



MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, September 8, 2026

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 Doug Charles
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
Robyn Battle, Executive Director
Madison Clark, EDC Executive Director
Tony Luton, Human Resources Director
Hulon Webb, Director of Engineering
Pete Anaya, Assistant Director of Engineering – Capital Projects
Chris Landrum, Finance Director
Colin Asby, Budget Officer & Grants Administrator
Marsa Wages, UCS Administrator
Gary Landeck, Library Director
David Hoover, Development Services Director
Suzanne Porter, Planning Manager
Carrie Jones, Public Works Director
Stephen Tanner, Community Engagement & Experiences Director
David Angeles, Parks and Recreation Director
Stuart Blasingame, Fire Chief
Brent Brown, Police Chief
Leigh Johnson, IT Director
Ryan Pasko, IT Specialist II

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

Jeremy Meister with Gateway 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:

Join us on Friday, September 11 at 9:00 a.m. for a day of remembrance. This community event will take place at Prosper Fire & Rescue Central Station located at 911 Safety Way. Carter BloodCare will be onsite from 7:30 a.m. to 6:00 p.m. for anyone wishing to donate.

National Night Out will be held on Tuesday, October 6 from 6 pm to 9 pm. Prosper PD, Prosper ISD PD, Prosper Fire Rescue, and First Responder Volunteers will be driving to neighborhoods that want to participate. Visit prosper.tx.gov for more information including how to register your neighborhood to host a block party.

Active adults are invited to join Mayor Bristol on Wednesday, October 14 from 11:00 a.m. to 1:00 p.m. at the LDS Church located at 970 Coit Road for a luncheon to hear about what's happening in Prosper. Reservation is requested. Learn more by visiting the Special Events page on the Town's website.

Join us on Saturday, October 17 from 4:00 to 8:00 p.m. at Frontier Park for Celebrate Prosper. This year will be a Hometown Harvest Fair filled with fall fun, community service, music, food, and of course, pumpkins. Learn more by visiting www.prosper.tx.gov/celebrateprosper.

Presentations.

1. Proclamation declaring September 17-23, 2026, as Constitution Week. (MLS)

Mayor Bristol read and presented a Proclamation to members of the Shawnee Trail Chapter of the Daughters of the American Revolution.

2. Recognize Prosper High School student, Prisha Srivastava. (MLS)

Mayor Bristol read and presented a certificate to the student on her commitment to broadening educational opportunities for students in the community through STEMBound.

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.

- 3. Consider and act upon the minutes of the August 25, 2026, Town Council Work Session meeting. (MLS)**
- 4. Consider and act upon the minutes of the August 25, 2026, Town Council Regular meeting. (MLS)**
- 5. Consider and act upon Resolution 2026-37 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)**
- 6. Consider and act upon adopting the FY 2026-2027 Prosper Economic Development Corporation budget. (MC)**
- 7. Consider and act upon Ordinance 2026-38 establishing the tax year 2026 certified appraisal roll. (CL)**

8. Consider and act upon Resolution 2026-39 designating The Frisco Enterprise as the official newspaper of the Town of Prosper and The Dallas Morning News as an alternative advertising source for FY 2026-2027. (MLS)
9. Consider and act upon the appointment of a Municipal Judge for a two-year term and authorize the Mayor to execute an agreement for same. (JJ)
10. Consider and act upon authorizing the Town Manager to execute a Construction Agreement with Niyam Construction, LLC for Raymond Park Fencing in the amount of \$209,197.50. (DA)
11. Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-22-B to O & J Coatings, Inc., related to construction services for the Craig Road Elevated Storage Tank Rehabilitation project in the amount of \$1,825,320 and authorize \$180,000 for construction phase contingencies. The total purchase order amount is \$2,005,320. (LH)
12. Consider and act upon remanding back to the Planning and Zoning Commission for consideration at a future meeting a request to rezone a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres, located on the west side of Preston Road, 225± feet north of Prosper Trail. (ZONE-25-0003) (DH) *This item is being remanded back to a future meeting of the Planning and Zoning Commission.*
13. Consider and act upon authorizing the Town Manager to execute a Development Agreement between Urban Heights at Frontier LLC and the Town of Prosper relative to Frontier Gateway. (DEVAGRE-26-0007) (DH)
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 Article 2.03(H)(8) and 2.03(I)(3)(g) of the Town's Unified Development Code, regarding action taken by the Planning and Zoning Commission on Preliminary Site Plans and Site Plans. (DH)

