Agenda

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, November 10, 2026
6:15 PM

Welcome to the Prosper Town Council Meeting.

Citizens may watch the meeting live by using the following link: www.prospertx.gov/livemeetings

Addressing the Town Council:

Those wishing to address the Town Council must complete the appropriate request form located on the Town's website or in the Council Chambers.

If you are attending in person, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

If you are watching online, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be filed into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council may not deliberate or vote on any matter that does not appear on the agenda. The Town Council, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town staff for further assistance.

Citizens and other visitors attending Town Council meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Town Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the Town Council or while attending the meeting shall be removed from the room, if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Town Council during that session. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

Call to Order/ Roll Call.

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

Announcements of recent and upcoming events.

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.

1. Consider and act upon the minutes of the October 27, 2026, Town Council Regular meeting. (MLS)

2. Receive the Quarterly Investment Report for the Fourth Quarter. (CL)

3. Consider and act upon an Ordinance amending Division 2, "Library Board," of Article 1.04, "Boards, Commissions and Committees," within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.033, "Term of Office" and adding Section 1.0434, “Vacancies,” renumbering sections, and correcting scrivener’s errors. (MLS)

4. Consider and act upon an Ordinance amending Division 3, "Community Engagement Committee," of Article 1.04, "Boards, Commissions and Committees," within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.042, “Chair/Vice-Chair/Quorum,” renumbering sections and correcting scrivener’s errors. (MLS)

5. Consider and act upon approving Amendment No. 4 to the Solid Waste and Recycling Services Agreement with Allied Waste Services, Inc. dba Republic Services of Lewisville to approve a revised fee schedule effective February 1, 2027, adjusting commercial and residential prices for the twelve-month CPI change. (RB)

6. Consider and act upon authorizing the Town Manager to execute a First Amendment to the License Agreement between the Prosper Rotary Foundation and the Town of Prosper, Texas, related to the location and construction of a Donors’ Wall adjacent to the Veterans’ Memorial in Frontier Park. (HW)

7. Consider and act upon approving the annual purchase of ammunition from GT Distributors, Inc. in the amount of $92,681.43 for the Prosper Police Department utilizing BuyBoard Contract #798-26. (BB)

8. Consider and act upon approving a Resolution authorizing matching funds for a project submitted under the State and Local Cybersecurity Grant Program. (LJ)

9. Consider and act upon authorizing the purchase of replacement backup infrastructure hardware and associated support, through SHI Government Solutions, Inc., utilizing a Texas Department of Information Resources (DIR) Purchasing Contract, for $70,777. (LJ)

10. Consider and act upon authorizing the annual renewal of the Town's managed cybersecurity platform, through SHI Government Solutions, Inc., utilizing a Texas Department of Information Resources (DIR) Purchasing Contract, for $94,335. (LJ)

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)

CITIZEN COMMENTS

The public is invited to address the Council on any topic. However, the Council is unable to discuss or take action on any topic not listed on this agenda. Please complete a “Citizen Comment Request Form” and present it to the Town Secretary prior to the meeting. Comments are limited up to three minutes with a cumulative total for Citizens’ Comments not to exceed 15 minutes.

REGULAR AGENDA:

Pursuant to Section 551.007 of the Texas Government Code, any individuals wishing to address the Council during a Public Hearing item, will be recognized when the public hearing is opened. A “Public Comment Request Form” must be completed and presented to the Town Secretary prior to the meeting. Comments are limited up to three minutes. If multiple individuals wish to speak, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals

yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes. Comments during a public hearing are limited to a cumulative total of 60 minutes for those in favor of an item, and 60 minutes for those in opposition to an item.

Items for Individual Consideration:

12. Conduct a Public Hearing to consider and act upon an Ordinance amending the Project and Finance Plan for Tax Increment Reinvestment Zone Number One (TIRZ No. 1) increasing the Maximum Construction Payment to $76,714,144. (CE)

13. Consider and act upon approval of the Second Amendment to the First Amended and Restated Development and Finance Agreement with the Prosper Economic Development Corporation and Blue Star Land Development increasing the Maximum Construction Payment to $76,714,144 for development of the Gates of Prosper in accordance with the Tax Increment Reinvestment Zone Number One (TIRZ No. 1) Project Plan. (CE)

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

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

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 - 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.

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

Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted on Wednesday, November 4, 2026, and remained so posted at least three (3) business days before said meeting was convened.

_____ _____

Michelle Lewis Sirianni, Town Secretary Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.

MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, October 27, 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 *arrived 6:27 p.m.*
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
Chuck Ewings, Assistant Town Manager
Madison Clark, EDC Executive Director
Tony Luton, Human Resources Director
David Hoover, Development Services Director
Suzanne Porter, Planning Manager
Hulon Webb, Director of Engineering
Pete Anaya, Assistant Director of Engineering, Capital Projects
Stephen Tanner, Community Engagement & Experiences Director
David Angeles, Parks and Recreation Director
Colin Ashby, Budget Officer and Grants Administrator
Marcus Northcutt, Accounting Manager
Stuart Blasingame, Fire Chief
Scott Brewer, Assistant Police Chief
Leigh Johnson, IT Director

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

John Fowler with First Presbyterian 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:

The Rotary Club of Prosper is hosting an event at Town Hall this Thursday, October 29 at 6 p.m. in the Council Chambers. The public is invited to come meet the Prosper Police Chief, Brent Brown and hear about all the happenings within the Prosper Police Department.

Join the Town for its annual Arbor Day Celebration on Friday, November 6, from 5:00 to 6:00 p.m. at Fire Station No. 2 located at 1140 Teel Pkwy. The Parks Operations staff will demonstrate proper planting techniques, plant care, and feeding. Learn more at prospertx.gov/specialevents.

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The Prosper Veterans Day Honor Run returns on Saturday, November 7, with a 5K, 10K, and Fun Run race options. This annual event brings the community together to honor the brave men and women who have served in the United States Armed Forces. Visit prospertx.gov/honorrun for more information.

Join the Prosper Community Library on Monday, November 9 from 6 to 7 pm for a guided coffee tasting by 1418 Coffee. Learn how craft roasting methods create flavors and discover how to taste the difference. Recommended for adults 18 years of age and older.

Gather your friends and family and celebrate the spirit of Thanksgiving with an afternoon of live music, delicious food, and festive fall fun in Downtown Prosper on Saturday, November 21 from noon to 4:00 p.m. Reserve your seat by visiting prospertx.gov/specialevents.

Mayor Bristol recognized the Town Manager on his recent award from ICMA for his thirty years of service and the Town Secretary on her recent President's Choice Award from TMCA for her outstanding service in 2026.

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.

1. **Consider and act upon the minutes of the October 13, 2026, Town Council Regular meeting. (MLS)**

2. **Consider acceptance of the September monthly financial report for fiscal year 2026. (CL)**

3. **Consider and act upon Resolution 2026-48 ratifying and adopting amendments made to the Dallas North Tollway Development Standards. (MLS)**

4. **Consider and act upon Ordinance 2026-49 amending Article 6.03, "Maintenance of Property," of Chapter 6, Health and Sanitation, of the Code of Ordinances of the Town of Prosper, by amending the definition of Agricultural Property to comply with recent amendments to the Texas Agriculture Code, and correcting scrivener's errors. (MB)**

5. **Consider and act upon approving the purchase of RH Borden Wastewater Inflow & Infiltration Study for the Wastewater Division of Public Works in the amount of $90,000; and authorizing the Town Manager to execute documents for same. (JR)**

6. **Consider and act upon the purchase of bunker gear and protective clothing from North American Fire Equipment, Inc., DBA NAFECO, through BuyBoard Contract #798-26, in the amount of $97,813.62. (SB)**

7. **Consider and act upon approving the purchase of 32 SCBA Air Cylinders from Municipal Emergency Services through the Sourcewell SCBA Contract #011824-MES in an amount not to exceed $51,746.69. (SB)**

8. **Consider and act upon approving the purchase of one (1) 2026 Chevrolet Silverado 1500 Crew Cab Truck with Equipment Install for $72,723 from Caldwell Country Chevrolet utilizing Buy Board Contract #724-23 and one (1) 2026**

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Chevrolet Silverado 1500 Crew Cab with Equipment Install from Caldwell Country Chevrolet for $43,002, utilizing Buy Board Contract #724-23. (BB)

9. **Consider and act upon approving Change Order No. 1 for CSP NO. 2026-04-B to Mario Sinacola & Sons Excavating, Inc., related to construction services for the First Street (DNT - Coleman) project; and authorizing the Town Manager to execute Change Order No. 1 for $256,520. (AT)**

10. **Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Garver, LLC., and the Town of Prosper, Texas, related to the design of the La Cima Boulevard and First Street roundabout and the Richland Boulevard and Lakewood Drive roundabout in the amount of $765,913. (AT)**

11. **Consider and act upon authorizing the Town Manager to execute a Professional Engineering Services Agreement between Halff Associates, Inc., and the Town of Prosper, Texas, related to the design of the DNT NB Frontage Road Repairs project for $98,700. (HW)**

12. **Consider and act upon authorizing the Town Manager to execute a Professional Services Agreement between Beyond Engineering and Testing, LLC, and the Town of Prosper, Texas, related to professional construction materials testing and observation services for the DNT NB Frontage Road Repairs project in the amount of $113,034.91.**

Mayor Bristol requested to pull item 2.

Mayor Pro-Tem Bartley made a motion to approve consent agenda items 1 and 3 through 12. Deputy Mayor Pro-Tem Kern seconded the item. Motion carried with a 6-0 vote. Councilmember Ray was not present during the vote.

In regard to item 2, Mayor Bristol asked staff to explain the shortfall in revenue in the Intergovernmental Revenue (Grants) line and would also like an update regarding the Healthcare Fund.

Mr. Northcutt explained there are $1.2 millon of reimbursements related to MVCPA grants that are still outstanding. These are on hold due to the Governor's executive order disallowing the use of state funds for ALPR technology. Staff expects this hold will be removed since the order was issued after our grant agreement. There are other reimbursements for operating grants such as COPS and STEP that come after September. These financials are on a cash basis and do not include many revenue items that are received after September 30. The ACFR will show the true picture of how we finished the year.

Mr. Luton indicated The Town’s Health Insurance Fund is projected to finish the fiscal year under budget once all anticipated stop-loss insurance reimbursements have been received. While current expenditures may reflect higher costs due to large medical claims, the pending reimbursements will offset a portion of these expenses and improve the fund’s overall financial position. Based on current projections, staff anticipates the Health Insurance Fund will close the fiscal year with expenditures below the budgeted amount.

Councilmember Andres made a motion to approve item 2. Councilmember Reeves seconded the motion. Motion carried unanimously.

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CITIZEN COMMENTS

Murti Desai, 1530 Prescott Drive, invited the Town Council and residents to the Diwali Fesitval in Irving on November 10 and in Frisco on November 14. Ms. Desai explained the holiday known as the Festival of Lights and it's meaning.

Items for Individual Consideration:

13. 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. Hoover introduced the item and noted future items that could be brought forward as part of the project if approved.

Mr. Rollins and Blackard, Developers of the project presented changes that have been incorporated since the Planning and Zoning Commission meeting.

The Town Council discussed the presented changes including the lagoon, the non-residential square footage threshold, the multi-family component language as it pertains to the number of units and caped number of units, phasing of the project, and the current zoning versus proposed.

The Town Council recessed at 7:14 p.m. to gather all comments they would like addressed as part of the zoning.

The Town Council reconvened back into session at 7:41 p.m.

Mayor Bristol opened the public hearing.

Jose Duarte, 12108 Biloki Drive, Frisco, stated he is in favor of the project noting the walkability and architectural standards of the project.

Mayor Bristol closed the public hearing.

The Town Attorney outlined the following revisions based on the Town Council's comments to be included into the latest version of the proposed Planned Development Ordinance distributed today:

1. The provisions related to the Passeggiata shall be revised to include the following language: The Town and Developer agree and acknowledge that temporary modifications to the size and scope of the Passeggiata may be desirable and such temporary modifications shall be subject to Town Council approval.

2. The proposed language relating to the "trigger" associated with the certificate of occupancy for 30,000 square feet of qualifying retail/restaurant floor area shall be incorporated into the Development Agreement.

3. Mid-rise flats shall be limited to a maximum of 2,500 dwelling units; 500 age-restricted mid-rise flats shall be authorized; and 1,400 other types of dwelling units as specified in the planned development ordinance shall be authorized;

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however, in the event more than 500 age-restricted mid-rise flats are developed and constructed, the maximum of 2,500 mid-rise flats dwelling units shall be reduced by the number of age-restricted mid-rise flats developed and constructed in excess of 500 dwelling units.

4. Commercial Amusement Indoor uses shall be permitted; however, the Development Agreement shall specify in greater detail which types of business establishments are acceptable and which types of business establishments are not acceptable to the Parties.

Mayor Pro-Tem Bartley made a motion to approve 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 include the revisions one through four as stated above by the Town Attorney. Councilmember Andres seconded the motion. Motion carried unanimously.

14. Consider and act upon authorizing the Town Manager to execute a Construction Agreement to Mario Sinacola & Sons Excavating, Inc., related to construction services for the DNT NB Frontage Road Repairs and Frontier Parkway Improvements at DNT project in the amount of $9,663,737 and authorize $400,000 for construction phase contingencies. The total purchase order amount is $10,063,737. (HW)

Mr. Webb introduced the item showing an aerial view of the upcoming repairs as part of the project which include the DNT frontage road repairs and the Frontier Parkway improvements at the DNT. Mr. Webb provided the costs associated with each and the total amount with the contingencies. The overall timeline is 120 days with construction to begin late January/early Februrary of 2027. Staff is recommending approval.

The Town Council discussed the project and lane closures during the construction phases. The Town Council emphasized the need of overly communicating and pushing out this information to the residents.

Councilmember Reeves made a motion to authorize the Town Manager to execute a Construction Agreement to Mario Sinacola & Sons Excavating, Inc., related to construction services for the DNT NB Frontage Road Repairs and Frontier Parkway Improvements at DNT project in the amount of $9,663,737 and authorize $400,000 for construction phase contingencies. The total purchase order amount is $10,063,737. Mayor Pro-Tem Bartley seconded the motion. Motion carried unanimously.

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

Finance Subcommittee: Mayor Bristol and Councilmember Ray noted they discussed allocating dollars from the Hotel Occupancy Tax Fund for an event. The subcommittee decided not to allocate these funds.

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

Councilmember Ray asked staff to remain diligent on bandit signs as we enter the holiday light season.

Mayor Pro-Tem Bartley thanked the Park Board and staff for adding a covered picnic area at Lakewood Park.

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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 and consider appointments to the TIRZ 1 and TIRZ 2, 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 8:07 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 8:28 p.m.

Mayor Pro-Tem Bartley made a motion to appoint Charles Cotten to TIRZ 1 and TIRZ 2 as the EDC representative. Councilmember Reeves seconded the motion. Motion carried unanimously.

Adjourn.

The meeting was adjourned at 8:29 p.m.

These minutes were approved on the 10th day of November 2026.

APPROVED:

_____

David F. Bristol, Mayor

ATTEST:

_____

Michelle Lewis Sirianni, Town Secretary

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TOWN OF PROSPER
A Place Where Everyone Matters

FINANCE

To: **Mayor and Town Council**

From: **Chris Landrum, Finance Director**

Through: **Mario Canizares, Town Manager**
Bob Scott, Deputy Town Manager

Re: **Quarterly Investment Report for the Fourth Quarter**

Town Council Meeting – November 10, 2026

Strategic Visioning Priority: Provide Excellent Municipal Services

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Agenda Item:
Receive the Quarterly Investment Report for the Fourth Quarter. (CL)

Description of Agenda Item:
As required by the Public Funds Investment Act, staff is required to report activities of its cash and investment holdings on a quarterly basis. Information as required by the act includes investment results for the quarter, economic summary and investment strategy, investment holdings, and book vs. market comparisons.

Budget Impact:
There is no budgetary impact affiliated with this item.

Legal Obligations and Review:
Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:
1. Quarterly Investment Report – Q4 FY2026

Town Staff Recommendation:
Town Staff recommend the Town Council receive the Quarterly Investment Report for the Fourth Quarter, as submitted.

Proposed Motion:
I move to receive the Quarterly Investment Report for the Fourth Quarter, as submitted.

INVESTMENT PORTFOLIO SUMMARY

For the Quarter Ended

September 30, 2026

Prepared by
Prosper Finance Department

The investment portfolio of the Town of Prosper is in compliance with the Public Funds Investment Act and the Town of Prosper Investment Policy and Strategies.

