



MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, September 22, 2026

Call to Order/ Roll Call.

The meeting was called to order at 6:19 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 Cameron Reeves

Council Members Absent:

Councilmember Doug Charles

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
Pete Anaya, Assistant Director of Engineering – Capital Projects
Alexis Turner, Civil Engineer
Mary Branch, Health & Code Compliance Manager
Chris Landrum, Finance Director
David Hoover, Development Services Director
Stephen Tanner, Community Engagement & Experiences Director
David Angeles, Parks and Recreation Director
Hannah Rushing, Assistant Parks and Recreation Director
Stuart Blasingame, Fire Chief
Brent Brown, Police Chief
Scott Brewer, Assistant Police Chief
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:

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.

The ultimate Texas vs. Oklahoma watch party is happening on Saturday, October 10 on the downtown plaza! Throw on your team colors to enjoy this friendly rivalry for football, food, music, games, and family fun! Prosper on the Plaza: Red River Rivalry Fan Fest begins at 1 p.m., football trivia and prizes kick off at 2 p.m., and the game begins at 2:30 p.m.

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.

The Town's Director of Parks and Recreation, David Angeles introduced the new Assistant Director of Parks and Recreation, Hannah Rushing.

Mayor Bristol shared his appreciation to former Mayor, Ray Smith for his 24 plus years of service to the Prosper Economic Development Corporation. He shared numerous projects that he was instrumental in bringing to the town and noted his attendance on never missing a meeting. Mayor Bristol also thanked Deputy Mayor Pro-Tem Chris Kern for his service to the Prosper Economic Development Corporation and stepping in to assist.

Mayor Pro-Tem Bartley shared her appreciation to public safety and all they do during severe storms.

Presentations.

1. Proclamation declaring October 6, 2026, as National Night Out. (MLS)

Mayor Bristol read and presented a Proclamation to Chief Brown and Chief Blasingame.

2. Proclamation declaring the month of October 2026 as National Breast Cancer Awareness month. (MLS)

Mayor Bristol read and presented a Proclamation to Natalie Tuman. Ms. Tuman spoke about the upcoming events and ways to support Breast Cancer Awareness.

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 September 8, 2026, Town Council Work Session meeting. (MLS)

4. Consider and act upon the minutes of the September 8, 2026, Town Council Regular meeting. (MLS)
5. Consider acceptance of the August monthly financial report for fiscal year 2026. (CL)
6. Consider and act upon an amendment to Chapter 17, Financial Management Policy clarifying the calculation of the required Charter Reserve for the General Fund. (RBS)
7. Consider and act upon authorizing the Mayor to execute an amended Municipal Court Judge Agreement. (JJ)
8. Consider and act upon awarding RFP No. 2026-16-A for Fully insured Dental benefits insurance effective January 1, 2027, and authorize the Town Manager to execute all documents for the same. (TL)
9. Consider and act upon authorizing the Town Manager to execute an Interlocal Agreement between Collin County and the Town of Prosper for Animal Shelter Services for an initial term of four (4) years, with annual renewal terms of one (1) year, and an initial fee of \$125,096 for FY 2026-2027. (RB)
10. Consider and act upon authorizing the Town Manager to execute Amendment No. 20 to the Interlocal Agreement between Collin County and the Town of Prosper for Animal Control Services in the amount of \$119,775 for FY 2026-2027. (RB)
11. 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 Craig Road (Preston Road to Fifth Street) project in the amount of \$147,224. (AT)
12. 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)
13. 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)

Councilmember Ray made a motion to approve consent agenda items 3 through 13. Councilmember Reeves seconded the item. Motion carried with a 6-0 vote.

CITIZEN COMMENTS

Amruta Kaul, 1710 Mountain Creek Lane, on behalf of the Hindu Swayamsevak Sangh, commented on the Festival of Universal Oneness, a yearly celebration, and how the nonprofit organization serves the community.