Mayor Pro-Tem Bartley requested to pull item 13.

Deputy Mayor Pro-Tem Kern made a motion to approve consent agenda items 3 through 12 and 14. Councilmember Andres seconded the item. Motion carried unanimously.

Mayor Pro-Tem Bartley asked if the applicant with item 13 was in attendance. Due to the applicant not being present, she requested to table the item.

Mayor Pro-Tem Bartley made a motion to table item 13 to the September 22, 2026, meeting. Councilmember Charles seconded the motion. Motion carried unanimously.

CITIZEN COMMENTS

Aileen Blachowski, 3792 Berylline Lane, expressed appreciation to the Town Council and Planning and Zoning Commission for their thorough review of the data center and their understanding of needing regulations in place.

Curt Mooney, 1230 Packsaddle Trail, thanked the Town Council for sending agenda item 12 back to the Planning and Zoning Commission .

Anik Cook, 908 Charleston Lane, Savannah, noted her opposition to the data center and expressed her thanks to all the precinct chairs for the community outreach and support.

Items for Individual Consideration:

Mayor Pro-Tem Bartley made a motion to reduce the public hearing comments time from three to two minutes. Deputy Mayor Pro-Tem seconded the motion. Motion carried unanimously.

15. Consider and act upon Ordinance 2026-40 amending Appendix A, "Fee Schedule" of the Town's Code of Ordinances. (CA)

Mr. Ashby introduced the item. Mr. Landeck spoke to the proposed amendments to the Library Fees. Ms. Wages spoke to the proposed amendments within Utility Customer Service, and Ms. Jones spoke to the proposed amendments regarding Public Works fees.

Mr. Ashby presented results of the water and wastewater rate study including the key drivers, changes since last year, projected debt, wholesale expenses, and when the rates would go into affect.

The Town Council discussed the changes in the tier structure and possibility of adjusting future rates if the debt is lowered.

Mayor Pro-Tem Bartley made a motion to approve Ordinance 2026-40 amending Appendix A, "Fee Schedule" of the Town's Code of Ordinances effective October 1, 2026 including the incorporated changes discussed by staff. Councilmember Ray seconded the motion. Motion carried unanimously.

16. Conduct a Public Hearing to receive public input, consider such input, and consider and act upon Ordinance 2026-41 adopting the Fiscal Year (FY) 2026-2027 Annual Operating and Capital Project Funds budgets and five-year Capital Improvement Program for the fiscal year beginning October 1, 2026, and ending September 30, 2027. (CL)

Mr. Landrum presented an overview of the FY 2026-2027 budget including key revenue drivers and expenses for the General Fund, personnel, Health Fund, Debt Service Fund, capital projects, VERF, and property tax rates.

Mr. Canizares added commentary regarding the proposed budget noting the Town is focused on investing in its infrastructure and its continuation of providing excellent municipal services.

Mayor Bristol opened the public hearing.

Mike Bennett, 1205 Chandler Circle asked how much the town has spent on legal fees.

Staff commented that the town has spent to date \$444,625 with a budget for the new fiscal year budgeted at \$470,300.

The Town Council discussed areas of the budget including the Capital Dedicated Fund, Public Safety, ensuring the reserve fund was acceptable, continuing to be fiscally responsible and eliminating long term debt, and expressed their appreciation to the Finance Subcommittee and staff for their hard work and process this year.