Robert B. Scott
Bob Scott, Deputy Town Manager

Chris Landrum
Chris Landrum, Finance Director

Ryan Patterson
Ryan Patterson, Assistant Finance Director

Summary

Quarter End Results by Investment Category:

	June 30, 2026			September 30, 2026		
Asset Type	**Ave. Yield**	**Book Value**	**Market Value**	**Ave. Yield**	**Book Value**	**Market Value**
MMA/NOW	3.77%	$ 27,212,527	$ 27,212,527	3.70%	$ 24,689,418	$ 24,689,418
MMF/Pools	3.72%	64,706,455	64,706,455	3.79%	96,475,269	96,475,269
Securities	3.89%	71,424,547	70,896,380	3.89%	71,430,135	70,094,238
Certificates of Deposit	-	-	-	-	-	-
Total	**3.80%**	**$ 163,343,529**	**$ 162,815,361**	**3.81%**	**$ 192,594,822**	**$ 191,258,925**

Average Yield - Current Quarter *(1)*	
Total Portfolio	3.81%
Rolling Three Month Treasury	3.95%
Rolling Six Month Treasury	3.92%
TexPool	3.69%

Fiscal Year-to-Date Average Yield *(2)*	
Total Portfolio	3.82%
Rolling Three Month Treasury	3.81%
Rolling Six Month Treasury	3.80%
TexPool	3.75%

Interest Earnings (Approximate)

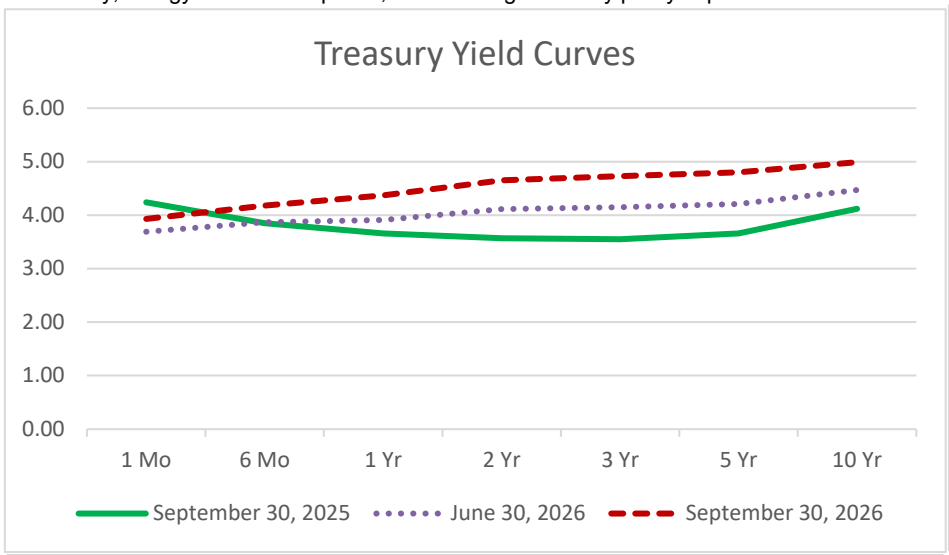
Quarter	$ 834,384
Fiscal Year-to-date	$ 6,105,210

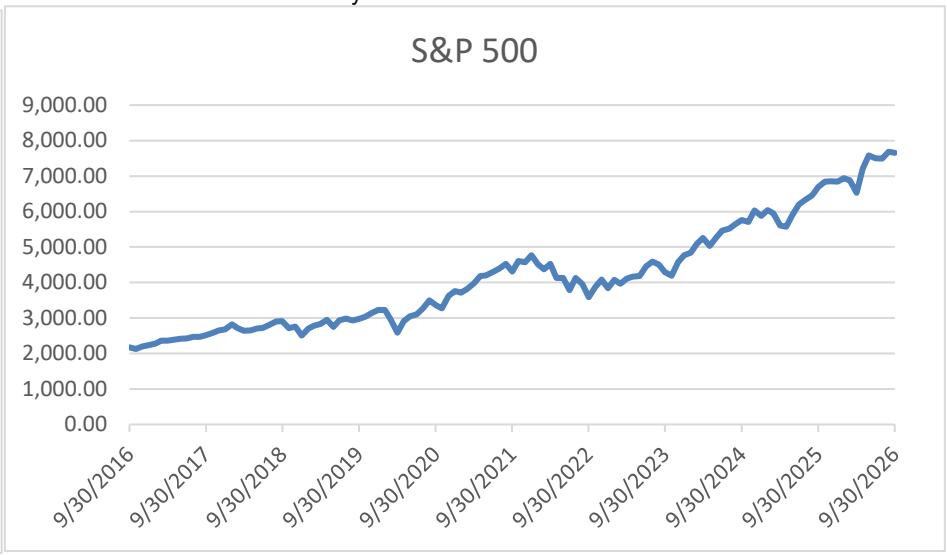
(1) Quarter End Average Yield - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

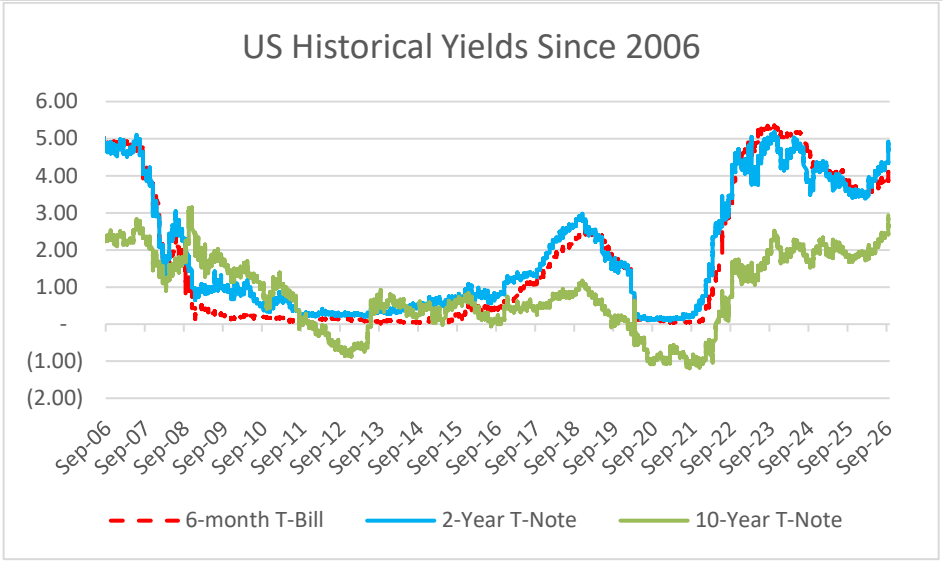
(2) Fiscal Year-to-Date Average Yield - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

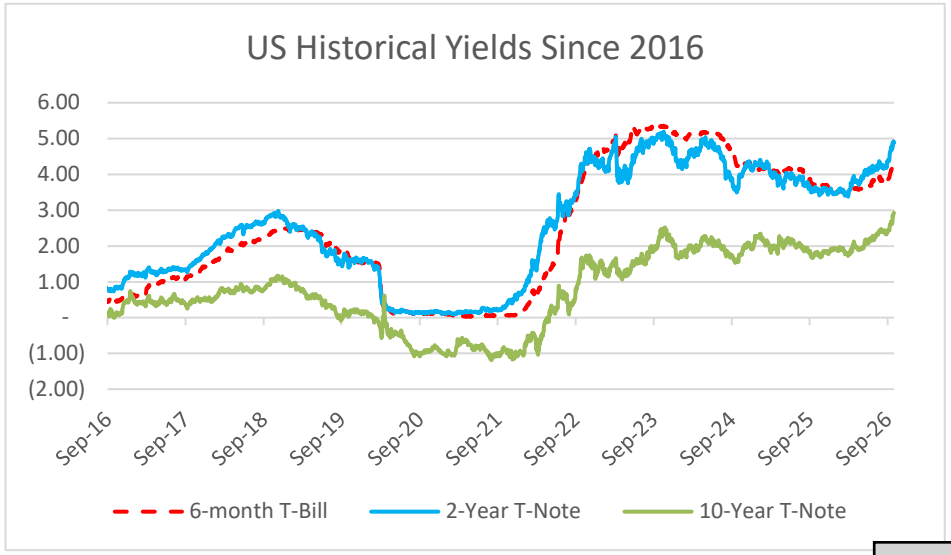
Economic Overview 9/30/2026

During the third quarter of 2026, the Federal Open Market Committee (FOMC) raised the federal funds target range by 25 basis points to 3.75%–4.00% at its September meeting, reflecting continued concerns over elevated inflation despite solid economic activity. The FOMC maintained a data-dependent approach, with its September projections indicating a median year-end federal funds rate of 4.1%, up from 3.8% in June. Inflation remained above the Fed's 2% target, with Core PCE increasing 3.1% year-over-year in September, compared to 3.0% in August, while headline PCE rose 3.6%, reflecting continued price pressures. By September, Core CPI was 2.6% year-over-year, while headline CPI reached 3.7%, driven largely by rising energy prices. Labor-market conditions showed signs of slowing, with nonfarm payroll employment declining by 10,000 in July, increasing by 133,000 in August, and increasing by 29,000 in September, for an average gain of approximately 51,000 jobs per month during Q3. The unemployment rate ended the quarter at 4.2%. Energy markets remained volatile as geopolitical tensions and ongoing disruptions to Middle East oil supplies continued to influence global prices. WTI crude oil averaged approximately $87 per barrel during Q3, increasing from an average of approximately $80 in July to $97 in September. Treasury yields increased during the quarter, with the yield curve remaining positively sloped on a 2-year/10-year basis. Persistent inflationary pressures, geopolitical uncertainty, energy-market disruptions, and evolving monetary policy expectations continued to contribute to financial-market volatility.









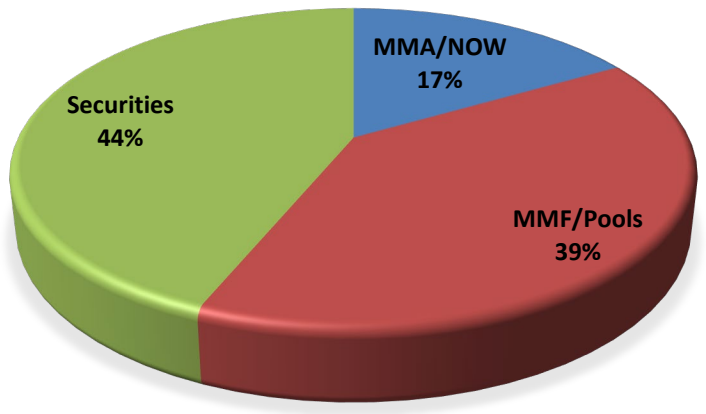
Investment Holdings
September 30, 2026

Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
Independent DDA		3.59%	10/01/26	09/30/26	3,757,597	3,757,597	100.00	3,757,597	1	3.59%
Independent DDA #2		3.62%	10/01/26	09/30/26	11,212,218	11,212,218	100.00	11,212,218	1	3.62%
Independent DDA #3		3.62%	10/01/26	09/30/26	3,616,026	3,616,026	100.00	3,616,026	1	3.62%
NexBank MMA		3.95%	10/01/26	09/30/26	6,103,577	6,103,577	100.00	6,103,577	1	3.95%
TexSTAR		3.75%	10/01/26	09/30/26	66,935,218	66,935,218	100.00	66,935,218	1	3.75%
TexPool		3.89%	10/01/26	09/30/26	29,540,051	29,540,051	100.00	29,540,051	1	3.89%
FAMC	None	3.65%	01/05/29	01/05/26	8,000,000	8,000,000	97.14	7,771,200	828	3.65%
FFCB	S&P-AA+	3.62%	12/22/28	12/30/25	5,000,000	4,996,250	97.04	4,852,000	814	3.65%
FFCB	S&P-AA+	3.75%	04/14/28	04/30/26	3,372,000	3,361,543	98.51	3,321,757	562	3.92%
FFCB	None	3.80%	12/18/28	12/18/25	5,000,000	5,000,000	97.79	4,889,500	810	3.80%
FFCB	S&P-AA+	3.87%	11/24/28	12/12/25	10,000,000	10,001,000	97.54	9,754,000	786	3.87%
FFCB	S&P-AA+	4.22%	05/23/28	06/30/25	5,000,000	5,000,000	98.96	4,948,000	601	4.22%
FHLB	S&P-AA+	3.88%	06/04/27	06/30/25	5,000,000	5,006,092	99.61	4,980,500	247	3.75%
FHLB	None	4.15%	11/06/28	05/06/26	5,000,000	5,000,000	98.64	4,932,000	768	4.15%
FHLMC	S&P-AA+	3.85%	12/11/28	12/12/25	10,325,000	10,325,000	97.78	10,095,785	803	3.86%
FHLMC	S&P-AA+	3.88%	11/24/28	12/12/25	5,000,000	5,000,250	97.80	4,890,000	786	3.87%
FHLMC	S&P-AA+	3.88%	09/23/27	04/30/26	5,000,000	5,000,000	99.30	4,965,000	358	3.90%
FNMA	S&P-AA+	4.20%	07/10/28	06/30/25	4,740,000	4,740,000	99.04	4,694,496	649	4.20%
	Total Portfolio				**$ 192,601,687**	**$ 192,594,822**		**$ 191,258,925**	**258**	**3.81%**
									(1)	**(2)**

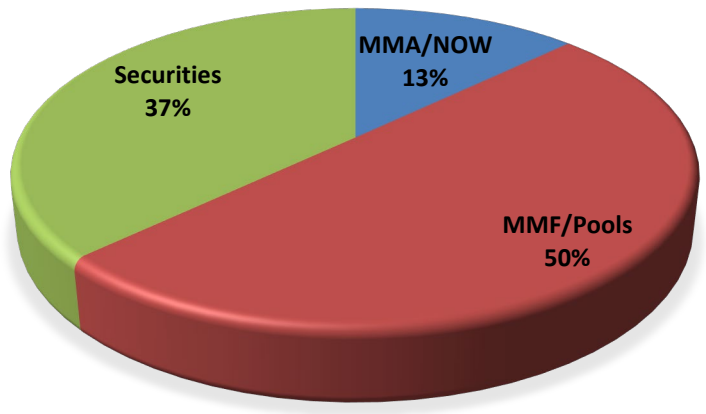
(1) Weighted average life - For purposes of calculating weighted average life, overnight bank and pool balances are assumed to have a one-day maturity.

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on Book Value, realized and unrealized gains/losses and investment advisory fees are not included. The yield for the reporting month is used for overnight bank and pool balances.

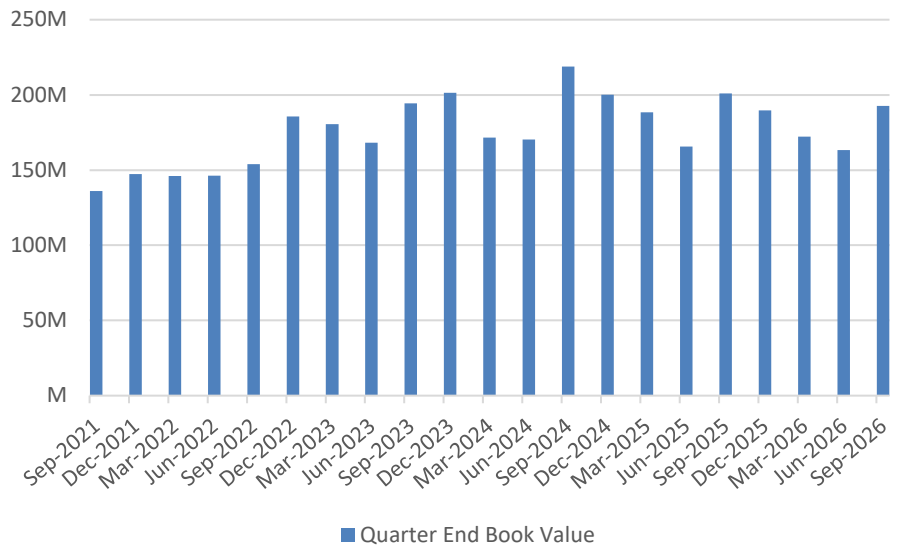
COMPOSITION - PRIOR QUARTER



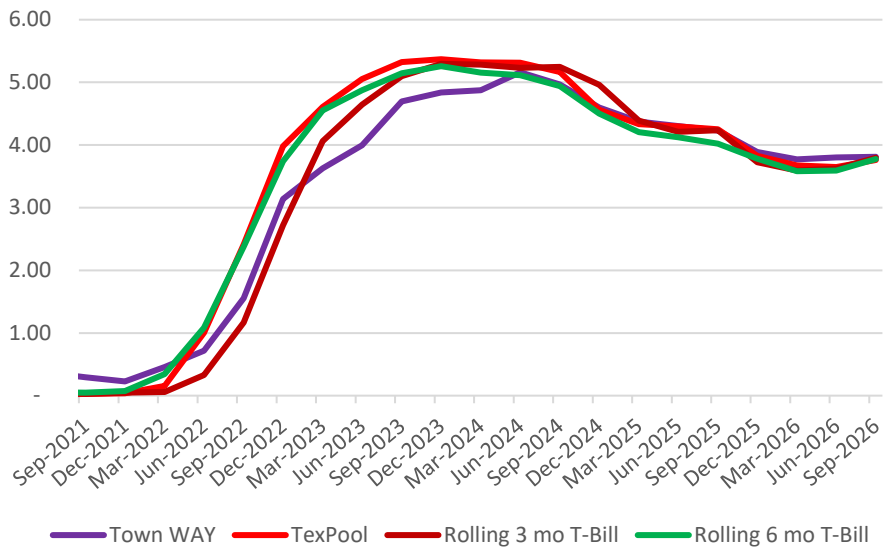
COMPOSITION - CURRENT QUARTER



Total Portfolio



Portfolio Perfomance



Book and Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 6/30/26	Increases	Decreases	Book Value 9/30/26	Market Value 6/30/26	Change in Market Value	Market Value 9/30/26
Independent DDA	3.59%	4/1/2026	$ 3,727,053	$ 46,235	$ (15,691)	$ 3,757,597	$ 3,727,053	$ 30,544	$ 3,757,597
Independent DDA #2	3.62%	4/1/2026	11,112,821	99,397	-	11,212,218	11,112,821	99,397	11,212,218
Independent DDA #3	3.62%	4/1/2026	6,326,724	-	(2,710,698)	3,616,026	6,326,724	(2,710,698)	3,616,026
NexBank MMA	3.95%	4/1/2026	6,045,929	57,648	-	6,103,577	6,045,929	(121,600)	6,103,577
TexSTAR	3.75%	4/1/2026	25,318,562	41,616,656	-	66,935,218	25,318,562	41,616,656	66,935,218
TexPool	3.89%	4/1/2026	39,387,892	-	(9,847,841)	29,540,051	39,387,892	(9,847,841)	29,540,051
FAMC	3.65%	1/5/2029	8,000,000	-	-	8,000,000	7,892,800	(121,600)	7,771,200
FFCB	3.65%	12/22/2028	4,996,250	-	-	4,996,250	4,931,500	(79,500)	4,852,000
FFCB	3.92%	4/14/2028	3,361,543	-	-	3,361,543	3,349,408	(27,650)	3,321,757
FFCB	3.80%	12/18/2028	5,000,000	-	-	5,000,000	4,952,500	(63,000)	4,889,500
FFCB	3.87%	11/24/2028	10,001,000	-	-	10,001,000	9,908,000	(154,000)	9,754,000
FFCB	4.22%	5/23/2028	5,000,000	-	-	5,000,000	4,986,500	(38,500)	4,948,000
FHLB	3.75%	6/4/2027	5,006,092	-	-	5,006,092	4,991,000	(10,500)	4,980,500
FHLB	4.15%	11/6/2028	5,000,000	-	-	5,000,000	4,983,000	(51,000)	4,932,000
FHLMC	3.86%	12/11/2028	10,321,386	-	-	10,325,000	10,226,913	(131,128)	10,095,785
FHLMC	3.87%	11/24/2028	5,000,250	-	-	5,000,250	4,955,000	(65,000)	4,890,000
FHLMC	3.90%	9/23/2027	4,998,500	-	-	5,000,000	4,984,500	(19,500)	4,965,000
FNMA	4.20%	7/10/2028	4,739,526	-	-	4,740,000	4,735,260	(40,764)	4,694,496
TOTAL / AVERAGE	**3.81%**		**$163,343,529**	**$ 41,819,936**	**$ (12,574,231)**	**$192,594,822**	**$162,815,362**	**$ 28,264,316**	**$191,258,925**

