MINUTES

Prosper Town Council Meeting
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, July 14, 2026

<u>Call to Order/ Roll Call.</u>

The meeting was called to order at 6:15 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 6:32 p.m.*
Councilmember Craig Andres
Councilmember Cameron Reeves

Council Members Absent:
Councilmember Doug Charles

Staff Members Present:
Mario Canizares, Town Manager
Terry Welch, Town Attorney
Michelle Lewis Sirianni, Town Secretary
Chuck Ewings, Assistant Town Manager
Robyn Battle, Executive Director
Tony Luton, Human Resources Director
Hulon Webb, Director of Engineering
Chris Landrum, Finance Director
David Hoover, Development Services Director
Carrie Jones, Public Works Director
Stephen Tanner, Director of Community Engagement & Experiences
David Angeles, Parks and Recreation Director
Stuart Blasingame, Fire Chief
Ken Myers, Interim Police Chief
Tom Davis, Assistant Police Chief
Scott Brewer, Assistant Police Chief
Marsa Wages, Utility Customer Service Administrator
Leigh Johnson, IT Director
Len McCaw, Technical Project Manager
Ryan Pasko, IT Specialist II

<u>Invocation, Pledge of Allegiance and Pledge to the Texas Flag.</u>
Damon Simpson with Prestonwood Baptist Church led the invocation. Boy Scouts with Troop 111 led the Pledge of Allegiance and the Pledge to the Texas Flag.

<u>Announcements of recent and upcoming events.</u>
Councilmember Reeves made the following announcements:

Reminder to residents that Utility Customer Service is launching a new utility billing system. As part of the transition, the online payment portal will temporarily be down through Monday, July 20 in preparation for the software upgrade. For more information, visit prospertx.gov/ucs or contact the Utility Customer Service Department via email at ucs@prospertx.gov or by calling 972-569-1180.

Applications are now being accepted through Friday, July 31 to serve on a Prosper Board, Commission, or Committee. More information about the Board and Commissions application process, including an online application form, is available at prospertx.gov/boardandcommissions.

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

Mr. Webb noted upcoming road closures along First Street (Main Street to Church Street) from July 20-27; North Bound Dallas North Tollway (DNT) service road from July 31 to August 3; and from Frist Street from Mike Howard to Coleman Street with dates to be determined in late August to early September.

Mayor Bristol noted his appreciation to all those who helped and took part in this year's Pride in the Sky event, especially all the sponsors and Cedarbrook Media.

Presentations.

1. **Recognize Ken Myers for his service to the Town. (DFB)**

   Mayor Bristol read and presented a Proclamation and Mayors coin to Interim Chief Myers. Mr. Canizares presented a THRIVES coin.

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.

2. **Consider and act upon the minutes from the June 23, 2026, Town Council Regular meeting. (MLS)**

3. **Consider and act upon approval of a three-year contract for digital supplier software through Carahsoft Technology Corp. utilizing NASPO Cooperative Contract AR2472 in the amount of $92,300. (CL)**

4. **Consider and act upon authorizing the Town Manager to execute a Professional Engineering Service Agreement between Freese and Nichols, Inc., and the Town of Prosper, Texas, related to the design of the Upper Pressure Plane Low Pressure Maintenance PRV project, in the amount of $74,150. (CJ)**

5. **Consider and act upon Ordinance 2026-30 for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive. (ZONE-25-0008) (DH)**

6. **Consider and act upon authorizing the Town Manager to execute a Development Agreement between Peach Tree Group of Investment Inc. and the Town of Prosper relative to Hilton Garden Inn and Homewood Suites. (DEVAGRE-26-0006) (DH)**

7. **Consider and act upon Ordinance 2026-31 to rezone 54.2± acres from Agricultural (A) to Planned Development-139 (PD-139) on Parvin 1385 Addition, Block A, Lot 1 and a portion of Lot 2, located on the south side of Parvin Road and 930± feet east of FM 1385. (ZONE-26-0003) (DH)**

8. **Consider and act upon authorizing the Town Manager to execute a Development Agreement between D9 Assets LLC and the Town of Prosper relative to Volleys Village. (DEVAGRE-26-0009) (DH)**

   Deputy Mayor Pro-Tem Kern requested to pull items 5 and 6.

   Mayor Pro-Tem Bartley made a motion to approve consent agenda items 2 through 4, 7, and 8. Councilmember Reeves seconded the item. Motion carried with a 5-0 vote.

   Deputy Mayor Pro-Tem Kern noted he had voted in opposition to the item during the initial request; therefore, he would be voting in opposition to these items..

   Mayor Pro-Tem Bartley made a motion to approve items 5 and 6. Councilmember Andres seconded the motion. Motion carred with a 4-1 vote. Deputy Mayor Pro-Tem Kern voting in opposition.

