



MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 25, 2026

Call to Order/ Roll Call.

The meeting was called to order at 6:21 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

Council Members Absent:

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
Madison Clark, EDC Executive Director
Tony Luton, Human Resources Director
Hulon Webb, Director of Engineering
Chris Landrum, Finance Director
David Hoover, Development Services Director
Suzanne Porter, Planning Manager
Carrie Jones, Public Works Director
Stephen Tanner, Director of Community Engagement & Experiences
David Angeles, Parks and Recreation Director
Stuart Blasingame, Fire Chief
Brent Brown, Police Chief
Scott Brewer, Assistant Police Chief
Harold Keith, Assistant IT Director
Abigail Sims, IT Specialist I

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

Joshua Reeves with The Cause Church led the invocation. Gab Coleman with Boy Scout with Troop 289 led the Pledge of Allegiance and the Pledge to the Texas Flag.

Announcements of recent and upcoming events.

Mayor Pro-Tem Bartley made the following announcements:

Join us for a public Town Hall meeting regarding the fiscal year 2025-2026 Preliminary Budget on Thursday, September 3 at 6:00 p.m. in the Council Chambers. Town staff will provide a presentation and be available for questions.

Reminder that Town Hall Offices will be closed on Monday, September 7 for the Labor Day Holiday. There will be no delays in trash services and will run as normally scheduled.

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.

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.

Stay up to date on Town programs, services, and initiatives by subscribing to the resident update, downloading the myProsper app or following the various Town social media platforms. Visit the Town's Communications and Community Engagement website page for all the variety of ways to stay informed and connected.

Presentations.

1. **Recognize Prosper Lorene Rogers Middle School student, Aayush Jaladurgam. (MLS)**

Mayor Bristol read and presented a certificate to the student on his achievement at the XXXIV Pan Am Junior Championships 2026 for badminton, earning Gold in Boys' Singles U13 and Silver in Mixed Doubles U13.

2. **Recognize the Prosper Fire and Rescue Department on receiving the Meritorious Award. (SB)**

Chief Blasingame recognized and presented Accommodation Awards to members of the Prosper Fire and Rescue, and EMS Department. Chief also recognized and presented select individuals from the Prosper Fire and Rescue Department the Meritorious Award.

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 from the August 10, 2026, Town Council Special meeting. (MLS)**
4. **Consider and act upon the minutes from the August 11, 2026, Town Council Regular meeting. (MLS)**
5. **Consider acceptance of the July monthly financial report for fiscal year 2026. (CL)**

6. Consider and act upon Resolution 2026-35 approving a Negotiated Settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the Company's 2026 Rate Review Mechanism Filing; declaring the existing rates to be unreasonable; finding the rates to be set by the attached Settlement Tariffs to be just and reasonable and in the public interest; and approving an attachment establishing a benchmark for pensions and retiree medical benefits. (CL)
7. Consider and act upon authorizing the Town Manager to execute an agreement with Canon U.S.A., Inc. for managed print services, including the lease and maintenance of the Town's copier and printer fleet, through Texas Department of Information Resources (DIR) Contract DIR-CPO-5428 for \$250,899. (LJ)
8. Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Kimley-Horn and Associates, Inc., and the Town of Prosper, Texas, related to the design of the Prosper Trail (Teel – Legacy) project for \$950,000. (JC)
9. Consider and act upon authorizing the Town Manager to execute a Construction Agreement awarding CSP No. 2026-21-B to McMahon Contracting LP, related to construction services for the Craig Road (Preston Road to Fifth Street) project in the amount of \$3,649,793.58 and authorize \$300,000 for construction phase contingencies. The total purchase order amount is \$3,949,793.58. (AT)
10. Consider and act upon Ordinance 2026-36 to amend the Town of Prosper Unified Development Code related to closing applications, providing standards for a dual brand hotel, updating Commercial District setback regulations, landscape and open space criteria, and parking requirements for the Dallas North Tollway District, addressing jellyfish-style lighting, and defining terms related to the proposed amendments. (ZONE-26-0010) (DH)
11. 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 made a motion to approve consent agenda items 3 through 11. Councilmember Ray seconded the item. Motion carried with a 6-0 vote.

CITIZEN COMMENTS

Gab Coleman, 940 Thistle Road, Prosper, requested the Council to add LED flashing lights at the intersection of Legacy and Prairie Road.

Katy Murray, 1337 Arabella Lane, Little Elm, expressed her opposition to project Tomahawk.

Items for Individual Consideration:

12. Conduct a Public Hearing and consider and act upon a request for a rezoning from Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Edward Bradley Survey, Abstract 86, Tract

5, on 39.2± acres, located on the northeast corner of Lovers Lane and University Drive. (ZONE-26-0006) (DH)

Mr. Hoover presented the item noting the location, surrounding zoning, the three tracts within the development including the permitted uses for each, the landscape plan, open space plan, the proposed screening, and lighting. The Planning and Zoning Commission recommended approval subject to no dumpsters on the northern boundary of tract 3. Staff is recommending approval.

Taylor Mitchell, applicant presented an overview of the project. He spoke to the changes based on the concerns of the residents and commissioners regarding noise, screening and security, and building height and appearance. He also noted the access points and lighting for the development.

The Town Council discussed the concerns addressed and outlined by the applicant, additional landscaping, and the maximum building heights.

Mayor Bristol opened the public hearing.

Katie Chalfield, 1060 Stratford Drive, requested the Council to consider the flow of traffic of large trucks that will be coming and going into the development and adding lighting for the road.

Mayor Bristol closed the public hearing.

The Council further discussed the appreciation of the applicant working with the residents and address their concerns.

Councilmember Kern made a motion to approve request for a rezoning from Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Edward Bradley Survey, Abstract 86, Tract 5, on 39.2± acres, located on the northeast corner of Lovers Lane and University Drive subject to Planned Development Standards, Concept Plan, and associated Development Agreement being amended and incorporating the revisions to the Concept Plan as presented and noted by the public record, and including the lighting and the addition of requiring concrete curbing within the parking landscaped areas. Seconded by Mayor Pro-Tem Bartley. Motion carried with a 6-0 vote.

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

Finance Subcommittee: Councilmember Ray noted they received an update from the Police Department.

Downtown Advisory Committee: Mr. Hoover noted several charette's were held regarding the potential designs of the downtown area, and anticipate receiving something back within a month from the consultatnt.

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

Councilmember Ray noted concerns received regarding the lane swichover on Prosper Trail and Coit Road and ensuring there was adequate signage.

Councilmember Andres noted the removal of a commercial sign on Prosper Trail.

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 - 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 regarding legal issues and advice related to development agreements, including economic development incentives; acquisition of real property for public purposes; incentive "claw-back" provisions; permissible and secondary uses of property; issues relating to and enforcement of development agreements; procedural issues related thereto; anticipated or pending litigation regarding the foregoing; and further consultation regarding legal issues related to Article 1.02 of the Code of Ordinances, 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 recessed into Executive Session at 7:39 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 8:21 p.m.

No action was taken.

Adjourn.

The meeting was adjourned at 8:22 p.m.

These minutes were approved on the 8th day of September 2026.

APPROVED:

David F. Bristol

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni

Michelle Lewis Sirianni, Town Secretary