Allocation

September 30, 2026

Book Value	Yield	Maturity Date	Total	Pooled Funds	Debt Service Fund
Independent DDA	3.59%		$ 3,757,597	$ 3,757,597	$ –
Independent DDA #2	3.62%		11,212,218	11,212,218	–
Independent DDA #3	3.62%		3,616,026	3,616,026	–
NexBank MMA	3.95%		6,103,577	6,103,577	–
TexSTAR	3.75%		66,935,218	66,935,218	–
TexPool	3.89%		29,540,051	28,960,270	579,781
FAMC	3.65%	01/05/29	8,000,000	8,000,000	–
FFCB	3.65%	12/22/28	4,996,250	4,996,250	–
FFCB	3.92%	04/14/28	3,361,543	3,361,543	–
FFCB	3.80%	12/18/28	5,000,000	5,000,000	–
FFCB	3.87%	11/24/28	10,001,000	10,001,000	–
FFCB	4.22%	05/23/28	5,000,000	5,000,000	–
FHLB	3.75%	06/04/27	5,006,092	5,006,092	–
FHLB	4.15%	11/06/28	5,000,000	5,000,000	–
FHLMC	3.86%	12/11/28	10,325,000	10,325,000	–
FHLMC	3.87%	11/24/28	5,000,250	5,000,250	–
FHLMC	3.90%	09/23/27	5,000,000	5,000,000	–
FNMA	4.20%	07/10/28	4,740,000	4,740,000	–
Totals			**$ 192,594,822**	**$ 192,015,041**	**$ 579,781**

Allocation

June 30, 2026

Book Value	Yield	Maturity Date	Total	Pooled Funds	Debt Service Fund
Independent DDA	3.75%		$ 3,727,053	$ 3,727,053	$ –
Independent DDA #2	3.75%		11,112,821	11,112,821	–
Independent DDA #3	3.75%		6,326,724	6,326,724	–
NexBank MMA	3.86%		6,045,929	6,045,929	–
TexSTAR	3.75%		25,318,562	25,318,562	–
TexPool	3.74%		39,387,892	34,787,700	4,600,192
FAMC	3.65%	01/05/29	8,000,000	8,000,000	–
FFCB	3.65%	12/22/28	4,996,250	4,996,250	–
FFCB	3.92%	04/14/28	3,361,543	3,361,543	–
FFCB	3.80%	12/18/28	5,000,000	5,000,000	–
FFCB	3.87%	11/24/28	10,001,000	10,001,000	–
FFCB	4.22%	05/23/28	5,000,000	5,000,000	–
FHLB	3.75%	06/04/27	5,006,092	5,006,092	–
FHLB	4.15%	11/06/28	5,000,000	5,000,000	–
FHLMC	3.86%	12/11/28	10,321,386	10,321,386	–
FHLMC	3.87%	11/24/28	5,000,250	5,000,250	
FHLMC	3.90%	09/23/27	4,998,500	4,998,500	
FNMA	4.20%	07/10/28	4,739,526	4,739,526	
Totals			**$ 163,343,529**	**$ 158,743,337**	**$ 4,600,192**

TOWN OF PROSPER
A Place Where Everyone Matters

TOWN SECRETARY'S OFFICE

To: **Mayor and Town Council**

From: **Michelle Lewis Sirianni, Town Secretary**

Through: **Mario Canizares, Town Manager**
Robyn Battle, Executive Director

Re: **Library Board Amendments**

Town Council Meeting –November 10, 2026

Strategic Visioning Priority: Provide Excellent Municipal Services

---

Agenda Item:

Consider and act upon an Ordinance amending Division 2, "Library Board," of Article 1.04, "Boards, Commissions and Committees," within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.033, "Term of Office" and adding Section 1.0434, "Vacancies," renumbering sections, and correcting scrivener's errors.

Description of Agenda Item:

The Prosper Town Council formally established the Library Board in September 2014. The Library Board was originally established as a seven (7)-member board. In September 2025, the Town Council amended the Code to expand the Board by adding two (2) members, increasing its membership to nine (9). However, the provisions governing terms of office were not updated to reflect the expanded membership, and the Code does not currently include a provision addressing vacancies. Accordingly, staff recommend amending these sections of the Code to ensure they accurately reflect the Board's nine (9)-member composition and establish provisions for vacancies.

Additionally, staff conducted a further review of this division of the Code of Ordinances and recommends additional amendments to correct technical and scrivener's errors, clarify existing provisions, and ensure consistency with Division 2 governing the Library Board. These amendments are intended to improve the accuracy and clarity of the Code without making substantive changes.

Budget Impact:

There is no budgetary impact affiliated with this item.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:

1. Redline Text Amendments
2. Ordinance

Town Staff Recommendation:

Town Staff recommend the Town Council approve an Ordinance amending Division 2, "Library Board," of Article 1.04, "Boards, Commissions and Committees," within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.033, "Term of Office" and adding Section 1.0434, “Vacancies,” renumbering sections, and correcting scrivener’s errors.”.

Proposed Motion:

I move to approve an Ordinance amending Division 2, "Library Board," of Article 1.04, "Boards, Commissions and Committees," within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.033, "Term of Office" and adding Section 1.0434, “Vacancies,” renumbering sections, and correcting scrivener’s errors.”.

DIVISION 2
LIBRARY BOARD

§ 1.04.031. Establishment.

There is hereby created and established within the ~~t~~Town a Library Board which shall be subject to the jurisdiction of the Town Council and shall constitute an advisory board to the Town Council.
(Ordinance 14-64, adopted 9/23/2014)

§ 1.04.032. Number of members.

(a) The Library Board shall be composed of nine (9) ~~members~~members, appointed by the Town Council. Members of the Library Board shall be a resident of the Town or reside within the Town's E~~e~~xtraterritorial J~~j~~urisdiction (ETJ).

(b) The members shall serve at the pleasure of the Town Council and may be removed at the discretion of the Town Council.
(Ordinance 14-64, adopted 9/23/2014; Ordinance 2020-11, adopted 2/25/2020; Ordinance 2025-44 adopted 9/16/2025)

§ 1.04.033. Term of office.

The term of office of each Library Board regular member shall be two years. Places 2, 4, ~~and~~ 6, and 8 shall be appointed in even-numbered years, and places 1, 3, 5, ~~and~~ 7, and 9 shall be appointed in odd-numbered years.

§ 1.04.034. Vacancies

When vacancies occur on the Library Board, the Town Council shall appoint, by majority vote, a replacement to serve the remainder of that term.

§ 1.04.0354. Chair/Vice-Chair/quorum and procedure.

(a) The Library Board shall have a Chair and Vice-Chair whose terms shall be one year, but not more than two consecutive terms in one office and no regular member shall serve for a total period of more than two consecutive years as Chair or Vice-Chair.

(b) At the first scheduled meeting of the Board in October of each year, or as soon as practicable, the first item of business shall be the selection of the Board's Chair and Vice-Chair. The Chair and Vice-Chair shall be appointed by a majority vote of the Board. ~~Four regular members of the Library Board shall constitute a quorum for transaction of business.~~

(1) The Chair shall preside over meetings and shall be entitled to vote upon each issue.

(2) The Vice-Chair shall assist the Chair in directing the affairs of the Library Board. In the absence of the Chair, the Vice-Chair shall assume all duties of the Chair.

(3) In the event of resignation or incapacity of the Chair; the Vice-Chair shall become the Chair for the unexpired portion of the term.

(4) A vacancy of the office of Vice-Chair shall be filled for the unexpired term by special election of the Board.

(5) The Chair shall preside at all meetings; represent the Library Board at public functions of the town and at events such as special library events, local, state, or national advocacy activities for the library or for local, state, or national association activities; appoint standing, special, or ad hoc committees; assist the Library Director in establishing the agenda for each meeting (agenda items requested by any Library Board member will be included); and act as liaison with the Town Council regarding library issues.

(6) The Vice-Chair shall assist the Chair in directing the affairs of the Library Board and act in the Chair's absence; and serve as Chair of ad hoc or special committees or projects such as Chair of an advocacy initiative.

(c) A simple majority of the regular members shall constitute a quorum at all meetings of the Library Board. If a quorum is not present, the meeting shall be cancelled. All questions presented for a vote of the Library Board shall be decided by a simple majority of the quorum, including the vote of the Chair. Robert's Rules of Order, newly revised, shall govern the parliamentary procedure of the Library Board in all cases to which they are applicable.

§ 1.04.036~~5~~. Meetings.

The regular meeting of the Library Board shall be held monthly, at a time designated by the Library Board, in the ~~library~~ Council Chambers or such other place the Library Board may determine and at such other times as the Library Board, Town Council, and/or the Library Director deem necessary and appropriate. All meetings shall be held in a public place with public notice as prescribed by law.

§ 1.04.037~~6~~. Absences.

Library Board regular members are expected to maintain regular attendance at meetings in accordance with the attendance policy established by the Town Charter and the Board and C~~c~~ommission appointment policies and procedures.

§ 1.04.038~~7~~. Powers and authority.

Library Board members provide opinion, support, and expertise as needed, but do not have governing authority. Library Board members shall:

(1) Provide advice and counsel to the Library Director, Executive Director ~~of Development and Community Service~~s, the Town Manager, and the Town Council, as requested, in matters relating to the services rendered by the library.

(2) Study the need for, and encourage the development of, adequate library facilities.

(3) Recommend general policies of library service for approval by the Town Council.

(4) Recommend to the Town Council suggested programs for the development of library facilities and necessary financial support for those facilities.

~~(5) Receive, in the name of and for the town, donations, gifts, and bequests whether of land,~~

~~money, securities, books, and manuscripts, collections of historical nature or materials, or local historical relics to be devoted to library uses or purposes.~~

~~(6)~~(5) Make any recommendations to the Town Council regarding library matters that it deems advisable.

~~(7)~~(6) Assist in strategic planning.

~~(8)~~(7) The Library Board shall develop for Town Council review the rules and regulations as may be prescribed by the Town Council for the conduct of its business.

~~(9)~~(8) Encourage in every possible way the development and advancement of the public library at local, regional, state, and national levels.

~~(10)~~(9) Participate in advocacy initiatives including, but not limited to, local issues, including funding issues and requests, state advocacy activities, and federal advocacy initiatives.

(Ordinance 14-64, adopted 9/23/2014)

TOWN OF PROSPER, TEXAS **ORDINANCE NO. 2026-XX**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING DIVISION 2, "LIBRARY BOARD," OF ARTICLE 1.04, "BOARDS, COMMISSIONS AND COMMITTEES," OF CHAPTER 1, "GENERAL PROVISIONS," OF THE CODE OF ORDINANCES BY AMENDING SECTION 1.04.033, "TERM OF OFFICE"; ADDING SECTION 1.04.034, "VACANCIES"; RENUMBERING SECTIONS; AND CORRECTING SCRIVENER'S ERRORS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABLITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Prosper Town Council established the Library Board as a formal board in September 2014; and

WHEREAS, the Library Board was amended in September 2025 to increase the number of board members to nine (9); and

WHEREAS, the Town Council has determined it would be prudent to amend terms of office to account for all board members' terms of office, correct scrivener's errors, and make minor text amendments in order to mirror other like sections within Division 2 of the Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:

SECTION 1

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

From and after the effective date of this Ordinance, existing Section 1.04.032, "Number of Members," of Division 2, "Library Board," of Article 1.04, "Boards, Commissions and Committees," of Chapter 1, "General Provisions," of the Town's Code of Ordinances is hereby amended to read as follows:

"**ARTICLE 1.04 BOARDS, COMMISSIONS AND COMMITTEES**

* * *

DIVISION 2

LIBRARY BOARD

* * *

§ 1.04.031 Establishment.

There is hereby created and established within the Town a Library Board which shall be subject to the jurisdiction of the Town Council and shall constitute an advisory board to the Town Council.

* * *

§ 1.04.032 Number of Members.

(a) The Library Board shall be composed of nine (9) members, appointed by the Town Council. Members of the Library Board shall be a resident of the Town or reside within the Town's Extraterritorial Jurisdiction (ETJ).

(b) The members shall serve at the pleasure of the Town Council and may be removed at the discretion of the Town Council.

* * *

§ 1.04.033 Term of Office.

The term of office of each Library Board regular member shall be two years. Places 2, 4, 6, and 8 shall be appointed in even-numbered years, and places 1, 3, 5, 7, and 9 shall be appointed in odd-numbered years.

* * *

§ 1.04.034 Vacancies.

When vacancies occur on the Library Board, the Town Council shall appoint, by majority vote, a replacement to serve the remainder of that term.

* * *

§ 1.04.035 Chair/Vice-Chair/Quorum and Procedure.

(a) The Library Board shall have a Chair and Vice-Chair whose terms shall be one year, but not more than two consecutive terms in one office and no regular member shall serve for a total period of more than two consecutive years as Chair or Vice-Chair.

(b) At the first scheduled meeting of the Board in October of each year, or as soon as practicable, the first item of business shall be the selection of the Board's Chair and Vice-Chair. The Chair and Vice-Chair shall be appointed by a majority vote of the Board.

(1) The Chair shall preside over meetings and shall be entitled to vote upon each issue.

(2) The Vice-Chair shall assist the Chair in directing the affairs of the Library Board. In the absence of the Chair, the Vice-Chair shall assume all duties of the Chair.

(3) In the event of resignation or incapacity of the Chair; the Vice-Chair shall become the Chair for the unexpired portion of the term.

(4) A vacancy of the office of Vice-Chair shall be filled for the unexpired term by

special election of the Board.

(5) The Chair shall preside at all meetings; represent the Library Board at public functions of the town and at events such as special library events, local, state, or national advocacy activities for the library or for local, state, or national association activities; appoint standing, special, or ad hoc committees; assist the Library Director in establishing the agenda for each meeting (agenda items requested by any Library Board member will be included); and act as liaison with the Town Council regarding library issues.

(6) The Vice-Chair shall assist the Chair in directing the affairs of the Library Board and act in the Chair's absence; and serve as Chair of ad hoc or special committees or projects such as Chair of an advocacy initiative.

(c) A simple majority of the regular members shall constitute a quorum at all meetings of the Library Board. If a quorum is not present, the meeting shall be cancelled. All questions presented for a vote of the Library Board shall be decided by a simple majority of the quorum, including the vote of the Chair. Robert's Rules of Order, newly revised, shall govern the parliamentary procedure of the Library Board in all cases to which they are applicable.

* * *

§ 1.04.036 Meetings.

The regular meeting of the Library Board shall be held monthly, at a time designated by the Library Board, in the Council Chambers or such other place the Library Board may determine and at such other times as the Library Board, Town Council, and/or the Library Director deem necessary and appropriate. All meetings shall be held in a public place with public notice as prescribed by law.

* * *

§ 1.04.037. Absences.

Library Board regular members are expected to maintain regular attendance at meetings in accordance with the attendance policy established by the Town Charter and the Board and Commission appointment policies and procedures.

* * *

§ 1.04.038. Powers and Authority.

Library Board members provide opinion, support, and expertise as needed, but do not have governing authority. Library Board members shall:

(1) Provide advice and counsel to the Library Director, Executive Director, the Town Manager, and the Town Council, as requested, in matters relating to the services rendered by the library.

(2) Study the need for, and encourage the development of, adequate library facilities.

(3) Recommend general policies of library service for approval by the Town Council.

(4) Recommend to the Town Council suggested programs for the development of library facilities and necessary financial support for those facilities.

(5) Make any recommendations to the Town Council regarding library matters that it deems advisable.