Councilmember Ray made a motion to approve Ordinance 2026-41 adopting the Fiscal Year (FY) 2026-2027 Annual Operating and Capital Project Funds budgets and five-year Capital Improvement Program for the fiscal year beginning October 1, 2026, and ending September 30, 2027. Deputy Mayor Pro-Tem Kern seconded the motion.

Councilmember Reeves – In Favor
Councilmember Charles – In Favor
Deputy Mayor Pro-Tem Kern – In Favor
Mayor Bristol – In Favor
Mayor Pro-Tem Bartley – In Favor
Councilmember Andres – In Favor
Councilmember Ray – In Favor

Motion carried unanimously.

17. Conduct a Public Hearing to consider and act upon Ordinance 2026-42 adopting a tax rate of \$0.505 per \$100 valuation for fiscal year 2026-2027. (CL)

Mr. Landrum stated this item is to adopt the tax rate as presented.

Mayor Bristol opened the public hearing.

No comments were made.

Mayor Bristol closed the public hearing.

Councilmember Ray made a motion to approve that the property tax rate be increased by the adoption of a tax rate of \$0.505, which is effectively a 0.87 percent increase in the tax rate. Deputy Mayor Pro-Tem Kern seconded the motion.

Councilmember Reeves – In Favor
Councilmember Charles – In Favor
Deputy Mayor Pro-Tem Kern – In Favor
Mayor Bristol – In Favor
Mayor Pro-Tem Bartley – In Favor
Councilmember Andres – In Favor
Councilmember Ray – In Favor

Motion carried unanimously.

18. Ratifying the property tax increase in the budget for fiscal year (FY) 2026-2027. (CL)

Mr. Landrum introduced this item noting that this is a required step when adopting a rate higher than the no-new revenue rate.

Mayor Pro-Tem Bartley provided more context on the item for residents and emphasized that the even though the language notes an increase, the tax rate is staying the same.

Mayor Pro-Tem Bartley made a motion to ratify the property tax increase in the budget for fiscal year (FY) 2026-2027. Councilmember Reeves seconded the motion. Motion carried unanimously.

19. **Conduct a Public Hearing and consider and act upon a request for a rezoning from Agricultural to a Planned Development for a Data Center on a portion of Parvin 1385 Addition, Block A, Lot 2, on 37.3± acres, located 1,590± feet south of Parvin Road and 855± feet east of FM 1385. (ZONE-26-0007) (DH)**

This item was withdrawn by the applicant. No presentation, discussion, or motion on the item occurred.

20. **Conduct a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential and Retail and Neighborhood Services to Business Park, on 37.3± acres, located 1,590± feet south of Parvin Road and 855± feet east of FM 1385. (COMP-26-0001) (DH)**

This item was withdrawn by the applicant. No presentation, discussion, or motion on the item occurred.

21. **Discuss and consider Town Council Subcommittee reports. (DFB)**

Legislative Subcommittee: Mayor Bristol noted this meeting was postponed to October.

CEC and Downtown Advisory Committee: The CEC and Downtown Advisory Committee held a joint meeting where they discussed activating the plaza and received event updates. The CEC is also currently reviewing MYAC applications.

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

Mayor Bristol requested updates to the Town's Financial Policies.

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, Downtown Advisory Committee, TIRZ I, and TIRZ II, 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.

The Town Council recessed into Executive Session at 8:05 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 8:41 p.m.

Mayor Pro-Tem Bartley made a motion to appoint Darlene Morton to the Library Board. Councilmember Andres seconded the motion. Motion carried with a 4-0 vote. Councilmembers Ray, Charles, and Reeves were not present at the vote.

Adjourn.

The meeting was adjourned at 8:42 p.m.

These minutes were approved on the 22nd day of September 2026.

APPROVED:



David F. Bristol, Mayor

ATTEST:



Michelle Lewis Sirianni, Town Secretary

