

**MINUTES**  
**CAPITAL PROJECTS ADVISORY COMMITTEE**  
**& CITY COUNCIL**  
**JOINT MEETING**  
**CITY OF MURPHY**  
**206 North Murphy Road**  
**Murphy, Texas**

**February 12, 2007**  
**7:00 P.M.**

**CALL TO ORDER**

Chairman Wine called the meeting to order at 7:01 p.m.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Chairman Wine gave the invocation and led the Pledge of Allegiance.

**ROLL CALL AND CERTIFICATION OF A QUORUM**

Heather McGee certified a quorum for the Capital Projects Advisory Committee with the following Committee Members present: Keith Wine, Richard Arvizu, Chris Schrauff, Nathaniel Graham, Troy McSimov, Brian Ishmael, and David Burwinkel.

Heather McGee certified a quorum for the City Council with the following Councilmembers present: Mayor Baldwin, Roger Davis, Michelle Long, and Dwayne Elledge. Councilmembers Murray Sanderford and Eric Barna were absent.

The following Staff members were also present: City Manager Craig W. Sherwood, City Secretary, Aimee Nemer, Fire Chief Kelley Stalder, Assistant Fire Chief Mark Lee, and Staff Secretary Heather McGee.

**INTRODUCTION OF NEW COMMITTEE MEMBER**

Chris Schrauff:

Mr. Schrauff is an attorney that deals with real estate and commercial finance with a firm in downtown Dallas. Mr. Schrauff also said he has three kids.

**PUBLIC COMMENTS**

Ms. Lynne Clash addressed the Committee and Council on considering a neighborhood beautification bond that is needed for common area neighborhood fences along Murphy Road and FM 544 areas.

**CONSENT AGENDA**

All consent agenda items are considered to be routine by the Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Committee member so requests, in which event the item will be removed from the Consent Agenda and voted on separately.

1. Approval of the Minutes from the Regular Capital Projects Advisory Committee Meeting of December 11, 2006.

**Committee Action**

Committee member McSimov made a motion to approve the Consent Agenda as presented. Vice Chairman Arvizu seconded the motion. Motion passed 7-0.

**WORK SESSION**

- City Council will discuss Capital Projects needs.
- Presentation and discussion on the Bond election process and budget/resources.
- Discussion on Fire Department request.
- Discussion on other potential Capital Projects.

Chairman Wine asked to have the presentation and discussion on the bond election process and budget/resources moved up first on the Work Session Agenda. There was no objection from the Committee.

- Presentation and discussion on the Bond Election process and budget/resources.

Mr. Bob Dransfield of Fulbright & Jaworski, L.L.P. and Mr. Jason Hughes of First Southwest Company addressed the Committee and Council on the general overview of a bond election to include the planning process and bond issuance. Mr. Dransfield passed out sample Ordinances from other communities on Bond election Propositions. Mr. Dransfield stated when starting the process of planning a Bond election you want to have an idea of what the scope is going to be and get input from the community as to financing your particular capital needs. The input from the community can be done through a community survey.

Mr. Dransfield went over the expenditures of public funds in connection with a bond election and stated the Committee can't spend public funds to advocate for or against a proposition and must do factual information when presenting a proposition. A Political Action Committee has their own set of reporting requirements and can in fact spend dollars to advocate for or against a proposition. In order to finance these projects the City can elect to do a General Obligation Bond issue or Certificates of Obligation.

Mr. Dransfield explained the timing of a bond election and stated in Texas you are only allowed to have a bond election in May or November. The City Council will need to call the election at least 62 days ahead of time and is required to have notices published as well in accordance with the Election Code. As a Committee the work needs to be concluded well in advance so that the legal documentation can be prepared.