(6) Assist in strategic planning.

(7) The Library Board shall develop for Town Council review the rules and regulations as may be prescribed by the Town Council for the conduct of its business.

(8) Encourage in every possible way the development and advancement of the public library at local, regional, state, and national levels.

(9) Participate in advocacy initiatives including, but not limited to, local issues, including funding issues and requests, state advocacy activities, and federal advocacy initiatives."

* * *

SECTION 3

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 4

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, and any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5

This Ordinance shall become effective from and after its adoption and publication as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 10TH DAY OF NOVEMBER, 2026.

_____

David F. Bristol, Mayor

ATTEST:

_____
Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Terrence S. Welch, Town Attorney

TOWN OF PROSPER
A Place Where Everyone Matters

TOWN SECRETARY'S OFFICE

To: **Mayor and Town Council**

From: **Michelle Lewis Sirianni, Town Secretary**

Through: **Mario Canizares, Town Manager**
Robyn Battle, Executive Director

Re: **CEC Amendments**

Town Council Meeting – November 10, 2026

Strategic Visioning Priority: Provide Excellent Municipal Services

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Agenda Item:
Consider and act upon an Ordinance amending Division 3, "Community Engagement Committee," of Article 1.04, "Boards, Commissions and Committees," within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.042, "Chair/Vice-Chair/Quorum," renumbering sections and correcting scrivener's errors.

Description of Agenda Item:
The Prosper Town Council appointed the Community Engagement Committee (CEC) in December 2020 as an Ad Hoc Committee and by September of 2022 was formally established as a standing committee. When the CEC was formally established, three members of the Town Council serving as liaisons were carried over into the Ordinance with the responsibility of participating in discussions but without the right to vote.

Upon review, there are currently no Town Council liaisons serving on any of the other Town's standing Board, Commissions, and Committees. Therefore, staff is recommending to remove this provision within the Ordinance. In addition, staff have conducted an additional review of this Division within the Code of Ordinances and are recommending additional amendments. The amendments are intended to correct technical errors, clarify existing provisions, and ensure consistency with Division 2 of the Code governing the Library Board, without making substantive changes.

Budget Impact:
There is no budgetary impact affiliated with this item.

Legal Obligations and Review:
Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:
1. Redline Text Amendments
2. Ordinance

Town Staff Recommendation:

Town Staff recommend the Town Council approve an Ordinance amending Division 3, "Community Engagement Committee," of Article 1.04, "Boards, Commissions and Committees," within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.042, “Chair/Vice-Chair/Quorum,” renumbering sections and correcting scrivener’s errors.

Proposed Motion:

I move to approve an Ordinance amending Division 3, "Community Engagement Committee," of Article 1.04, "Boards, Commissions and Committees," within Chapter 1 of the Town's Code of Ordinances by amending Section 1.04.042, “Chair/Vice-Chair/Quorum,” renumbering sections and correcting scrivener’s errors.

§ 1.04.0398. Establishment.

There is hereby created and established within the ~~t~~Town a Community Engagement Committee which shall be subject to the jurisdiction of the Town Council and shall constitute an advisory ~~board~~ committee to the Town Council.

(Ordinance 2022-56, § 2, adopted 9/13/2022)

§ 1.04.04039. Number of members.

(a) The Community Engagement Committee shall be composed of eleven (11) members appointed by the Town Council. Members of the Community Engagement Committee shall be a resident of the T~~t~~own or reside within the T~~t~~own's E~~e~~xtraterritorial ~~j~~Jurisdiction (ETJ).

(b) The members shall serve at the pleasure of the Town Council and may be removed at the discretion of the Town Council.

(Ordinance 2022-56, § 2, adopted 9/13/2022; Ordinance 2022-61, § 2, adopted 9/27/2022; Ordinance 2024-19, § 2, adopted 2/13/2024; Ordinance 2024-59 adopted 9/10/2024)

§ 1.04.0410. Term of office.

The term of ~~office of~~ each Community Engagement Committee member shall be two years. ~~; provided, however, at the time of appointment of the initial members of the Community Engagement Committee, the Town Council shall determine six members who shall serve a one-year term and five members who shall serve a two-year term. The following year, the Town Council shall appoint six persons to serve a two-year term each.~~ Places 2, 4, 6, 8, and 10 shall be appointed in even-numbered years, and places 1, 3, 5, 7, 9, and 11 shall be appointed in odd-numbered years.

(Ordinance 2022-56, § 2, adopted 9/13/2022)

§ 1.04.0421. Vacancies.

When vacancies occur on the Community Engagement Committee, the Town Council shall appoint, by majority vote, a replacement to serve the remainder of that term.

(Ordinance 2022-56, § 2, adopted 9/13/2022)

§ 1.04.0432. Chair/Vice-Chair/quorum and procedure.

(a) The Community Engagement Committee shall have a Chair and Vice-Chair whose terms shall be one year.

~~(a)~~(b) At the first scheduled meeting of the Committee in October of each year, or as soon as practicable, the first item of business shall be the selection of the ~~Board's~~ Committee's Chair and Vice-Chair. The Chair and Vice-Chair shall be appointed by a majority vote of the Committee. ~~Five members of the Community Engagement Committee shall constitute a quorum for transaction of business.~~

~~(b)~~• (1) The Chair shall preside over meetings and shall be entitled to vote upon each issue.

(2) The Vice-Chair shall assist the Chair in directing the affairs of the Community Engagement Committee. In the absence of the Chair, the Vice-Chair shall assume all duties of the Chair

~~(3) Three members of the Town Council shall serve as liaisons to the Community Engagement Committee, with the responsibility to participate in discussions but without the right to vote.~~

~~The Executive Director, if appointed, shall be an ex-officio member of the Community Engagement Committee, with the responsibility to participate in discussions but without the right to vote.~~

(c) A simple majority of the regular members shall constitute a quorum at all meetings of the Community Engagement Committee. If a quorum is not present, the meetings shall be cancelled. All questions for a vote of the Community Engagement Committee shall be decided by a simple majority of the quorum, including the vote of the Chair. Robert's Rules of Order, newly revised shall govern the parliamentary procedure of the Community Engagement Committee in all cases to which they are applicable.

(Ordinance 2022-56, § 2, adopted 9/13/2022; Ordinance 2024-19, § 2, adopted 2/13/2024)

§ 1.04.044~~3~~. Meetings.

The Community Engagement Committee shall meet ~~each month~~monthly, at a time designated by the Community Engagement Committee, in the Council Chambers or ~~and at~~ such other ~~times~~place ~~as~~ the Community Engagement Committee may determine and at such other times as the Community Engagement ~~Committee, and/or~~Committee, or Town Council deem necessary and appropriate. (Ordinance 2022-56, § 2, adopted 9/13/2022)

§ 1.04.045~~4~~. Absences.

~~Any member of the Community Engagement Committee who is absent from three consecutive regular meetings, or 25 percent of regularly scheduled meetings, during the 12-month period immediately preceding and including the absence in question, without explanation acceptable to a majority of the other members, shall forfeit his or her position on the Committee. For purposes of this attendance policy, a year shall begin on the date of appointment to the Community Engagement Committee.~~Community Engagement Committee members are expected to maintain regular attendance at meetings in accordance with the attendance policy established by the Town Charter and the Board and Commission appointment policies and procedures.

(Ordinance 2022-56, § 2, adopted 9/13/2022)

§ 1.04.046~~5~~. Powers and authority.

The Community Engagement Committee is established for the purpose of providing residents an opportunity to enhance the town's interaction with the public. The Community Engagement

Committee shall:

(1) Act in an advisory capacity to the Town Council regarding Community Engagement activities;

(2) Identify topics of interest and methods or techniques to improve community engagement;

(3) Evaluate, provide feedback, and make recommendations on selected town programs, events, and activities;

(4) Serve as a focus group for selected pilot projects or programs that may require or benefit from public input before implementation;

(5) Serve as social media ambassadors for the town by engaging with the Town's social media platforms;

(6) Inform the ~~Committee membership~~Town Council of community events that may be of interest to the Town Council (multicultural celebrations, large neighborhood events, nonprofit events, etc.); and

(7) ~~Other purposes that~~Perform other functions or activities as ~~may~~ may be designated by ~~the Town~~the Town Council. (Ordinance 2022-56, § 2, adopted 9/13/2022)

TOWN OF PROSPER, TEXAS **ORDINANCE NO. 2026-XX**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING DIVISION 3, "COMMUNITY ENGAGEMENT COMMITTEE," OF ARTICLE 1.04, "BOARDS, COMMISSIONS AND COMMITTEES," OF CHAPTER 1, "GENERAL PROVISIONS," OF THE TOWN'S CODE OF ORDINANCES BY AMENDING SECTION 1.04.042, "CHAIR/VICE-CHAIR/QUORUM"; RENUMBERING SECTIONS; AND CORRECTING SCRIVERNER'S ERRORS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Prosper Town Council appointed the Community Engagement Committee in December 2020 as an ad hoc committee for the purpose of enhancing the Town's community engagement efforts; and

WHEREAS, the Community Engagement Committee has held monthly meetings since March 2021 and has made continual progress in developing new initiatives to engage and inform Town residents; and

WHEREAS, the Prosper Town Council established the Community Engagement Committee as a formal standing advisory committee to the Town Council in September 2022.

WHEREAS, the Prosper Town Council has determined that it would be prudent to remove Council Member liaisons as part of the committee, correct scrivener's errors, and make minor text amendments in order to mirror other like sections within Division 3 of the Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:

SECTION 1

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

From and after the effective date of this Ordinance, all Sections are renumbered and are hereby amended to read as follows:

"**ARTICLE 1.04 BOARDS, COMMISSIONS AND COMMITTEES**

* * *

DIVISION 3. COMMUNITY ENGAGEMENT COMMITTEE

* * *

Sec. 1.04.039 Establishment.

There is hereby created and established within the Town a Community Engagement Committee which shall be subject to the jurisdiction of the Town Council and shall constitute an advisory committee to the Town Council.

* * *

Sec. 1.04.040 Number of Members.

(a) The Community Engagement Committee shall be composed of eleven (11) members appointed by the Town Council. Members of the Community Engagement Committee shall be a resident of the Town or reside within the Town's Extraterritorial Jurisdiction (ETJ).

(b) The members shall serve at the pleasure of the Town Council and may be removed at the discretion of the Town Council.

* * *

Sec. 1.04.041 Term of Office.

The term of each Community Engagement Committee member shall be two years. Places 2, 4, 6, 8, and 10 shall be appointed in even-numbered years, and places 1, 3, 5, 7, 9, and 11 shall be appointed in odd-numbered years.

* * *

Sec. 10.4.042 Vacancies.

When vacancies occur on the Community Engagement Committee, the Town Council shall appoint, by majority vote, a replacement to serve the remainder of that term.

* * *

Sec. 1.04.043 Chair/Vice-Chair/Quorum and Procedure.

(a) The Community Engagement Committee shall have a Chair and Vice-Chair whose terms shall be one year.

(b) At the first scheduled meeting of the Committee in October of each year, or as soon as practicable, the first item of business shall be the selection of the Committee's Chair and Vice-Chair. The Chair and Vice-Chair shall be appointed by a majority vote of the Committee.

(1) The Chair shall preside over meetings and shall be entitled to vote upon each issue.

(2) The Vice-Chair shall assist the Chair in directing the affairs of the Community Engagement Committee. In the absence of the Chair, the Vice-Chair shall assume all duties of the Chair

(c) A simple majority of the regular members shall constitute a quorum at all meetings of the Community Engagement Committee. If a quorum is not present, the meetings shall be

cancelled. All questions for a vote of the Community Engagement Committee shall be decided by a simple majority of the quorum, including the vote of the Chair. Robert's Rules of Order, newly revised shall govern the parliamentary procedure of the Community Engagement Committee in all cases to which they are applicable.

* * *

Sec 1.04.044 Meetings.

The Community Engagement Committee shall meet monthly, at a time designated by the Community Engagement Committee, in the Council Chambers or such other place the Community Engagement Committee may determine and at such other times as the Community Engagement Committee, or Town Council deem necessary and appropriate.

* * *

Sec 0.04.046 Powers and Authority.

The Community Engagement Committee is established for the purpose of providing residents an opportunity to enhance the town's interaction with the public. The Community Engagement Committee shall:

(1) Act in an advisory capacity to the Town Council regarding Community Engagement activities;

(2) Identify topics of interest and methods or techniques to improve community engagement;

(3) Evaluate, provide feedback, and make recommendations on selected town programs, events, and activities;

(4) Serve as a focus group for selected pilot projects or programs that may require or benefit from public input before implementation;

(5) Serve as social media ambassadors for the town by engaging with the Town's social media platforms;

(6) Inform the Town Council of community events that may be of interest to the Town Council (multicultural celebrations, large neighborhood events, nonprofit events, etc.); and

Perform other functions or activities as may be designated by the Town Council."

* * *

SECTION 3

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 4

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, and any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5

This Ordinance shall become effective from and after its adoption and publication as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 10TH DAY OF NOVEMBER, 2026.

ATTEST: **David F. Bristol, Mayor**

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, Town Attorney

TOWN OF PROSPER
A Place Where Everyone Matters

UTILITY CUSTOMER SERVICE

To: **Mayor and Town Council**

From: **Robyn Battle, Executive Director**

Through: **Mario Canizares, Town Manager**

Re: **Solid Waste Contract Amendment No. 4 and Annual CPI Adjustment**

Town Council Meeting – November 10, 2026

Strategic Visioning Priority: Provide Excellent Municipal Services

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Agenda Item:

Consider and act upon approving Amendment No. 4 to the Solid Waste and Recycling Services Agreement with Allied Waste Services, Inc. dba Republic Services of Lewisville to approve a revised fee schedule effective February 1, 2027, adjusting commercial and residential prices for the twelve-month CPI change.

Description of Agenda Item:

The original solid waste services contract was awarded to Republic Services on June 27, 2023, for a seven-year initial term with three one-year renewals. The current contract includes a provision for an annual cost adjustment that is reflective of the annual Consumer Price Index (CPI) for solid waste services, which was 5.23% for the period of September 2025 to September 2026. Per the contract, the annual cost adjustment shall not exceed five percent (5%) in any single year, nor exceed a cumulative increase of fifteen percent (15%) over a four-year period.

In June 2024, the Council approved Amendment No. 2 to the contract, which included a cost adjustment of 3.8%. Amendment No. 3 included a 5% cost adjustment. Amendment No. 4 includes a proposed 5% increase beginning on February 1, 2027, which is the maximum increase allowed by contract. As a result, Republic Services will only be entitled to an additional 1.2% increase in 2028. The 5% rate increase will be applied to all residential and commercial services effective on February 1, 2027.

Budget Impact:

The fees in Appendix D are passed through to Republic and will not have budget impact. The Town charges a monthly fee of $2.00 for cart financing, which will not be increased. The monthly administrative fee will be increased from $0.80 to $1.00 to cover increases in Solid Waste administrative costs.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has previously approved the attached documents as to form and legality.

Attached Documents:

1. Proposed Contract Amendment No. 4
2. Updated 2027 Residential and Commercial Fee Schedules

Town Staff Recommendation:

Staff recommends approval of Amendment No. 4 to the Solid Waste and Recycling Services Agreement with Allied Waste Services, Inc. dba Republic Services of Lewisville to approve a revised fee schedule effective February 1, 2027, adjusting commercial and residential prices for the twelve-month CPI change.

Proposed Motion:

I move to approve Amendment No. 4 to the Solid Waste and Recycling Services Agreement with Allied Waste Services, Inc. dba Republic Services of Lewisville to approve a revised fee schedule effective February 1, 2027, adjusting commercial and residential prices for the twelve-month CPI change.

AMENDMENT NO. 4 TO SOLID WASTE SERVICES AGREEMENT BETWEEN THE TOWN OF PROSPER, TEXAS, AND ALLIED WASTE SYSTEMS, INC. D/B/A REPUBLIC SERVICES OF LEWISVILLE

WHEREAS, on or about July 24, 2023, the Town of Prosper, Texas (hereinafter the "Town"), and Allied Waste Systems, Inc. d/b/a Republic Services of Lewisville (hereinafter "Contractor") entered into an exclusive franchise agreement (hereinafter "Agreement") for solid waste services; and

WHEREAS, the duration of the Agreement was from February 1, 2024, to January 31, 2031, with three (3) one-year optional renewals; and

WHEREAS, the contract requires an adjustment in both commercial and residential service fees effective February 1 of each year based on the twelve month change in Consumer Price Index-All Urban Consumers with both Contractor and Town agreeing to use the twelve month change ended each September, with certain contractual limits; and,

WHEREAS, as a result, the Town and Contractor have mutually agreed to adjust the Residential and Commercial fees listed in Appendix D (hereinafter "Appendix D") to the Agreement by 5%.

NOW, **THEREFORE**, the Town and Contractor hereby agree that:

1. Contractor shall adjust the fees listed in Appendix D to the Agreement as follows with a 2027 Updated Fee Schedule attached:

   (A) All residential and commercial recurring fees paid to contractor will be adjusted by 5%; and,

   (B) Town monthly fee of $2.00 for cart financing will not change; and,

   (C) Town administrative fee will be adjusted to $1.00; and,

   (D) Cart replacement fee for both Trash and Recycling will be adjusted to $63.

3. All other terms of the Agreement shall remain in full force and effect.

EXECUTED BY THE FOREGOING PARTIES this 10th day of November, 2026.

