



MURPHY COMMUNITY DEVELOPMENT CORPORATION
MURPHY MUNICIPAL DEVELOPMENT DISTRICT AGENDA
MAY 21, 2026, AT 6:00 P.M.
COUNCIL CHAMBERS
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094

Monica Landeros-Jimenez
President

Chris Hull
Vice President

Scott Puccinelli
Secretary

Nadeem Khan
Treasurer

Bill Tenney
Director

Angelia Pinaga
Director

Joy Tresp
Director

NOTICE is hereby given of a meeting of the Community Development Corporation of the City of Murphy, Collin County, State of Texas, to be held on May 21, 2026, at Murphy City Hall for the purpose of considering the following items. The Murphy Community Development Corporation reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND CERTIFICATION OF A QUORUM

4. PUBLIC COMMENTS

The Council Chambers is open to the public. This portion of the agenda is the public's opportunity to address the MCDC/MMDD Board about any item listed on the agenda, except public hearings, or to provide a general comment. Comments related to public hearings will be heard when the specific hearing begins. Per the Texas Open Meetings Act, the MCDC/MMDD Board is not permitted to act on or discuss any item not listed on the agenda. Items suggested for action may be placed on a future agenda, at the Board's sole discretion.

5. INDIVIDUAL CONSIDERATION

A. Consider and/or Act on approving minutes from the April 16, 2026, Murphy Community Development Corporation and Murphy Municipal Development District meeting. Maria Palmer, Records Management Specialist

[2026 04 16 MCDC and MMDD Meeting Minutes](#)

B. Consider and/or Act on a budget amendment for Fiscal Year 2026 expenditures for the Murphy Community Development Corporation (MCDC) in the amount of \$100,050 to fund a portion of the Maize Days community event. Jared Mayfield, AICP, Assistant City Manager

[Staff Report-\(2121\) - Pdf](#)

C. Consider and/or Act on a budget amendment for Fiscal Year 2026 expenditures for the Murphy Municipal Development District (MMDD) in the amount of \$32,516 to fund the design and construction of a right-turn lane for eastbound F.M. 544 at McCreary Road. Jared Mayfield, AICP, Assistant City Manager

[Staff Report-\(2120\) - Pdf](#)

6. STAFF UPDATES

A. Director's Report.

7. ADJOURNMENT

I certify that this is a true and correct copy of the Murphy Community Development Corporation Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094; a place convenient and readily accessible to the public at all times, and said notice was posted on May 15, 2026, by 5:00 p.m. and will remain posted continuously for 3 business days prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.



Maria Palmer,
Records Management Specialist

In compliance with the American with Disabilities Act, the City of Murphy will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 972.468.4011 or kjackson@murphytx.org.

Notice of Possible Quorum: There may be a quorum of the Animal Shelter Advisory Committee, the Board of Adjustment, the Building and Fire Code Appeals Board, the Capital Projects Advisory Committee, the City Council, the Ethics Review Commission, the Murphy Municipal Development District Board, the Park and Recreation Board and/or the Planning and Zoning Commission members who may be present at the meeting, but they will not deliberate on any city or board business.



MURPHY COMMUNITY DEVELOPMENT CORPORATION & MURPHY MUNICIPAL DEVELOPMENT DISTRICT MINUTES
APRIL 16, 2026, AT 6:00 P.M.
COUNCIL CHAMBERS
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094

1. CALL TO ORDER

President Monica Landeros-Jimenez called the meeting to order at 6:01 p.m.

2. ROLL CALL AND CERTIFICATION OF A QUORUM

DIRECTORS President Monica Landeros-Jimenez
PRESENT: Vice President Chris Hull
Treasurer Nadeem Khan
Secretary Scott Puccinelli
Director Bill Tenney
Director Joy Tresp

DIRECTORS
ABSENT: Director Angelia Pinaga

3. PUBLIC COMMENTS

Samuel Hand expressed concern that the requested amount appeared excessive and questioned whether the applicant met the grant's eligibility requirements. (Address on file.)

4. INDIVIDUAL CONSIDERATION

A. Consider and/or Act on the minutes from the January 12, 2026, Murphy Community Development Corporation and Murphy Municipal Development District meeting.