CITIZEN COMMENTS

No comments were made.

Items for Individual Consideration:

9. **Consider all matters incident and related to the issuance and sale of "Town of Prosper, Texas, General Obligation Refunding and Improvement Bonds, Series 2026", including the adoption of Ordinance 2026-32 authorizing the issuance of such bonds and establishing procedures and delegating authority for the sale and delivery of such bonds. (CL)**

   Mr. Landrum presented the item noting the proposed ordinance would authorize issuance of bonds to be used to fund planned capital projects for parks and recreation and streets and transporation projects. Mr. Landrum reviewed the key parameters of the bonds and stated the debt service property tax would remain the same.

   Mayor Pro-Tem Bartley made a motion to approve Ordinance 2026-32 authorizing the issuance and sale of "Town of Prosper, Texas, General Obligation Refunding and Improvement Bonds, Series 2026" and approving all other matters related thereto. Councilmember Reeves seconded the motion. Motion carried with a 6-0 vote.

10. **Consider all matters incident and related to the issuance and sale of "Town of Prosper, Texas, Waterworks and Sewer System Revenue Bonds, Series 2026", including the adoption of Ordinance 2026-33 authorizing the issuance of such bonds and establishing procedures and delegating authority for the sale and delivery of such bonds. (CL)**

    Mr. Landrum presented the item noting the proposed ordinance establishes parameters for the issuance of waterworks and sewer system revenue bonds to fund the Doe Branch extension and parallel interceptor as well as the Craig Street elevated storage tank rehabilitation project. The debt service payments from the bonds will be funded from surplus revenue from the water and sewer fund.

Councilmember Ray made a motion to approve Ordinance 2026-33 authorizing the issuance and sale of “Town of Prosper, Texas, Waterworks and Sewer System Revenue Bonds, Series 2026” and approving all other matters related thereto. Mayor Pro-Tem Bartley seconded the motion. Motion carried with a 6-0 vote.

11. Consider and act upon authorizing the Town Manager to execute Change Order #1 to Byrne Construction for the construction of a shop facility for the Public Works and Parks Service Center, in the amount of $3,596,690. (CJ)

Ms. Jones presented the item noting Quorum Architects has completed the redesign of the proposed shop facility. The updated concept transitions the structure from a conventional CMU structure to a pre-engineered metal building (PEMB), providing a more cost-effective and efficient solution while maintaining operational functionality. During the GMP process for the facility, several elements were removed or reduced through value engineering efforts to align with budget constraints. These included the removal of the mezzanines, door canopies, a wash bay and other supporting items. These have been included as alternates in the event funding becomes available if there are any project savings. The funding sources include project savings from other capital projects and FY2027 Capital Dedicated funds. Staff recommends approval.

The Town Council discussed the funding sources by finding savings within other projects as well as Capital Dedicated funds so that the town is able to cash fund this project, and the ability to add in the alternates at a later date as they are needed.

Mayor Pro-Tem Bartley made a motion to approve uthorizing the Town Manager to execute Change Order #1 to Byrne Construction for the construction of a shop facility for the Public Works and Parks Service Center, in the amount of $3,596,690. Councilmember Reeves seconded the motion. Motion carried with a 6-0 vote.

12. Receive an update on the transition to the Tyler Utility Customer Service billing system. (MW)

Ms. Wages presented an overview of the Town’s new Utilty Customer Service billing system including the new billing and enhancement features, the transition process, the implementation schedule, the customer and employee experience features, and the communications plan to the residents.

The Town Council discussed the plan on communicating to the residents, credit card fees, syncing to the mobile app, automatic payments and paperless billing, and auditing the accounts for accuracy.

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

Charter Review Committee: Ms. Lewis Sirianni noted the committee reviewed Articles I through IV requesting to discuss a few more sections further and will review Artcles V through IX at the next meeting.

Downtown Advisory Committee: Ms. Battle noted the committee discussed a small area plan, received an update on the downtown plaza, and upcoming events.

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

No comments were made.

EXECUTIVE SESSION:

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.

Section 551.072 – To discuss and consider the purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.

Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.

Section 551.071 - Consultation with the Town Attorney regarding pending or anticipated litigation.

Section 551.071 - Consultation with the Town Attorney to discuss legal issues associated with any Work Session or Council Meeting agenda item.

The Town Council recessed into Executive Session at 7:11 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 8:54 p.m.

No action was taken.

Adjourn.

The meeting was adjourned at 8:54 p.m.

These minutes were approved on the 28th day of July 2026.

APPROVED:

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David F. Bristol, Mayor

ATTEST:

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Michelle Lewis Sirianni, Town Secretary