APPROVED:

TOWN OF PROSPER, TEXAS

_____

David F. Bristol, Mayor

ATTEST:

Michelle Lewis Sirianni, Town Secretary

CONTRACTOR:

ALLIED WASTE SYSTEMS, INC. D/B/A REPUBLIC SERVICES OF LEWISVILLE

By: _____
Print Name: David Baker
Title: General Manager

ATTEST:

By: Jeri Harwell
Print Name: Jeri Harwell
Title: Municipal Services Manager

REPUBLIC SERVICES
CITY OF PROSPER (FRANCHISE FEES INCLUDED)
EFFECTIVE DATE 02-01-2027

COMMERCIAL TRASH	PICKUPS PER WEEK						
Size	1X	2X	3X	4X	5X	6X	EXTRA
95g CART NON HOA	$ 34.34	N/A	N/A	N/A	N/A	N/A	N/A
95 G CART - HOA	$ 22.89	N/A	N/A	N/A	N/A	N/A	N/A
2 YD	$ 87.26	$ 125.27	$ 202.00	$ 269.34	$ 336.66	$ 404.01	$ 31.24
3 YD	$ 107.37	$ 187.91	$ 302.99	$ 404.00	$ 504.99	$ 606.02	$ 46.86
4 YD	$ 128.05	$ 198.23	$ 361.36	$ 481.77	$ 602.20	$ 722.65	$ 62.49
6 YD	$ 159.00	$ 278.78	$ 398.28	$ 671.29	$ 839.14	$ 1,006.96	$ 93.72
8 YD	$ 204.49	$ 244.65	$ 545.19	$ 895.03	$ 1,118.84	$ 1,342.61	$ 124.97
10 YD	$ 255.57	$ 410.96	$ 689.70	$ 1,118.84	$ 1,398.56	$ 1,678.25	$ 156.21
2 YD COMP	$ 296.57	$ 593.15	$ 889.71	$ 1,186.28	$ 1,482.85	$ 1,779.42	$ 93.72
4 YD COMP	$ 551.52	$ 1,103.04	$ 1,654.56	$ 2,206.07	$ 2,757.59	$ 3,309.10	$ 127.38
6 YD COMP	$ 764.65	$ 1,529.28	$ 2,293.94	$ 3,058.60	$ 3,823.25	$ 4,587.16	$ 281.18
8 YD COMP	$ 928.77	$ 1,857.27	$ 2,785.91	$ 3,714.55	$ 4,643.22	$ 5,571.78	$ 374.90

EXY	$ 48.07	PER LIFT

COMMERCIAL RECYCLING	PICKUPS PER WEEK						
Size	1X	2X	3X	4X	5X	6X	EXTRA
95g CART	$ 17.17	N/A	N/A	N/A	N/A	N/A	N/A
2 YD	$ 62.43	$ 124.88	$ 187.30	$ 249.50	$ 312.18	$ 624.36	$ 31.24
3 YD	$ 93.66	$ 187.30	$ 280.96	$ 374.62	$ 468.28	$ 936.54	$ 46.86
4 YD	$ 124.88	$ 249.74	$ 374.62	$ 499.49	$ 624.36	$ 1,248.72	$ 62.49
6 YD	$ 187.30	$ 374.86	$ 561.92	$ 749.24	$ 936.54	$ 1,873.07	$ 93.72
8 YD	$ 249.74	$ 499.49	$ 749.24	$ 998.98	$ 1,248.72	$ 2,497.44	$ 124.97
10 YD	$ 312.18	$ 624.36	$ 936.54	$ 749.24	$ 1,560.90	$ 3,121.80	$ 156.21
2 YD COMP	$ 187.30	$ 374.86	$ 561.92	$ 749.24	$ 936.54	$ 1,873.07	$ 93.72
4 YD COMP	$ 374.62	$ 749.24	$ 1,123.85	$ 1,498.46	$ 1,873.07	$ 3,746.16	$ 127.38
6 YD COMP	$ 561.92	$ 1,123.85	$ 1,685.78	$ 2,247.69	$ 2,809.61	$ 5,619.23	$ 281.18
8 YD COMP	$ 749.24	$ 1,498.46	$ 2,247.69	$ 2,996.92	$ 3,746.16	$ 7,492.31	$ 374.90

CONTAMINATION	$ 72.09	PER LIFT
EXTRA PICKUP	$ 15.62	PER YARD
ADD'L RECY 95G CART	$ 11.45	EACH

INDUSTRIAL ROLLOFF RATES

INDUSTRIAL TRASH					
Size	Type	Delivery	Monthly rental	Haul rate *	Disposal/ton
20 YD	OPEN TOP	$ 150.20	$ 150.20	$ 582.78	$ 48.07
30 YD	OPEN TOP	$ 150.20	$ 150.20	$ 582.78	$ 48.07
40 YD	OPEN TOP	$ 150.20	$ 150.20	$ 582.78	$ 48.07
15 YD COMP	COMPACTED	$ 162.21	Negotiable	$ 606.82	$ 48.07
20 YD COMP	COMPACTED	$ 162.21	Negotiable	$ 606.82	$ 48.07
30 YD COMP	COMPACTED	$ 162.21	Negotiable	$ 606.82	$ 48.07
35 YD COMP	COMPACTED	$ 162.21	Negotiable	$ 606.82	$ 48.07
40 YD COMP	COMPACTED	$ 162.21	Negotiable	$ 606.82	$ 48.07

*** Haul rate does not include any disposal tons**

DRY RUN	$ 180.24	PER LIFT

INDUSTRIAL RECYCLING					
Size	Type	Delivery	Monthly rental	Haul rate *	Disposal/ton
20YD	OPEN TOP	$ 150.20	$ 150.20	$ 428.98	$ 108.15
30 YD	OPEN TOP	$ 150.20	$ 150.20	$ 428.98	$ 108.15
40 YD	OPEN TOP	$ 150.20	$ 150.20	$ 428.98	$ 108.15
15 YD COMP	COMPACTED	$ 162.21	Negotiable	$ 453.01	$ 108.15
20 YD COMP	COMPACTED	$ 162.21	Negotiable	$ 453.01	$ 108.15
30 YD COMP	COMPACTED	$ 162.21	Negotiable	$ 453.01	$ 108.15
35 YD COMP	COMPACTED	$ 162.21	Negotiable	$ 453.01	$ 108.15
40 YD COMP	COMPACTED	$ 162.21	Negotiable	$ 453.01	$ 108.15

*** Haul rate does not include any disposal tons**

DRY RUN	$ 180.24	PER LIFT

RESIDENTIAL (NO FEES)	BASE RATE
WEEKLY TRASH COLLECTION (TRASH/RECYCLING/BULK/YW)	$ 21.56
ADDITIONAL SOLID WASTE CART	$ 8.13
REPLACEMENT TRASH CART FEE	$ 63.00
ADDITIONAL RECYCLING CART	$ 3.53
REPLACEMENT RECYCLING CART FEE	$ 63.00

EFFECTIVE DATE 2/1/2027 CONTACT PHONE _____

TOWN OF PROSPER
A Place Where Everyone Matters

ENGINEERING SERVICES

To: **Mayor and Town Council**

From: **Hulon T. Webb, Jr., P.E., Director of Engineering Services**

Through: **Mario Canizares, Town Manager**
Chuck Ewings, Assistant Town Manager

Re: **First Amendment to License Agreement (Prosper Rotary Foundation)**

Town Council Meeting – November 10, 2026

Strategic Visioning Priority: Provide Excellent Municipal Services

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Agenda Item:
Consider and act upon authorizing the Town Manager to execute a First Amendment to the License Agreement between the Prosper Rotary Foundation and the Town of Prosper, Texas, related to the location and construction of a Donors' Wall adjacent to the Veterans' Memorial in Frontier Park.

Description of Agenda Item:
On December 14, 2021, the Town of Prosper and the Prosper Rotary Foundation entered into a License Agreement for the construction of a Veterans' Memorial in Frontier Park. The License Agreement granted the right for the Prosper Rotary Foundation to construct a Veterans' Memorial inside the "circle" property located on the northwest side of Frontier Park. The Prosper Rotary Foundation recently completed the construction of the Veterans' Memorial inside the "circle" property, that includes a center raised memorial star for the six (6) branches of the military, six (6) granite walls with names of those that lived in Prosper and served in the military, brick pavers with names engraved of those that served in the military, and three (3) flagpoles for the American, Texas and POW flags.

To commemorate those that provided financial assistance to the Veterans' Memorial, the Prosper Rotary Foundation would like to construct a Donors' Wall at the site. The proposed location of the Donors' Wall would be outside the "circle" property, which is not within the area granted to the Prosper Rotary Foundation for construction of a Veterans' Memorial. To maintain the sacredness of those honored within the "circle" property, the first amendment to the License Agreement grants the right for the Prosper Rotary Foundation to construct a Donors' Wall outside the "circle" property.

Budget Impact:
There is no cost to the Town related to the design and construction of the proposed Donors' Wall. Per the terms of the License Agreement, upon completion of the construction of the improvements, the Town shall pay for all utilities and maintenance of the Veterans' Memorial, which would include the proposed Donors' Wall.

Legal Obligations and Review:
Terrence Welch of Brown & Hofmeister, L.L.P., has reviewed the agreement as to form and legality.

Attached Documents:
1. First Amendment to License Agreement

Town Staff Recommendation:
Town staff recommends that the Town Council authorize the Town Manager to execute a First Amendment to the License Agreement between the Prosper Rotary Foundation and the Town of Prosper, Texas, related to the location and construction of a Donors' Wall adjacent to the Veterans' Memorial in Frontier Park.

Proposed Motion:
I move to authorize the Town Manager to execute a First Amendment to the License Agreement between the Prosper Rotary Foundation and the Town of Prosper, Texas, related to the location and construction of a Donors' Wall adjacent to the Veterans' Memorial in Frontier Park.

FIRST AMENDMENT TO THE LICENSE AGREEMENT BETWEEN THE TOWN OF PROSPER, TEXAS, AND THE PROSPER ROTARY FOUNDATION

THIS FIRST AMENDMENT TO THE LICENSE AGREEMENT BETWEEN THE TOWN OF PROSPER, TEXAS, AND THE PROSPER ROTARY FOUNDATION ("Amendment"), entered into on the 10th day of November, 2026, is between the Town of Prosper, Texas ("Town"), and the Prosper Rotary Foundation ("Foundation"), relative to the location and construction of a Donors' Wall ("Donors' Wall") immediately adjacent to the Veterans' Memorial ("Veterans' Memorial") in Frontier Park in the Town, and the Parties agree as follows:

WHEREAS, on or about December 14, 2021, the Town and the Foundation entered into a License Agreement ("License Agreement") relative to the construction of a Veterans' Memorial located in Frontier Park in the Town; and

WHEREAS, at the present time, the Town now wishes to allow the Foundation to construct a Donors' Wall outside the "circle" paved area of the Veterans' Memorial in the Town, subject to the terms contained herein.

NOW, THEREFORE, the Town and the Foundation agree as follows:

1. The Foundation's license area in Frontier Park, as depicted in the License Agreement, shall be expanded to allow the Foundation to construct a Donors' Wall adjacent to the "circle" paved area of the Veterans' Memorial, subject to the general design and location depicted in Exhibit A and Exhibit B, attached hereto and incorporated by reference.

2. Upon completion of the Donors' Wall, it will be considered a part of the Veterans' Memorial, and the remaining terms of the License Agreement shall remain unchanged and in full force and effect.

APPROVED:

TOWN OF PROSPER, TEXAS

_____ _____
David F. Bristol, Mayor Date

APPROVED:

PROSPER ROTARY FOUNDATION

_____ _____
Jon-Ali Kundak, Foundation Chair Date

EXHIBIT A
(General Design)





EXHIBIT B
(Proposed Location)





TOWN OF PROSPER
A Place Where Everyone Matters

POLICE DEPARTMENT

To: **Mayor and Town Council**

From: **Barrett Morris, Deputy Chief**

Through: **Mario Canizares, Town Manager**
Brent Brown, Chief of Police

Re: **FY 2027 Ammunition Purchase**

Town Council Meeting – November 10, 2026

Strategic Visioning Priority: Provide Excellent Municipal Services

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Agenda Item:
Consider and act upon approving the annual purchase of ammunition from GT Distributors, Inc. in the amount of $92,681.43 for the Prosper Police Department utilizing BuyBoard Contract #798-26.

Description of Agenda Item:
This item is being submitted as part of the fiscal year 2026/2027 budget to purchase ammunition for training and duty use of new and existing sworn positions.

Budget Impact:
The total cost of the ammunition is $92,681.43 and will be funded from the Police Department's Ammunition Patrol Account, 12020011-52210.

Legal Obligations and Review:
Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:
1. GT Distributor Quote
2. Buyboard Contract 798-26

Town Staff Recommendation:
Town Staff recommend the Town Council approve the annual purchase of ammunition from GT Distributors, Inc. in the amount of $92,681.43 for the Prosper Police Department utilizing BuyBoard Contract #798-26.

Proposed Motion:
I move approve the annual purchase of ammunition from GT Distributors, Inc. in the amount of $92,681.43 for the Prosper Police Department utilizing BuyBoard Contract #798-26.

Quote	QTE0234760
Date	10/4/20
Page:	1

GT Distributors - Austin
1124 New Meister Ln., Ste 100
Pflugerville TX 78660
(512) 451-8298 Ext. 0000

Bill To:

Prosper, Town of (TX)
Attn: Accounts Payable
P.O. Box 307
Prosper TX 75078

Ship To:

Prosper, Town of (TX)
801 Safety Way
Attn: Lt. Barrett Morris
PO #:
Prosper TX 75078

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
MORRIS 04OCT26 AM	005576	MPH	FACTORY DIRECT	NET 15	0/0/0000	3,258,947

Quantity	Item Number	Description	UOM	Unit Price	Ext. Price
100.00	CCI-53651*	CCI Lawman 9mm 124GR TMJ	M	$200.06	$20,006.00
35.00	FC-AE223*	Federal Cartridge .223 Rem 55 Gr Fmj	M	$391.46	$13,701.10
14.00	CCI-53617*	CCI Gold Dot 9Mm +P 124 Grain	M	$388.21	$5,434.94
25.00	FC-LE223T3*	Federal Cartridge-.223 62 Gr. Tactical	M	$1,162.47	$29,061.75
0.50	FC-T308T*	Federal .308 168gr. Sierra MatchKing BTHP	M	$1,124.64	$562.32
4.00	FOF-FF9R2*	Force on Force Ammo 9mm Red	CS	$436.93	$1,747.72
4.00	FOF-FF556R1*	Force On Force Ammo 5.56 Red	CS	$529.52	$2,118.08
50	DT-6325*	Def Tec *FEL* 40Mm Exact Impact Munitions	EA	$25.05	$1,252.50
100	DT-6326-A*	Direct Impact® Round, Marking, Adjustable Rai	EA	$43.49	$4,349.00
10	DT-1032*	Def-Tec *FEL* Flameless Tri-Chamber	EA	$44.57	$445.70
10	DT-1030*	Def-Tec *FEL* Flameless Tri-Chamber OC	EA	$53.23	$532.30
10	DT-1033*	Def-Tech-*FEL* Inert Flameless Smoke Grenac	EA	$42.63	$426.30
5	DT-1072*	DefTec *FEL* Spede Heat Cs Continuous	EA	$37.96	$189.80
20	DT-6028CS-SR*	40mm Warning / Signaling Munition, Short Ran	EA	$50.75	$1,015.00
20	DT-6028IM-SR*	40mm Warning / Signaling Munition, Short Ran	EA	$50.75	$1,015.00
50	DT-2292*	Def-Tec *FEL* FERRET® Powder Barricade P	EA	$28.49	$1,424.50
50	DT-2290*	Def-Tec *FEL* FERRET® Powder Barricade Pe	EA	$29.09	$1,454.50

Quote	QTE0234760
Date	10/4/20
Page:	2

GT Distributors - Austin
1124 New Meister Ln., Ste 100
Pflugerville TX 78660
(512) 451-8298 Ext. 0000

Bill To:

Prosper, Town of (TX)
Attn: Accounts Payable
P.O. Box 307
Prosper TX 75078

Ship To:

Prosper, Town of (TX)
801 Safety Way
Attn: Lt. Barrett Morris
PO #:
Prosper TX 75078

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
MORRIS 04OCT26 AM	005576	MPH	FACTORY DIRECT	NET 15	0/0/0000	3,258,947

Quantity	Item Number	Description	UOM	Unit Price	Ext. Price
24	DT-8922NRSC*	Deftech *FEL* Low Roll II DD - Non-Reload w/ s Must be purcahsed in increments of 12.	EA	$86.18	$2,068.32
24	DT-8922*	Def Tech *FEL* Low Roll II Distraction Device - Must be purcahsed in increments of 12.	EA	$84.35	$2,024.40
10	DT-6525*	Def-Tec-*FEL* 24 Shot Training Kit	EA	$370.22	$3,702.20
1	NOTES:	Notes: ORI #: TX0430700	EA	$0.00	$0.00
1	NOTES:	Notes: Contact Name: Lt. Barrett Morris Phone number: 972-569-1024 Email: bmorris@prospertx.gov Special Instructions: N/A	EA	$0.00	$0.00
1	NOTES:	Notes: IF LIFTGATE IS REQUIRED AN ADDITIONAl FEE OF $150.00 WILL APPLY.PLEASE ADVISE PRIOR TO ORDERING.	EA	$150.00	$150.00
1	NOTES:	Notes: IF LIFTGATE IS REQUIRED AN ADDITIONAl FEE OF $150.00 WILL APPLY.PLEASE ADVISE PRIOR TO ORDERING.	EA	$0.00	$0.00
1	NOTES:	Notes: Quotation reflects BuyBoard Contract 798-26. Contract period 4/1/26-3/31/27. Email BuyBoard PO's to info@buyboard.com	EA	$0.00	$0.00
1	NOTES:	Notes: Quote is valid for 30 days.	EA	$0.00	$0.00

Quote	QTE0234760
Date	10/4/20
Page:	3

GT Distributors - Austin
1124 New Meister Ln., Ste 100
Pflugerville TX 78660
(512) 451-8298 Ext. 0000

Bill To:

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Attn: Accounts Payable
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Prosper TX 75078

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Prosper, Town of (TX)
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Attn: Lt. Barrett Morris
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Prosper TX 75078

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
MORRIS 04OCT26 AM	005576	MPH	FACTORY DIRECT	NET 15	0/0/0000	3,258,947

Quantity	Item Number	Description	UOM	Unit Price	Ext. Price
		QUOTE # MUST BE REFERENCED ON PO. Freight may vary with quantity changes, reconsignment or lift-gate requirements.			
1	NOTES:	Notes: Def Tech is currently quoting lead-times of 60-90 days (not including launchers). Launcher lead times may vary upon ATF approval times.	EA	$0.00	$0.00

QUOTE IS GOOD FOR 30 DAYS. IN ORDER TO RECEIVE QUOTED PRICE PLEASE PRESENT A COPY OF QUOTE AT POINT OF SALE IN STORES OR REFERENCE QUOTE NUMBER ON PO OR REQUISITION

Subtotal	$92,681.43
Misc	$0.00
Tax	$0.00
Freight	$0.00
Total	

Morris, Barrett
BMorris@prospertx.gov
Your salesperson was James.
We appreciate your business!