COUNCIL ACTION: (Item 4.A.) ***APPROVED***

Chris Hull moved to approve the minutes from the January 12, 2026, Murphy Community Development Corporation and Murphy Municipal Development District meeting. Nadeem Khan seconded the motion. For: Unanimous. Absent: Angelia Pinaga. The motion carried by a vote of 6-0.

B. Consider and/or Act on the application by Coffee Gurus of Murphy for a REVAMP Grant in the amount of \$59,500 for the construction of a patio at Arwa Yemeni Coffee, on property described as Lot 3, Block A, Walmart Addition, and generally located at 109 N. Murphy Rd., Suite 100. Morgan Barclay, Planning Administrator

Planning Administrator, Morgan Barclay, presented the REVAMP Grant application, noting that Item 4.B. requests funds for patio amenity upgrades.

Murphy Community Development Corporation & Murphy Municipal Development District
 April 16, 2026

Morgan Barclay and owner/applicant, Noaman Azhar, described how the requested funds would be used and responded to questions and concerns from the Directors and Samuel Hand (address on file).

President Monica Landeros-Jimenez announced that Executive Session would occur before any vote on Item 4.B.

COUNCIL ACTION: (Item 4.B.)

APPROVED

Scott Puccinelli moved to approve the application by Coffee Gurus of Murphy for a REVAMP grant in an amount not to exceed \$59,500 for the construction of a patio at Arwa Yemeni Coffee, on property described as Lot 3, Block A, Walmart Addition, and generally located at 109 N. Murphy Rd., Suite 100. William Tenney seconded the motion. For: Unanimous. Absent: Angelia Pinaga. The motion carried by a vote of 6-0.

5. EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Subchapter D, the City Council will now recess into Executive Session (closed meeting) to discuss the following:

- A. In accordance with Texas Government Code, Chapter 551, Subchapter D, the Murphy Community Development Corporation and Murphy Municipal Development District recessed into Executive Session (closed meeting) at 6:31 p.m. to discuss the following:

§ 551.087: (1) (2)Deliberation Regarding Economic Development Negotiations; (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1): ARWA Coffee.

6. RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding:

- A. The Murphy Community Development Corporation and Murphy Municipal Development District reconvened into Regular Session at 7:05 p.m., pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding:

§ 551.087: (1) (2)Deliberation Regarding Economic Development Negotiations; (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1): ARWA Coffee.

Murphy Community Development Corporation & Murphy Municipal Development District
April 16, 2026

COUNCIL ACTION: (Item 5. & 6.A.)

**NO ACTION
TAKEN**

7. STAFF UPDATES

A. Director's Report.

Assistant City Manager Jared Mayfield stated that another Murphy Community Development Corporation and Murphy Municipal Development District meeting would take place next month. (Date to be determined.)

8. ADJOURNMENT

With no further business, President Monica Landeros-Jimenez adjourned the meeting at 7:07 p.m.

APPROVED BY:

ATTEST:



Maria Palmer,
Records Management Specialist



Scott Puccinelli,
Secretary



Administration
May 21, 2026

ISSUE:

Consider and/or Act on a budget amendment for Fiscal Year 2026 expenditures for the Murphy Community Development Corporation (MCDC) in the amount of \$100,050 to fund a portion of the Maize Days community event. Jared Mayfield, AICP, Assistant City Manager

SUMMARY:

The FY26 MCDC Budget includes \$232,500 for the Maize Days Event. Maize Days crossed fiscal years when the event moved from September to October, resulting in the current fiscal year paying for some of the expenses from last fiscal year. This is a cleanup that allows us to create a Purchase Order for the entire event and then carry it over. Going forward all of the expenses for the event will be kept in one fiscal year.

This is a one-time budget amendment to fix the carryover amount.

ACTION REQUIRED:

Consider and/or Act on the budget amendment request.



Administration
May 21, 2026

ISSUE:

Consider and/or Act on a budget amendment for Fiscal Year 2026 expenditures for the Murphy Municipal Development District (MMDD) in the amount of \$32,516 to fund the design and construction of a right-turn lane for eastbound F.M. 544 at McCreary Road. Jared Mayfield, AICP, