

CITY COUNCIL MINUTES  
SPECIAL JOINT CITY COUNCIL MEETING  
WITH MURPHY MUNICIPAL DEVELOPMENT DISTRICT  
AND MURPHY COMMUNITY DEVELOPMENT DISTRICT  
MARCH 29, 2016 AT 6:00 PM

**1. CALL TO ORDER**

Mayor Eric Barna called the meeting to order at 6:01 PM.

**2. ROLL CALL & CERTIFICATION OF A QUORUM**

City Secretary Susie Quinn certified a quorum with the following Councilmembers present:

Mayor Eric Barna  
Mayor Pro Tem Scott Bradley  
Deputy Mayor Pro Tem Owais Siddiqui  
Councilmember Ben St. Clair  
Councilmember Betty Nichols Spraggins  
Councilmember Sarah Fincanon  
Councilmember Rob Thomas

Administrative Assistant Lori Knight, was not able to certify a quorum at 6:02 pm with the following Murphy Municipal Development (MDD) Members present:

John Daugherty, President  
Michael Loftus  
Alain Dermarkar arrived at 6:16 pm; thereby certifying a quorum of MDD members as being present

Absent

Alex Acuña  
Jamie Nicholson

Administrative Assistant Lori Knight, certified a quorum at 6:03pm with the following Murphy Community Development Corporation (MCDC) members present:

Jennifer Berthiaume, President  
Maria Reilly  
Amanda Turner  
Karan Chetal arrived at 6:03pm

Absent

Sir Alapati  
Shawn Balusek  
Lequita Davenport

Mayor Barna explained the reason for the need for the meeting.

**3. INDIVIDUAL CONSIDERATION**

- A. Consider and/or authorize the execution of the contract by City Council, Murphy Municipal Development District (MDD) and Murphy Community Development Corporation (MCDC) for the Central Park Parking Lot Expansion/Food Truck Court.

Interim City Manager Bill Shipp introduced himself to the Council and both Boards and explained the project can move forward if the agreement is approved and signed tonight. Once the pre-construction meeting is held, the City will have a better idea of the schedule. The project is anticipated to be completed in a six (6) months' time, which makes completion around mid – October 2016. The award of the contract bid has been completed.

The proposed plan for monies for this project is for the Murphy Municipal Development District (MMDD) to front the money for the project and the Murphy Community Development Corporation (MCDC), and the City of Murphy to begin paying back their portions annually (1/3<sup>rd</sup> of the total project cost) in FY18, and completing payment in three (3) years. Shipp presented an overview of the project specifically looking at the two components; the parking lot by PSA, and the actual food truck area (including trails that connect to the existing ones in Central Park). There had been questions regarding separating the two pieces to keep costs lower at this time. Shipp confirmed doing the items separate is not an option and would be more costly in the long run. He also made Council aware the picnic tables are not included in this project scope but the City plans to look at purchasing them separately.

Shipp gave a presentation regarding the costs specific to this project, and explained in the bid documents the prices for the individual items are not broken out but the City has tried to pull out items to study the project closer. The food truck area has grown pricewise due to additional pedestrian lighting, and a waterline for the fire hydrant per the Fire Chief's request. There was also a large increase in the price due to concrete prices going up by about \$47,000.

There was discussion regarding construction costs and potentially waiting to do this project. Dennis Simms the Landscape Architect explained that waiting to do the project later will most likely increase costs more. Costs for design, engineering, and other fees were discussed to reach a price of \$882,948.00 for the project, with no contingency being added for unforeseen costs. Shipp explained that the City is requesting the Council, MDD and MCDC to approve to add monies for a contingency, bringing the total project cost with a 10% contingency not to exceed (NTE) \$972,000.

Questions were asked and answered regarding where did the food truck park idea originated, why does it appear that is it being rushed to be built, what are the perimeters for completing the additional parking lot for the Plano Sports Authority (PSA) building. Council explained that Murphy has always strived to be a unique type of City and the Food Court feature would create that type of uniqueness and stated other cities are building Food Court features as well. The proposed food court would be representative of the Southeast portion of the area. It will give future events the opportunity to be held at Central Park by providing the food trucks a concrete area to be stationed (which is required by state law) and move the events from the parking area at City Hall much closer to Central Park. Councilmembers brought up the concerns about whether the cost vs risk was reviewed as it is important to make sound fiscal decisions for the residents of Murphy. It was explained that the food trucks will generate some sales tax but it is impossible to measure in dollars the good will that it will most likely deliver. Other policy decisions regarding the use of the food truck court will have to be developed along with the amount to charge food truck vendors,

how often the food truck court will be used, etc.

There was further discussion regarding the PSA parking lot, its costs, and the fact that the contract is not a true NTE contract.

**COUNCIL ACTION (3.A.):**

**APPROVED**

Mayor Pro Tem Bradley moved to authorize the execution of a contract by the City Council for the Central Park Lot Expansion Food Truck Court not to exceed \$972,000.00 which includes a 10% contingency. Councilmember Ben St. Clair seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

**MCDC ACTION (3.A.):**

**APPROVED**

Murphy Community Development Corporation's President Jennifer Berthiaume asked for a motion to approve funding for the Food Truck Court and parking lot as discussed. Amanda Turner made the motion to approve. Board Member Maria Reilly seconded the motion. For: Unanimous. The motion carried by a vote of 4 to 0 (Board Member Sir Alapati, Board Member Shawn Balusek, and Board Member Lequita Davenport were absent).

**MMDD ACTION (3.A.):**

**APPROVED**

Murphy Municipal Development District Board Member Alain Dermarkar moved to make a motion to approve up to \$972,000 worth of costs for this project to build a Food Truck Park and Parking Lot. Board Member Michael Loftus seconded the motion. For: Unanimous. The motion carried by a vote of 3 to 0. (Board Member Alex Acuña and Board Member Jamie Nicholson were absent).

**10. ADJOURNMENT**

With no further business, the special joint council meeting was adjourned at 7:27 PM.



ATTEST:

  
Susie Quinn, City Secretary

APPROVED BY:



Eric Barna, Mayor