BuyBoard Vendor Contract Information Summary

Vendor	GT Distributors, Inc.
Contact	DAVID CURTIS
Phone	5124518298
Email	sales@gtdist.com
Vendor Website	www.gtdist.com
TIN	74-2339528
Address Line 1	1124 NEW MEISTER LANE, STE 100
Address Line 2	Suite 100
Vendor City	PFLUGERVILLE
Vendor Zip	78660
Vendor State	TX
Vendor Country	USA
Delivery Days	10
Freight Terms	FOB Destination
Payment Terms	NET 30
Shipping Terms	Freight prepaid by vendor and added to invoice
Ship Via	Common Carrier
Designated Dealer	No
EDGAR Received	Yes
Service-disabled Veteran Owned	No
Minority Owned	No
Women Owned	No
National	No
No Foreign Terrorist Orgs	Yes
No Israel Boycott	Yes
MWBE	No
ESCs	All Texas Regions
States	Alabama, Arkansas, Florida, Georgia, Kansas, Louisiana, Missouri, Nebraska, New Mexico, Oklahoma, Tennessee, Texas
Contract Name	Public Safety and Firehouse Supplies and Equipment
Contract No.	798-26
Effective	04/01/2026
Expiration	03/31/2029
Accepts RFQs	Yes

TOWN OF PROSPER
A Place Where Everyone Matters

INFORMATION TECHNOLOGY

To: **Mayor and Town Council**

From: **Leigh Johnson, Director of I.T.**

Through: **Mario Canizares, Town Manager**
Bob Scott, Deputy Town Manager

Re: **Contract for I.T. Department Remodel**

Town Council Meeting – November 10, 2026

Strategic Visioning Priority: Provide Excellent Municipal Services

---

Agenda Item:
Consider and act upon approving a Resolution authorizing matching funds for a project submitted under the State and Local Cybersecurity Grant Program. (LJ)

Description of Agenda Item:
In February 2026, the Information Technology Department applied for a grant under the Federal State and Local Cybersecurity Grant Program (SLCGP), administered by the State of Texas Office of the Governor (OOG). New rules from the OOG require that a resolution be passed prior to the awarding project funds.

The OOG requires that the Town Council approve a resolution authorizing the expenditure of funds for the 30% match required by the grant application.

The project is: Grant Application Number 5834801: Penetration Testing Project

Budget Impact:
If the project is approved by the OOG, the Town will be responsible for a total of $28,320 in matching funds for the project.

Legal Obligations and Review:
Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:
1. Resolution

Town Staff Recommendation:
Town staff recommend approving a Resolution authorizing matching funds for a project submitted under the State and Local Cybersecurity Grant Program.

Proposed Motion:

I move to approve a Resolution authorizing matching funds for a project submitted under the State and Local Cybersecurity Grant Program.

TOWN OF PROSPER, TEXAS **RESOLUTION NO. 2026-XX**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AUTHORIZING MATCHING FUNDS FOR THE PENETRATION TESTING PROJECT FUNDED THROUGH THE 2027 STATE & LOCAL CYBERSECURITY GRANT PROGRAM; MAKING FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Prosper finds it in the best interest of the citizens of the Town of Prosper ("Town"), that the Penetration Testing Project be operated for the 2027 fiscal year; and

WHEREAS, the Town agrees to provide applicable matching funds for the said project as required by the State and Local Cybersecurity Grant Program grant application; and

WHEREAS, the Town agrees that in the event of loss or misuse of the Office of the Governor funds, the Town assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, the Town designates Colin Ashby as the grantee's authorized official and he is granted the authority to apply for, accept, reject, alter or terminate the grant on behalf of the Town.

WHEREAS, the Town designates Marcus Northcutt as the grantee's Financial officer and he is granted the authority to submit financial and/or programmatic reports or alter the grant on behalf of the Town."

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Prosper and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2

The Town hereby approves submission of the grant application for the Penetration Testing Project to the Office of the Governor.

SECTION 3

This Resolution shall take effect immediately upon passage.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, **ON THIS THE 10TH DAY OF NOVEMBER, 2026.**

_____

David F. Bristol, Mayor

ATTEST:

_____

Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

_____

Terrence S. Welch, Town Attorney

TOWN OF PROSPER
A Place Where Everyone Matters

INFORMATION TECHNOLOGY

To: **Mayor and Town Council**

From: **Leigh Johnson, Director of Information Technology**

Through: **Mario Canizares, Town Manager**
Bob Scott, Deputy Town Manager

Re: **Backup Infrastructure Hardware Replacement**

Town Council Meeting – November 10, 2026

Strategic Visioning Priority: Provide Excellent Municipal Services

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Agenda Item:

Consider and act upon authorizing the purchase of replacement backup infrastructure hardware and associated support, through SHI Government Solutions, Inc., utilizing a Texas Department of Information Resources (DIR) Purchasing Contract, for $70,777. (LJ)

Description of Agenda Item:

The Town utilizes a backup platform to provide data protection and recovery capabilities for its two virtual server clusters. These clusters provide the storage and computing resources necessary to operate the Town's on-premise critical software systems, including computer aided dispatch and records management (CAD/RMS), the Town's document archival platform, geographic information system (GIS) servers, and other critical applications used throughout Town operations.

The existing backup hardware will reach its end-of-life in February 2027, necessitating replacement to maintain continued supportability, reliability, and data protection capabilities. The backup platform is a critical component of the Town's cybersecurity infrastructure, providing the ability to recover essential systems and data in the event of hardware failure, data corruption, ransomware, or other cybersecurity incidents.

This item provides for the replacement of the existing backup hardware with updated equipment, including associated support and connectivity components. The replacement will allow the Town to maintain its existing backup and recovery capabilities while ensuring continued hardware support and operational reliability.

The purchase will be made through SHI Government Solutions, Inc., utilizing a Texas Department of Information Resources (DIR) Purchasing Contract.

Budget Impact:

The total cost of the replacement hardware, associated support, and connectivity components is $70,777 and will be funded from the Information Technology Department's FY 2026-2027 approved operating budget.

Attached Documents:

1. SHI Quote

Town Staff Recommendation:

Town Staff recommend approving the purchase of replacement backup infrastructure hardware and associated support, through SHI Government Solutions, Inc., utilizing a Texas Department of Information Resources (DIR) Purchasing Contract, for $70,777.

Proposed Motion:

I move to approve the purchase of replacement backup infrastructure hardware and associated support, through SHI Government Solutions, Inc., utilizing a Texas Department of Information Resources (DIR) Purchasing Contract, for $70,777.



Pricing Proposal
Quotation #: 28152971
Created On: 11/2/2026
Valid Until: 11/30/2026

TX-Town of Prosper

Leigh Johnson
250 W. 1st Street
3rd Floor
Prosper, Texas 75078
United States
Phone: (972) 569-1150
Email: ljohnson@prospertx.gov

[redacted]
Phone:
Email: [redacted]@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	[redacted] - HDD 24 TB x 3 + SSD 1.6 TB x 3 - RAM 384 GB - 25 Gigabit Ethernet - 6U [redacted] - Part#: [redacted] Contract Name: COTS/Related Services Contract #: DIR-CPO-[redacted]	1	$64,246.98	$64,246.98
2	[redacted] Premium Support - Extended service agreement - parts - 1 year - shipment - response time: NBD [redacted] - Part#: [redacted] Contract Name: COTS/Related Services Contract #: DIR-CPO-[redacted]	1	$6,082.71	$6,082.71
3	CABLE, 10G, SFP+, TWINAX, 3M [redacted] - Part#: [redacted] Contract Name: COTS/Related Services Contract #: DIR-CPO-[redacted]	6	$74.57	$447.42

Subtotal	$70,777.11
Shipping	$0.00
Total	$70,777.11

Additional Comments

Please Note: [redacted] has a zero returns policy.

Thank you for choosing SHI-GS! The pricing offered on this quote proposal is valid through the expiration date set a ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Cont Number when submitting a Purchase Order.

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

TOWN OF PROSPER
A Place Where Everyone Matters

INFORMATION TECHNOLOGY

To: **Mayor and Town Council**

From: **Leigh Johnson, Director of Information Technology**

Through: **Mario Canizares, Town Manager**
Bob Scott, Deputy Town Manager

Re: **Backup Infrastructure Hardware Replacement**

Town Council Meeting – November 10, 2026

Strategic Visioning Priority: Provide Excellent Municipal Services

---

Agenda Item:

Consider and act upon authorizing the annual renewal of the Town's managed cybersecurity platform, through SHI Government Solutions, Inc., utilizing a Texas Department of Information Resources (DIR) Purchasing Contract, for $94,335. (LJ)

Description of Agenda Item:

In October 2025, the Town Council approved the purchase of the Town's managed cybersecurity platform to consolidate and expand its cybersecurity protection and monitoring capabilities. The platform provides a comprehensive suite of security services, including threat intelligence, incident response, vulnerability management, endpoint detection and response (EDR) monitoring, security information and event monitoring (SIEM), security orchestration and automation (SOAR), cloud security monitoring, ransomware protection, and a 24/7 security operations center (SOC).

The REDACTED platform provides continuous monitoring, threat detection, and incident response capabilities across the Town's technology infrastructure. These services assist the Information Technology Department in identifying and responding to potential cybersecurity threats, reducing security risks, and protecting critical municipal systems and data.

This item renews the Town's existing managed cybersecurity platform for an additional one-year term from November 17, 2026 through November 16, 2027. The renewal includes continued managed threat detection and response services, ransomware prevention, and associated security monitoring and incident response capabilities.

The renewal will be purchased through SHI Government Solutions, Inc., utilizing a Texas Department of Information Resources (DIR) Purchasing Contract.

Budget Impact:

The FY 2026-2027 annual renewal cost is $94,335 and will be charged to account 56650 (Cyber Security).

Attached Documents:

1. SHI Quote

Town Staff Recommendation:

Town Staff recommend authorizing the annual renewal of the Town's managed cybersecurity platform, through SHI Government Solutions, Inc., utilizing a Texas Department of Information Resources (DIR) Purchasing Contract, for $94,335.

Proposed Motion:

I move to approve the annual renewal of the Town's managed cybersecurity platform, through SHI Government Solutions, Inc., utilizing a Texas Department of Information Resources (DIR) Purchasing Contract, for $94,335.



Pricing Proposal
Quotation #: 28068539
Created On: 10/9/2026
Valid Until: 11/13/2026

TX-Town of Prosper

Leigh Johnson
250 W. 1st Street
3rd Floor
Prosper, Texas 75078
United States
Phone: (972) 569-1150
Email: ljohnson@prospertx.gov

[redacted]
Phone:
Email: [redacted]@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	Unlimited Incident Response Services Subscription [redacted] - Part#: [redacted] Contract Name: COTS/Related Services Contract #: DIR-CPO-[redacted] Coverage Term: 11/17/2026 - 11/16/2027	1	$0.00	$0.00
2	Unlimited Data Ingestion Subscription [redacted] - Part#: [redacted] Contract Name: COTS/Related Services Contract #: DIR-CPO-[redacted] Coverage Term: 11/17/2026 - 11/16/2027	1	$0.00	$0.00
3	Renewal-[redacted] Subscription [redacted] - Part#: [redacted] Contract Name: COTS/Related Services Contract #: DIR-CPO-[redacted] Coverage Term: 11/17/2026 - 11/16/2027	500	$183.18	$91,590.00
4	Renewal-[redacted] Subscription [redacted] - Part#: [redacted] Contract Name: COTS/Related Services Contract #: DIR-CPO-[redacted] Coverage Term: 11/17/2026 - 11/16/2027	500	$5.49	$2,745.00

Subtotal	$94,335.00
Shipping	$0.00
Total	[redacted]

Additional Comments

End User acknowledges and agrees that use of the products and/or services listed above are governed by the applicable terms and conditions available at [redacted] All orders are non-refundable and non-cancelable.

[redacted] has a no returns policy.

Thank you for choosing SHI-GS! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI Government Solutions, Inc. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3695478; DUNS# 14-724-3096

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Mayor and Town Council**

From: **David A. Hoover, AICP, Director of Development Services**

Through: **Mario Canizares, Town Manager**
Chuck Ewings, Assistant Town Manager

Re: **Notice of Appeals**

Town Council Meeting – November 10, 2026

Strategic Visioning Priority: Ensure the Town's Commercial Corridors are Ready for Development

---

Agenda Item:
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.

Description of Agenda Item:
Attached is the Preliminary Site Plan that was acted on by the Planning and Zoning Commission on October 20, 2026.

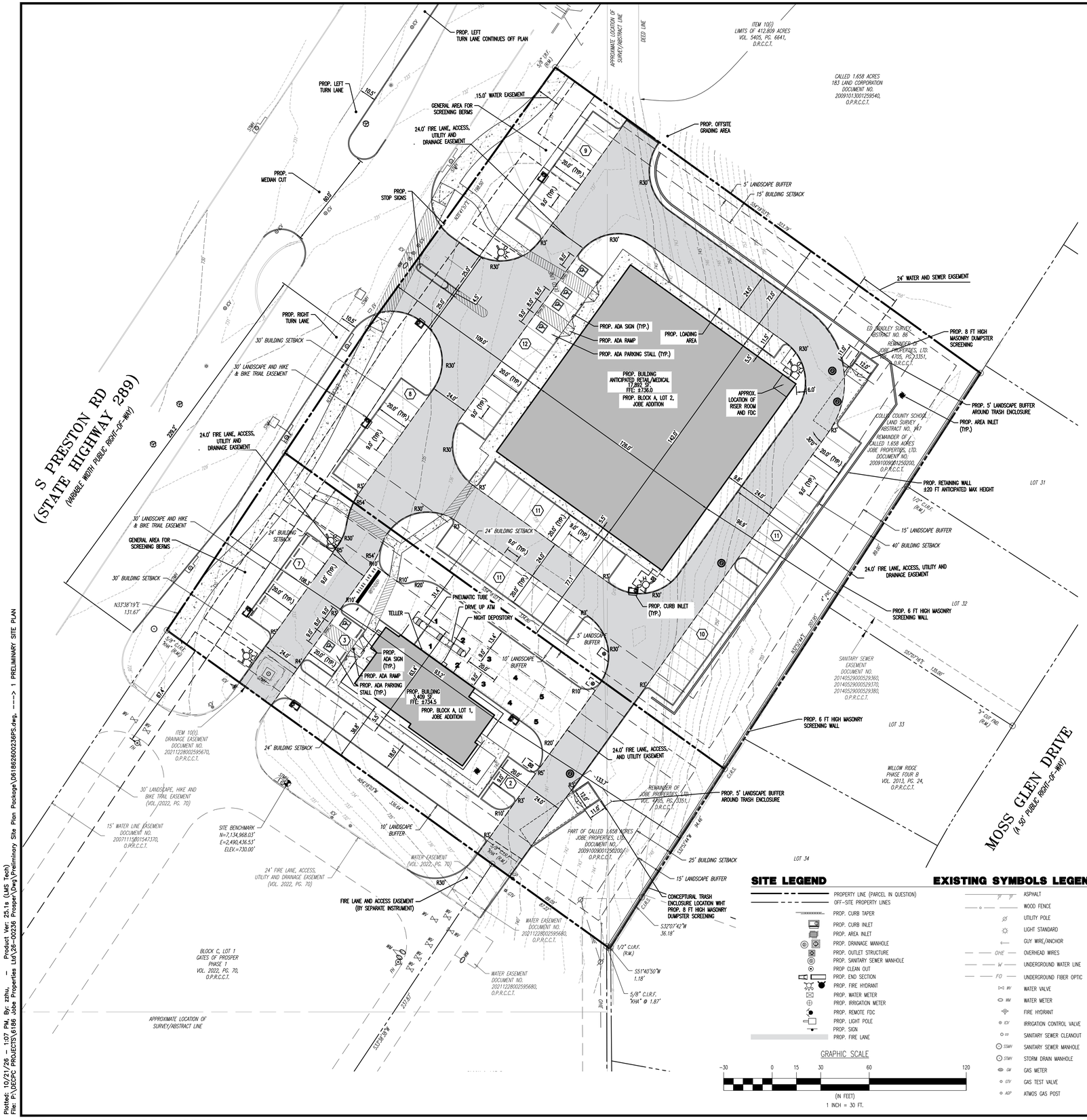
Per the Unified Development Code, the Town Council can direct staff to submit a written notice of appeal on behalf of the Town Council to the Development Services Department for any Preliminary Site Plans and Site Plans acted on by the Planning and Zoning Commission.