Items for Individual Consideration:

14. **Conduct a Public Hearing and consider and act upon a request to amend a portion of Planned Development-42 (Tract 16) and rezone a portion of a Commercial Tract (Tract 17) to create a Mixed-Use Planned Development on the Collin County School Land Survey, Abstract No. 147 and J. Yarnell Survey, Abstract No. 1038, Tracts 16 and 17, on 143.0± acres, located on the northeast corner of Dallas Parkway and University Drive. (ZONE-26-0009) (DH)**

Mr. Canizares introduced the item noting that due to the questions received and the size of the development, staff would like more time to work through these items.

Mr. Hoover added that staff has talked to the developer regarding the request to extend another 30 days to the second meeting in October. Mr. Blackard, the developer, stated that he is in agreement to the extension to allow time to address the items.

Mayor Pro-Tem Bartley made a motion to postpone consideration of a request to amend a portion of Planned Development-42 (Tract 16) and rezone a portion of a Commercial Tract (Tract 17) to create a Mixed-Use Planned Development on the Collin County School Land Survey, Abstract No. 147 and J. Yarnell Survey, Abstract No. 1038, Tracts 16 and 17, on 143.0± acres, located on the northeast corner of Dallas Parkway and University Drive to Tuesday, October 27, 2026. Deputy Mayor Pro-Tem Kern seconded the motion. Motion carried with a 6-0 vote.

15. **Consider and act upon Ordinance 2026-43 amending Ordinance No. 2026-41 (FY 2025-2026 Annual Budget) as it relates to the Solid Waste Fund. (CL)**

Mr. Landrum introduced the item noting the proposed ordinance is amending the Solid Waste Fund Budget for this fiscal year to account for remaining expenses through the end of the current fiscal year. Additional safeguards have been put into internal policies to ensure items as such are accounted for in the future.

Deputy Mayor Pro-Tem Kern made a motion to approve Ordinance 2026-43 amending Ordinance No. 2026-41 (FY 2025-2026 Annual Budget) as it relates to the Solid Waste Fund. Mayor Pro-Tem Bartley seconded the motion. Motion carried with a 6-0 vote.

16. **Consider and act upon Ordinance 2026-44 repealing existing Article 6.03, "Maintenance of Property," of the Town's Code of Ordinances and replacing it with a new Article 6.03, "Maintenance of Property," related to solid waste collection; regulation of weeds, rubbish, brush, and other objectionable, unsightly, or unsanitary matter; and notice of violation for abatement purposes. (MB)**

Ms. Branch presented the item noting the purpose for the changes, current processes for violations, approaches used, and current statistics. Mr. Canizares added that staff is relying on the ordinance for enforcement and the town currently has abatements in the budget. Ms. Branch added that the department has budgeted for \$20,000 in abatements and have also added an administrative fee to help recoup the fines.

The Town Council discussed the enforcement process regarding prohibited signs and the average number of days to close a case, which included if the case goes to the court.

The Town Attorney noted minor changes were submitted and amended to the ordinance.

Councilmember Ray made a motion to accept and approve the minor changes presented to the Town Attorney to Ordinance 2026-44 repealing existing Article 6.03,

"Maintenance of Property," of the Town's Code of Ordinances and replacing it with a new Article 6.03, "Maintenance of Property," related to solid waste collection; regulation of weeds, rubbish, brush, and other objectionable, unsightly, or unsanitary matter; and notice of violation for abatement purposes. Mayor Pro-Tem Bartley seconded the motion. Motion carried with a 6-0 vote.

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

The Finance Subcommittee discussed the budget amendment and financials.

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

No comments were made.

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 - To consult with the Town Attorney regarding legal issues associated with code enforcement activities and substandard structures, 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 7:06 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 9:57 p.m.

Mayor Pro-Tem Bartley made a motion to approve an EDC purchase and lease back of property discussed in closed session pursuant to the terms approved by the EDC Board on September 21, 2026. Seconded by Councilmember Reeves. Motion carried with a 6-0 vote.

Adjourn.

The meeting was adjourned at 9:57 p.m.

These minutes were approved on the 13th day of October 2026.

APPROVED:

David F. Bristol

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni

Michelle Lewis Sirianni, Town Secretary

