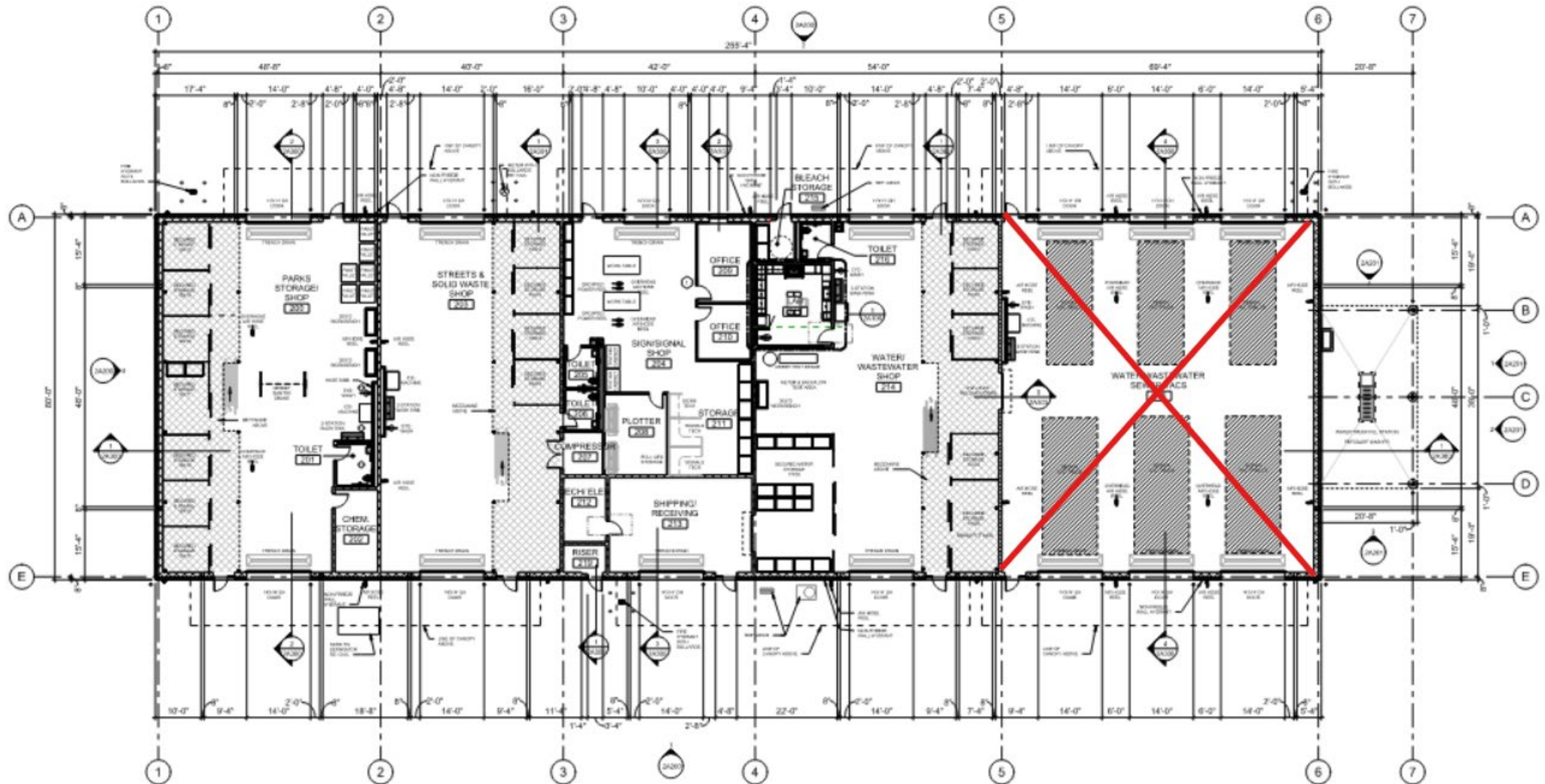
Consider and act upon approving a Guaranteed Maximum Price (GMP) of \$22,998,613 between Byrne Construction and the Town of Prosper, for the construction of the Public Works and Parks Service Center and authorize the Town Manager to execute documents for the same. (CJ)

Public Works & Parks Service Center

- \$15M dedicated to project
- Original bid for Admin Bldg/Site Work = approx. \$25M
- Original bid for Shop = \$7.1M
- After value engineering
 - Admin Bldg/Site Work = \$22,998,613
 - Shop = \$4,756,403
 - Total \$27,755,016
 - Est. Funding Available = \$25,350,000







Recommendation

- Award Base Bid for \$22,998,613
 - Administration Buildings and Site Work
- Redesign Shop as Pre-Engineered Building - \$77,000
- Change Order for new design next year as funding allows

Agenda Item 14.

Consider and act upon authorizing the Town Manager to execute Amendment No. 3 to the Solid Waste and Recycling Services Agreement with Allied Waste Services , Inc. dba Republic Services of Lewisville to add a provision for one additional Household Hazardous Waste pickup per year for residential customers, and to approve a revised fee schedule effective February 1, 2026, adjusting commercial and residential prices for the twelve-month CPI change. (RB)

Background:

- Current Contract effective February 1, 2024 through January 31, 2031, with three one-year renewals
- Contract includes annual rate increase based on September Consumer Price Index (CPI)
 - Maximum of 5% per year
 - No more than 15% over four years
 - September 2025 CPI for Garbage and Trash Collection was 5.4%



Proposed Rate Increase Overview:

| | | |
|-------|-------|--|
| 2025 | 3.8% | 1st annual rate increase |
| 2026 | 5.0% | Proposed Rate Effective February 1, 2026 (Maximum allowed per contract) |
| 2027 | 6.2% | Maximum allowed over next 2 years |
| 2028 | | |
| Total | 15.0% | Maximum allowed over 4 years |

- Rate increase applies to residential and commercial customers
- No change to Administrative Fee, Cart Financing Fee, or Cart Replacement Fee

Proposed Service Enhancement:

- Current contract provides one residential Household Hazardous Waste (HHW) pickup per year, free of charge
- Amendment No. 3 includes one additional pickup for \$35, added to resident's monthly bill following service



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Discussion and Questions

Agenda Item 15.

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 to discuss legal issues associated with any work session or regular 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.