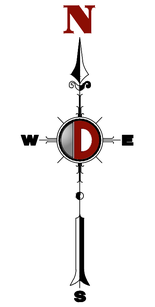
Budget Impact:
There is no budgetary impact affiliated with this item.

Attached Documents:
1. DEVAPP-26-0068 – Jobe Addition, Block A, Lots 1-2 (Approved 6-0)
2. PowerPoint Slides

Town Staff Recommendation:
Town Staff recommend the Town Council take no action on this item.

Proposed Motion:
N/A







VICINITY MAP
N.T.S.

	ZONING REQUIREMENT	PROVIDED WITHIN PROPOSED LOT 2	ZONING REQUIREMENT	PROVIDED WITHIN PROPOSED LOT 1
ZONE		PD-3 WITH RETAIL (R) AND COMMERCIAL DISTRICT (C) BASE ZONING AND PD - 2 WITH RETAIL DISTRICT (R) BASE ZONING		PD-3 WITH RETAIL DISTRICT (R) BASE ZONING
PROPOSED USE	PERMITTED	RETAIL AND MEDICAL	PERMITTED	BANK WITH DRIVE-THRU
MINIMUM LOT AREA	10,000 SF	96,180 SF	12,500 SF	44,180 SF
MINIMUM LOT WIDTH	100 FT	292 FT	100 FT	132 FT
MINIMUM LOT DEPTH	100 FT	324 FT	125 FT	335 FT
MINIMUM FRONT SETBACK (PRESTON ROAD)				
-BUILDING & CANOPIES	30 FT	109 FT	30 FT	109 FT
-LANDSCAPE	30 FT	30 FT*	30 FT	30 FT*
MINIMUM REAR SETBACK				
-BUILDING & CANOPIES	40 FT	97 FT	25 FT	134 FT
-LANDSCAPE	15 FT	15 FT	15 FT	15 FT
MINIMUM SIDE SETBACK				
-BUILDING & CANOPIES	24 FT/ 15FT	78 FT/ 72 FT	24 FT	37 FT/ 32 FT
-LANDSCAPE	5 FT	5 FT/5 FT	10 FT	10 FT/10 FT
MAXIMUM BUILDING HEIGHT	2 STORIES, NO GREATER THAN 40 FT	1 STORY, 40 FT	8 STORIES, 2 STORIES IF LOCATED WITHIN 150 FT OF SINGLE-FAMILE ZONED AREA	1 STORY, 20FT
MAX BUILDING AREA	28, 854 SF	17, 892 SF	22,100 SF	3,409 SF
MAXIMUM LOT COVERAGE (BY BUILDINGS & CANOPIES)	30%	19%	50%	8%
MINIMUM OPEN SPACE	12% / 11,542 SF	16% / 15,809 SF	12% / 5,302 SF	15% / 6,683 SF
MAXIMUM FLOOR AREA	0.5:1	0.19:1	4:1	0.08:1
PARKING REQUIREMENT	(17,892 SF)*(1 PARKING SPACES/250 SF) = 72 SPACES	72 SPACES	(3409 SF)*(1 PARKING SPACES/350 SF) = 10 SPACES	12 SPACES
HANDICAP PARKING REQUIREMENT 1 FOR 1-25 PARKING SPACES 3 FOR 51-75 PARKING SPACES	3 SPACES	4 SPACES	1 SPACES	2 SPACES
REQUIRED PARKING LOT LANDSCAPE	(15 SF/PARKING SPACE)*(72 PARKING SPACES) = 1,080 SF 160 SF /END&MID ISLAND *12 ISLANDS= 1,920 SF = 3,000 SF	3,010 SF	(15 SF/PARKING SPACE)*(12 PARKING SPACES) = 180 SF 160 SF /END&MID ISLAND *6 ISLANDS= 960 SF =1,140 SF	1,148 SF**

*HIKE AND BIKE TRIAL PROPOSED CONNECTING TO EXISTING IMPROVEMENT.
**PER TOWN OF PROSPER UDC 2.08.3.B, PARKING LANDSCAPING IS NOT REQUIRED FOR NONRESIDENTIAL LOTS WITH LESS THAN 15 PARKING SPACES.

GENERAL NOTES

1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN OF PROSPER STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
7. THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.
9. DUMPSTER AND TRASH ENCLOSURE NOT PROVIDED IN PROPOSED LOT 2. BANK FACILITY UTILIZE TBM (TOTAL BUILDING MANAGEMENT) FOR MANAGEMENT TRASH PICKUP SERVICES. TBM WILL HANDLE CLEANING SERVICES AND TAKE ALL TRASH GENERATED AT THE LOCATION. CLEANING WILL HAPPEN EVERY OTHER DAY AND THEREFORE A DUMPSTER IS NOT REQUIRED.
10. DUMPSTER AND ENCLOSURE FOR LOT 2, BLOCK A ARE SHOWN FOR REFERENCE ONLY AND WILL NOT BE CONSTRUCTED WITH INITIAL DEVELOPMENT. PER NOTE 9, JANATORIAL SERVICES WILL SERVICE TRASH FOR THIS DEVELOPMENT.

SITE LEGEND

- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- PROP. CURB TAPER
- PROP. CURB INLET
- PROP. AREA INLET
- PROP. DRAINAGE MANHOLE
- PROP. OUTLET STRUCTURE
- PROP. SANITARY SEWER MANHOLE
- PROP CLEAN OUT
- PROP. END SECTION
- PROP. FIRE HYDRANT
- PROP. WATER METER
- PROP. IRRIGATION METER
- PROP. REMOTE FDC
- PROP. LIGHT POLE
- PROP. SIGN
- PROP. FIRE LANE

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

EXISTING SYMBOLS LEGEND

- ASPHALT
- WOOD FENCE
- UTILITY POLE
- LIGHT STANDARD
- GUY WIRE/ANCHOR
- OHE — OVERHEAD WIRES
- UW — UNDERGROUND WATER LINE
- FO — UNDERGROUND FIBER OPTIC
- WV — WATER VALVE
- WM — WATER METER
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SANITARY SEWER CLEANOUT
- SSMH — SANITARY SEWER MANHOLE
- STMH — STORM DRAIN MANHOLE
- GM — GAS METER
- GTV — GAS TEST VALVE
- AGP — ATMOS GAS POST

JOBE ADDITION, BLOCK A, LOTS 1–2

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
Texas Registered Engineering Firm No. F-13660
714 S. Greenville Avenue - Suite 100
Allen, TX 75002
T: 972.534.2100
www.dynamicec.com
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
Offices conveniently located throughout the United States:
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TITLE: PRELIMINARY SITE PLAN

PROJECT: **JOBE PROPERTIES, LTD** DEVAPP-26-0068
PROPOSED RETAIL/MEDICAL AND BANK WITH DRIVE-THRU
ABSTRACT NO. 147, COLLIN COUNTY SCHOOL LAND SURVEY & ABSTRACT NO. 86, ED BRADLEY SURVEY
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

JOB No: 6186-26-00236
DATE: 10/21/2026
DRAWN BY: ZZ
SCALE: (H) 1"=30' (V)
DESIGNED BY: BS
CHECKED BY: CAH
CHECKED BY: –
SHEET No: 1 OF 1

PRELIMINARY PLAN
FOR REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF CASSANDRA A. HUGGINS, STATE LICENSE NUMBER 148325 ON 10/21/2026. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

CASSANDRA A. HUGGINS
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 148325

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Texas One-Call System, Inc.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Rev. # 0

Rev.	Date	Comments	By

Plotted: 10/21/26 – 1:07 PM, By: zzhu, – Product Ver: 25.1a (LMS Tech)
File: P:\DEGPC PROJECTS\6186 Jobe Properties Ltd\26-00236 Prosper\Dwg\Preliminary Site Plan Package\06186260236PS.dwg, ---> 1 PRELIMINARY SITE PLAN

COPYRIGHT © 2026 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED

Agenda Item

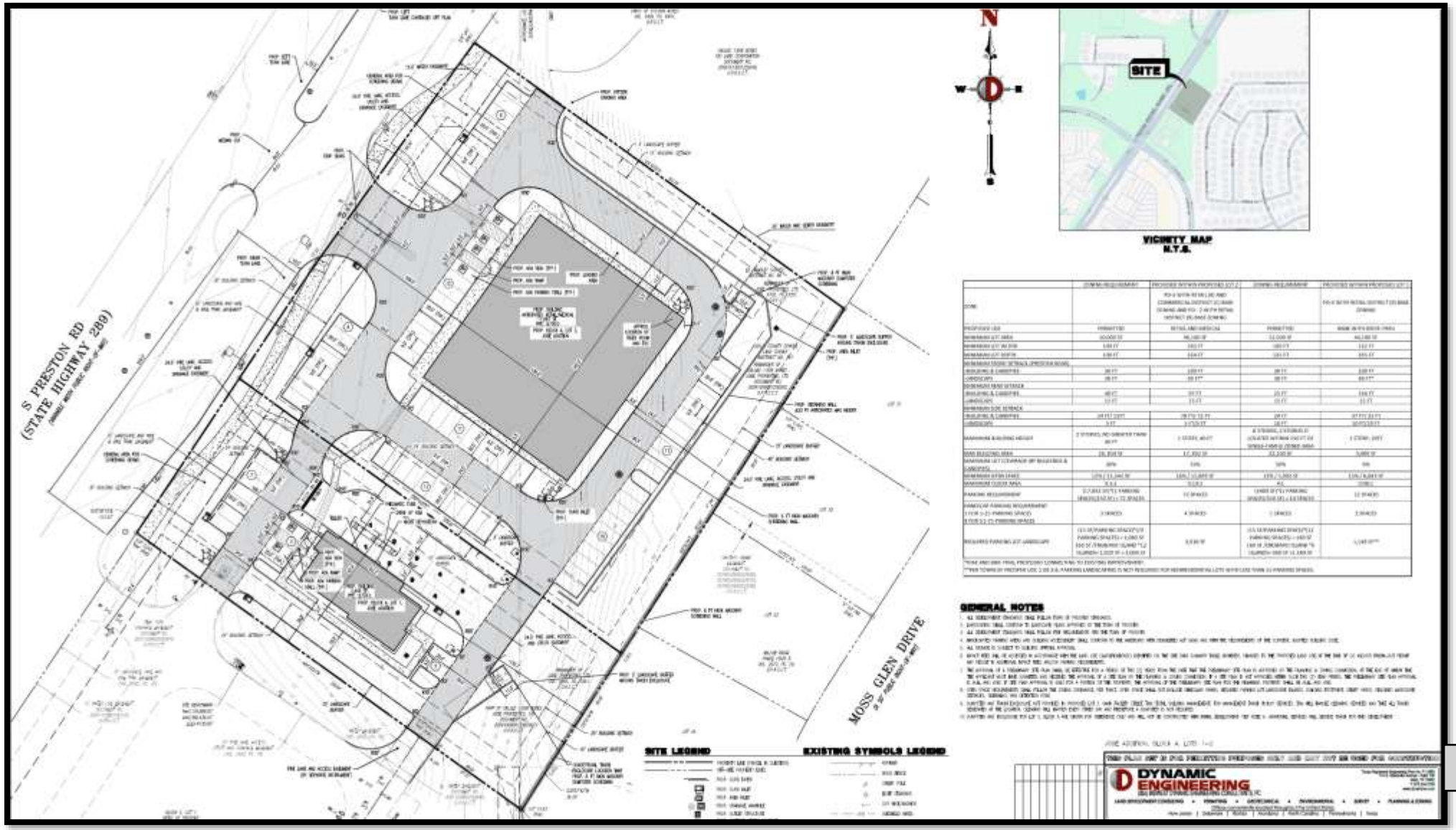
Consider and act upon a request for a Preliminary Site Plan for a Bank and a Medical Office/Retail Building on Jobe Addition, Block A, Lots 1 and 2, on 3.2± acres, located on the east side of Preston Road and 490± feet north of Lovers Lane. (DEVAPP-26-0068)


TWILIGHT DR
COMET DR
S PRESTON RD
LOVERS LN
WHITE CREST LN
GABLES DR
MOSS GLEN DR
SWISS LN
BLUE RIDGE DR
HAWTHORN DR

Proposal:

To construct one bank with a drive-through and one retail/medical building, totaling 21,301 square feet and associated parking.

- Lot 1: Bank (3,409 SF)
- Lot 2: Retail/Medical (17,892 SF)


S PRESTON RD
(STATE HIGHWAY 289)
MOSS GLEN DRIVE
N
SITE
VICINITY MAP
N.T.S.
GENERAL NOTES
SITE LEGEND
EXISTING SYMBOLS LEGEND
DYNAMIC ENGINEERING


S PRESTON RD
(STATE HIGHWAY 289)
MOSS GLEN DRIVE
SITE LEGEND
EXISTING SYMBOLS LEGEND
DYNAMIC ENGINEERING

Recommendation

- Town Staff recommends approval of the Preliminary Site Plan.
- Planning and Zoning Commission approved the item 6-0 on October 20, 2026, subject to the correction of typographical errors. The corrected Preliminary Site Plan and Open Space Plan are the versions included in this presentation.

TOWN OF PROSPER
A Place Where Everyone Matters

ADMINISTRATION

To: **Mayor and Town Council**

From: **Chuck Ewings, Assistant Town Manager**

Through: **Mario Canizares, Town Manager**

Re: **TIRZ No. 1 Project and Finance Plan Amendment**

Town Council Meeting – November 10, 2026

Strategic Visioning Priority: Grow and Diversify the Tax Base

---

Agenda Item:

Conduct a Public Hearing to consider and act upon an Ordinance amending the Project and Finance Plan for Tax Increment Reinvestment Zone Number One (TIRZ No. 1) increasing the Maximum Construction Payment to $76,714,144.

Description of Agenda Item:

The Town Council created Tax Increment Reinvestment Zone Number One (TIRZ No. 1) in 2008 to facilitate the construction of The Gates of Prosper to be developed by Blue Star Land Development. The maximum construction payment to reimburse the developer was approved in 2014 in the amount of $58,000,000 with a total cap for the maximum construction payment plus interest set at $93,079,000.

Construction costs have significantly increased since that time the total estimate to complete the improvements is now $76,714,144. The proposed amendment increases the maximum construction payment to this amount. If approved, the projected completion of construction reimbursements to the developer is September 2033.

A public hearing must be held prior to the approval of any amendments to the zone project plan.

Budget Impact:

The proposed amendment increases the maximum construction payment to $76,714,144, but no change is proposed for the maximum construction payment plus interest that would remain at $93,079,000.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:

1. Ordinance
2. Exhibit A

Town Staff Recommendation:

Staff recommend approval of an Ordinance amending the Project and Finance Plan for Tax Increment Reinvestment Zone Number One (TIRZ No. 1) increasing the Maximum Construction Payment to $76,714,144.

Proposed Motion:

I move to approve/deny an Ordinance amending the Project and Finance Plan for Tax Increment Reinvestment Zone Number One (TIRZ No. 1) increasing the Maximum Construction Payment to $76,714,144.

TOWN OF PROSPER, TEXAS **ORDINANCE NO. 2026-XX**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, AMENDING THE PROJECT PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE (TIRZ NO. 1), TOWN OF PROSPER, BY INCREASING THE TOTAL AMOUNT OF PROJECT EXPENDITURES, AS MORE FULLY DEFINED HEREIN; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas ("Town Council"), previously designated certain area within the Town of Prosper ("Town") as Tax Increment Reinvestment Zone Number One ("TIRZ No. 1"); and

WHEREAS, the Town ordinance which created TIRZ No. 1 provided a Project Plan for certain public improvement projects in the tax increment reinvestment area that are eligible for cost reimbursements from TIRZ No. 1 proceeds; and

WHEREAS, the First Amended and Restated Development and Financing Agreement between various parties, including the Town, Blue Star Allen Land LP and Blue Star Land LP, among others, for TIRZ No. 1 incorporated an exhibit that defines the total amount allowed for cost reimbursements from TIRZ No. 1 proceeds; and

WHEREAS, total estimated project costs exceed the authorized maximum construction costs to fund TIRZ #1 projects; and

WHEREAS, the Town Council wishes to increase the maximum construction costs for eligible projects in the project plan for TIRZ No. 1; and

WHEREAS, Section 311.011(e) of the Texas Tax Code provides, part, the authority to approve amendments to project plans; and

WHEREAS, on or about November 10, 2026, the Board of Directors for TIRZ #1 approved a recommendation to amend the Project Plan for said TIRZ No. 1 by increasing the total for eligible project expenditures; and

WHEREAS, notice of the public hearing on the amendment of the TIRZ No. 1 project plan was published in the Frisco Enterprise, a newspaper of general circulation within the Town, on October 23, 2026, which date is not later than the seventh (7th) day before the public hearing held on November 10, 2026; and

WHEREAS, at the public hearing on November 10, 2026, interested persons were allowed to speak for or against the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, the Town Council now desires to approve such amendment to the Project Plan for TIRZ No. 1.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:

SECTION 1

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

The Town Council of the Town of Prosper, Texas, does hereby approve an amendment to the Project Plan for Tax Increment Reinvestment Zone Number One (TIRZ No. 1), Town of Prosper, Texas, a copy of which estimated project expenditures amendment is attached hereto as Exhibit A and incorporated herein for all purposes. This increases the maximum construction costs for eligible projects from $58,000,000 to $76,714,144 and retains the maximum construction costs plus interest payments of $93,079,000.