Mr. Dransfield went over the wording of propositions of a bond election and stated if the proposition is written so specifically there will be limitations as to how those funds are spent. Mr. Dransfield stated the wording on the ballot should be general to allow some flexibility. After approval from the voters and a 30 day canvass period, the City Council will have the ability to pass an ordinance authorizing the issuance of these obligations. The obligations will then go through an approval process through the Attorney General's office and get registered with the Comptroller Office of Public Accounts. From the date Council passes the bond authorization ordinance, the funds will be available in 30 to 60 days. When the city starts making these public expenditures, the city needs to make sure they have properly entered into a debt instrument contract and properly funded that by either a levy of a tax, money in the bank, or some other source. Mr. Dransfield stated these are all mechanical things that are associated with the expenditures of the funds.

- City Council will discuss Capital Projects needs.

Chairman Wine gave a brief update and brought the Council up to speed on what the Committee has done so far. The Committee has received input from residents, Jason Hughes of First Southwest Company; Ron Conway, City Engineer; and the City Manager. Councilmember Long expressed the need for a recreation

center or a multi-purpose facility to include meeting rooms, a senior center, a basketball court, a running track and a basement. Councilmember Long also mentioned McCreary Road and the trail plan. Councilmember Hemphill expressed some liability concerns in the above mentioned and asked that the Committee speak with a park professional to look into those concerns. Mayor Baldwin expressed his priorities as open spaces, trail system, park development, thoroughfare beautification, streets and road repair. Councilmember Elledge expressed the need for a dog park. City Manager Sherwood stated the street lights were a priority but can be included in the median beautification.

Committee member Ishmael suggested that the committee meet with the Parks Board and get their priorities. Councilmember Long suggested speaking with 4A Economic Development Corporation and 4B Community Development Corporation to get their input as well.

- Discussion on Fire Department request.

Chief Stalder and Assistant Chief Lee addressed the Committee and Council on the Quint vehicle. The length of time it would take to acquire the vehicle is approximately 18 to 24 months. At the present time, the fire department must wait for a Quint from another city to arrive to make access that can not be serviced with the ground ladders the department currently has. There are five financing options available. The first option is for the city to take the money out of the general fund. There is a significant impact to the budget with this option. The second option is to make the purchase with bond dollars. The third option is a lease purchase option where the city would basically amortize the funds over a set period of years with a buyout at the end of the lease period. The fourth option is a standard lease with a term of around 7 years. The last option is to purchase the vehicle and set up a vehicle replacement fund where the fire department makes yearly budget payments to a fund set up to provide for a replacement vehicle in 'x' number of years. The annual gas fuel expenses for the Quint would be approximately \$2,500 per year.

Chief Lee stated there are currently three options for the Quint vehicle. The first option is to do nothing and to continue to rely on other cities to provide Murphy with aerial capabilities. The second option is to purchase a Quint with a straight ladder. This will help with exposure protection and reaching roof tops that are beyond the reach of the current ground ladders. The third option is to purchase a Quint with a Tower Ladder setup. This vehicle does all of the things that a straight ladder can do plus the aforementioned items like enabling the rescuers to continue care for their patient during rescues. The Tower Ladder also increases the safety for the personnel operating on the Quint. It will also be able to carry more tools than traditional triple combination pumpers.

Chief Stalder stated that the Quint vehicle qualifies as a service vehicle and would add an additional 1.4 points to the ISO rating which could mean an approximate 10% reduction in homeowners insurance to the residents of Murphy.

### **EXCUSED ABSENCES**

There were no excused absences reported for the March 12, 2007 Regular Capital Projects Advisory Committee Meeting.

### **AGENDA ITEMS AND/OR REQUESTS FROM THE COMMITTEE**

Brian Ishmael – Would like a joint meeting with the Parks Board on March 1, 2007.

Keith Wine – Would like a representative from the 4A Economic Development Corporation and 4B Community Development Corporation to attend the March 12, 2007 Capital Projects Advisory Committee meeting to discuss their Corporations priorities.

**ADJOURNMENT**

With no other business before the Committee, the meeting was adjourned at 8:56 p.m.

APPROVED BY:



Keith Wine, Chair

ATTEST:



Heather Y. McGee, City Staff