SECTION 3

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portion of conflicting ordinances shall remain in full force and effect.

SECTION 4

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

SECTION 5

This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Prosper, Texas.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 10th DAY OF NOVEMBER, 2026.

APPROVED:

_____

David F. Bristol, Mayor

ATTEST:

_____
Michelle Lewis Sirianni, Town Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Terrence S. Welch, Town Attorney

Exhibit A
(Amended Project Plan Estimate for TIRZ #1)

TIRZ 1 Amendment

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS

FOR

Remaining TIRZ Eligible Projects

SITE PLAN: 26-Aug
STATUS:
SECTION: SUMMARY
FILE: Amended Exhibit 2 OPC W PHASING 7-28-26.XLSX
PREPARED BY: BLUE STAR LAND
DATE: 08/19/26

Original Maximum Construction Payment	**$58,000,000.00**
Construction Payment Request to date	**$52,564,698.00**
Remaining Construction Payment	**$5,435,302.00**

SUMMARY OF REMAINING TIRZ ELIGIBLE PROJECT COSTS

ITEM	DESCRIPTION	TOTAL COST	SUBMITTED FOR REIMB. TO DATE		Remaining Cost
1	Godwin Parkway (Lovers Lane Section X)	$7,000,000.00	$3,445,554.00		$3,554,446.00
2	Lovers Lane Bridge	$11,500,000.00	$230,000.00		$11,270,000.00
3	Main Street (Section R)	$2,500,000.00	$0.00		$2,500,000.00
4	Gates Pkwy (Section I)	$825,000.00	$0.00		$825,000.00
5	Street Section EE	$2,000,000.00	$0.00		$2,000,000.00
6	First Street Drainage (Line B-3)	$1,000,000.00	$0.00		$1,000,000.00
7	Parks / Open Space	$3,000,000.00	$0.00		$3,000,000.00
			$0.00		
	GRAND TOTAL	**$27,825,000.00**	**$3,675,554.00**	**$0.00**	**$24,149,446.00**

TOTAL REMAINING TIRZ ELIGIBLE COSTS	**$24,149,446**
REMAINING CONSTRUCTION PAYMENT	5,435,302
AMENDED MAXIMUM CONSTRUCTION PAYMENT	**76,714,144**

NOTES:

1. **Review all notes and assumptions.**
2. **The Engineer has not prepared fully engineered construction drawings for this site; therefore, the final quantities are subject to change. Additionally, the final land plan could change significantly through the "development" process.**
3. **These OPC's are not intended for basing financial decisions, or securing funding.**
4. **The cost allocations per category and phase are estimates and are for planning purposes only. Any cost savings from a particular category may be utilized in another category provided that the overall maximum construction cost as provided for in the agreement is not exceeded.**
5. **Item 7 Parks/Open Space may be funded utilizing Park Fee credits as alternative.**

TOWN OF PROSPER
A Place Where Everyone Matters

ADMINISTRATION

To: **Mayor and Town Council**

From: **Chuck Ewings, Assistant Town Manager**

Through: **Mario Canizares, Town Manager**

Re: **TIRZ No. 1 Amended Development and Finance Agreement**

Town Council Meeting – November 10, 2026

Strategic Visioning Priority: Grow and Diversify the Tax Rate

---

Agenda Item:

Consider and act upon approval of the Second Amendment to the First Amended and Restated Development and Finance Agreement with the Prosper Economic Development Corporation and Blue Star Land Development increasing the Maximum Construction Payment to $76,714,144 for development of the Gates of Prosper in accordance with the Tax Increment Reinvestment Zone Number One (TIRZ No. 1) Project Plan.

Description of Agenda Item:

The Town Council created Tax Increment Reinvestment Zone Number One (TIRZ No. 1) in 2008 to facilitate the construction of infrastructure in The Gates of Prosper to be developed by Blue Star Land Development. The maximum construction payment to reimburse the developer was approved in 2014 in the amount of $58,000,000 with a total cap for the maximum construction payment plus interest set at $93,079,000.

Construction costs have significantly increased since that time; therefore, the total estimate to complete the improvements is currently at $76,714,144. The proposed amendment increases the maximum construction payment to this amount. If approved, the projected completion of construction reimbursements to the developer is September 2033.

This agreement facilitates the reimbursement of Blue Star Land Development up to the maximum construction payment and interest utilizing revenues collected within TIRZ No. 1. These revenues are made up of Collin County property tax, Town property and sales tax, and Prosper EDC sales tax. The agreement also includes an exhibit showing all remaining improvements for the development.

Budget Impact:

The proposed amendment increases the maximum construction payment to $76,714,144, but no change is proposed for the maximum construction payment plus interest that would remain at $93,079,000.

Legal Obligations and Review:
Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:
1. Second Amendment
2. Exhibit A
3. Exhibit B

Town Staff Recommendation:
Staff recommend approval of the Second Amendment to the First Amended and Restated Development and Finance Agreement with the Prosper Economic Development Corporation and Blue Star Land Development increasing the Maximum Construction Payment to $76,714,144 for development of the Gates of Prosper in accordance with the Tax Increment Reinvestment Zone Number One (TIRZ No. 1) Project Plan.

Proposed Motion:
I move to approve/deny the of the Second Amendment to the First Amended and Restated Development and Finance Agreement with the Prosper Economic Development Corporation and Blue Star Land Development increasing the Maximum Construction Payment to $76,714,144 for development of the Gates of Prosper in accordance with the Tax Increment Reinvestment Zone Number One (TIRZ No. 1) Project Plan.

SECOND AMENDMENT TO

FIRST AMENDED AND RESTATED

DEVELOPMENT AND FINANCING AGREEMENT

This Second Amendment to First Amended and Restated Development and Financing Agreement (this "Second Amendment") is entered into effective as of the ___ day of _____, 2026 (the "Second Amendment Effective Date"), among the Town of Prosper, Texas (the "Town"), a duly incorporated municipality of the State of Texas, the Prosper Economic Development Corporation (the "PEDC"), a Texas non-profit corporation, Blue Star Land, LP, a Texas limited partnership (the "Company"), 183 Land Corp., a Texas corporation, and Blue Star Allen Land LP, a Texas limited partnership (together with any other Additional Landowners under the Agreement, collectively the "Additional Landowners") (the Town, the PEDC, the Company, and the Additional Landowners are collectively referred to as the "Parties" and singularly as a "Party").

RECITALS

WHEREAS, the Town, the PEDC, the Company, and the Additional Landowners are parties to that certain First Amended and Restated Development and Financing Agreement dated September 23, 2014 (the "Agreement"), which amended and restated the original Development and Financing Agreement dated March 25, 2008; and

WHEREAS, Section 1.2 of the Agreement defines the term "Maximum Construction Payment" to mean $58,000,000.00; and

WHEREAS, the Parties desire to amend the Agreement to increase the Maximum Construction Payment to $76,714,144.00; and

WHEREAS, the Parties further desire to clarify that the Maximum Construction Payment is a cumulative cap that includes any payments made directly by the Town to Company or any Landowner outside of the normal annual Reimbursement Payment process described in Section 5.2(b) of the Agreement, and that such direct payments reduce the Maximum Construction Payment on a dollar-for-dollar basis, on the terms set forth below; and

WHEREAS, in connection with this Second Amendment, Company has provided the Town and the PEDC with an updated Engineer's Estimate of Probable Cost, attached hereto as Exhibit A and incorporated herein by reference, and an updated Development Concept Plan, attached hereto as Exhibit B and incorporated herein by reference, which reflect the additional Public Improvements and increased Construction Costs supporting the increased Maximum Construction Payment set forth herein; and

WHEREAS, Section 9.2 of the Agreement provides that the Agreement may only be modified by written instrument executed by the Parties, and the Parties now desire to so modify the Agreement;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and in the Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Definitions. Capitalized terms used but not otherwise defined in this Second Amendment shall have the meanings assigned to them in the Agreement.

2. Amendment to Section 1.2 – Maximum Construction Payment. Section 1.2 of the Agreement is hereby amended by deleting the definition of "Maximum Construction Payment" in its entirety and replacing it with the following:

> *"Maximum Construction Payment means $76,714,144.00. The Maximum Construction Payment is a cumulative, aggregate cap on all amounts paid or reimbursed to Company and/or any Landowner for Construction Costs of Public Improvements, plus Interest, under this Agreement, regardless of the mechanism or timing of payment, and includes, without limitation, (i) Reimbursement Payments made pursuant to Section 5.2, and (ii) any payment made directly by the Town and/or the PEDC to Company or any Landowner for Construction Costs of Public Improvements, plus Interest, outside of, or in advance of, the annual Reimbursement Payment process described in Section 5.2(b). No payment described in clause (ii) shall be duplicative of, or in addition to, the Maximum Construction Payment; all such direct payments shall be credited against, and reduce on a dollar-for-dollar basis, the Maximum Construction Payment and Interest otherwise payable or reimbursable to Company. This shall not apply to any funding that has been specifically excluded from the Maximum Construction Costs Reimbursement amount by separate agreement."*

3. Amendment to Section 5.2(a) – Direct Payments Credited Against Cap. Section 5.2(a) of the Agreement is hereby amended by deleting the final sentence thereof, which currently reads "Any payments to Company from the Project Fund shall reduce the Maximum Construction Payment and Interest on a dollar for dollar basis," and replacing it with the following:

> *"Any payments to Company from the Project Fund, and any payment made directly by the Town and/or the PEDC to Company or any Landowner for Construction Costs of Public Improvements, plus Interest, outside of the annual Reimbursement Payment process described in this Section 5.2, shall reduce the Maximum Construction Payment and Interest on a dollar-for-dollar basis."*

4. Conforming Effect. All other provisions of the Agreement that refer to, apply to, or are calculated by reference to the Maximum Construction Payment — including, without limitation, Article II (Term), Section 3.4 (Impact Fees), Section 5.2 (Public Improvements), and Section 8.2 (Termination of Agreement for Failure to Construct Public and/or Private Improvements) — shall

be read and applied by reference to the Maximum Construction Payment as amended by this Second Amendment, without further amendment of the text of those Sections.

5. Exhibits. Exhibit A (Engineer's Estimate of Probable Cost) and Exhibit B (Development Concept Plan) are attached hereto and incorporated herein by reference for all purposes, and depict and support the basis upon which the Parties have agreed to the increased Maximum Construction Payment set forth in Section 2 above. In the event of any conflict between Exhibit A or Exhibit B and the terms of the Agreement or this Second Amendment, the terms of the Agreement, as amended by this Second Amendment, shall control.

6. No Other Changes. Except as expressly amended by this Second Amendment, all other terms, conditions, and provisions of the Agreement remain unchanged and in full force and effect, and are hereby ratified and confirmed by the Parties. In the event of any conflict between this Second Amendment and the Agreement, this Second Amendment shall control.

7. Counterparts. This Second Amendment may be executed in counterparts, each of which shall be deemed an original, and such counterparts shall constitute one and the same instrument.

8. Governing Law; Venue. This Second Amendment shall be governed by the laws of the State of Texas. Venue for any action concerning this Second Amendment shall be in the State District Court of Collin County, Texas, consistent with Section 9.9 of the Agreement.

IN WITNESS WHEREOF, the Parties have executed this Second Amendment to be effective as of the Second Amendment Effective Date.

TOWN:

TOWN OF PROSPER, TEXAS

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Town Secretary

APPROVED AS TO FORM:

By: _____
Town Attorney

PEDC:

PROSPER ECONOMIC DEVELOPMENT CORPORATION

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

By: _____

COMPANY:

BLUE STAR LAND, LP,

a Texas limited partnership

By: Its General Partner

Blue Star Investments Inc.

By: _____
Name: _____
Title: _____

LANDOWNER:

183 LAND CORP.,

a Texas corporation

By: _____
Name: _____
Title: _____

LANDOWNER:

BLUE STAR ALLEN LAND LP,

a Texas limited partnership

By: Its General Partner

Blue Star Investments Inc.

By: _____
Name: _____
Title: _____

EXHIBIT A

ENGINEER'S ESTIMATE OF PROBABLE COST

[Engineer's Estimate of Probable Cost to be attached]

EXHIBIT B

DEVELOPMENT CONCEPT PLAN

[Development Concept Plan to be attached]

TIRZ 1 Amendment

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS

FOR

Remaining TIRZ Eligible Projects

SITE PLAN: 26-Aug
STATUS:
SECTION: SUMMARY
FILE: Amended Exhibit 2 OPC W PHASING 7-28-26.XLSX
PREPARED BY: BLUE STAR LAND
DATE: 08/19/26

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Construction Payment Request to date	**$52,564,698.00**
Remaining Construction Payment	**$5,435,302.00**

SUMMARY OF REMAINING TIRZ ELIGIBLE PROJECT COSTS

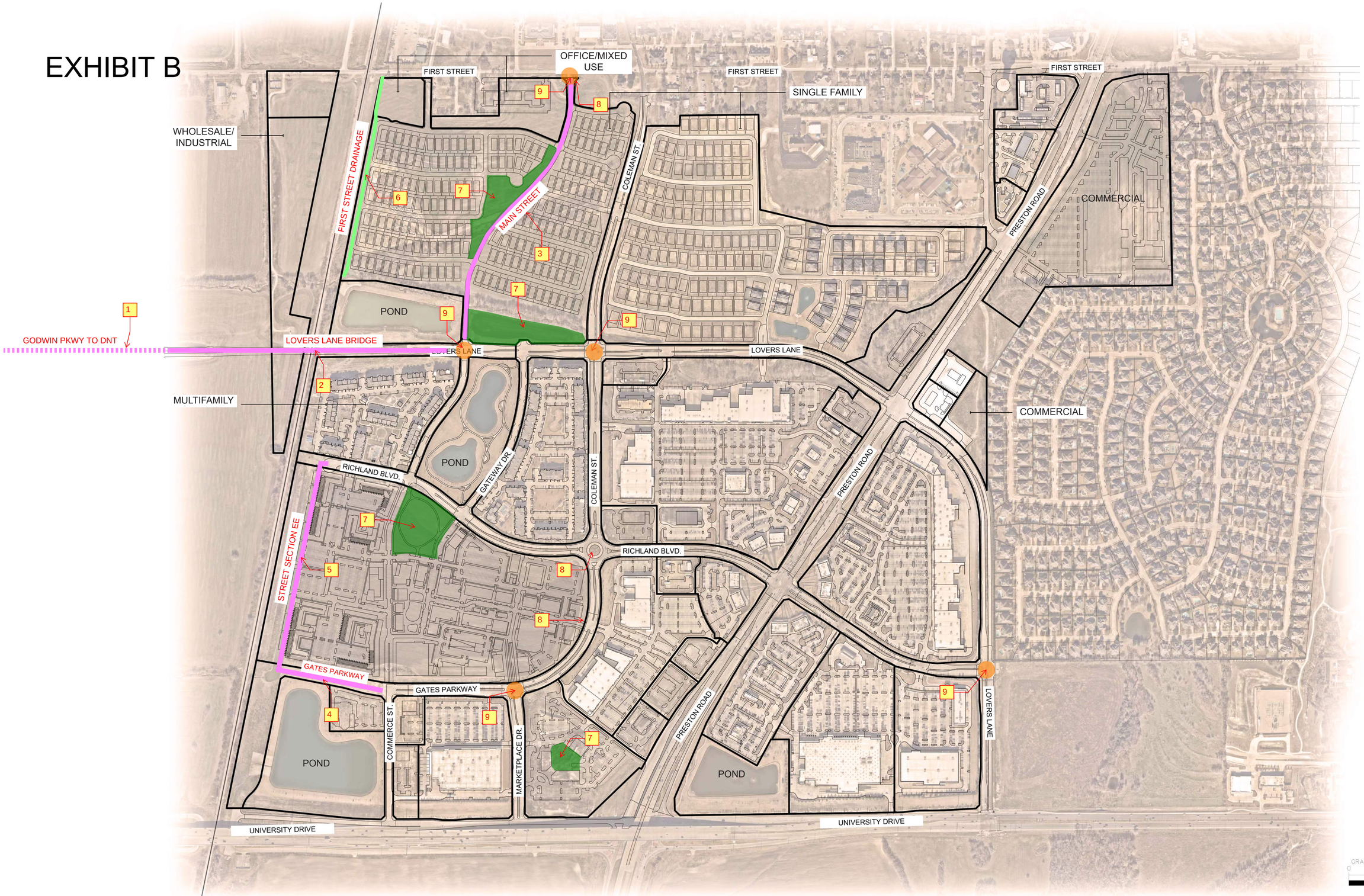
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AMENDED MAXIMUM CONSTRUCTION PAYMENT	**76,714,144**

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3. **These OPC's are not intended for basing financial decisions, or securing funding.**
4. **The cost allocations per category and phase are estimates and are for planning purposes only. Any cost savings from a particular category may be utilized in another category provided that the overall maximum construction cost as provided for in the agreement is not exceeded.**
5. **Item 7 Parks/Open Space may be funded utilizing Park Fee credits as alternative.**

EXHIBIT B



GATES OF PROSPER

PROSPER, TEXAS | AUGUST, 2026 BLUE STAR LAND

Kimley»Horn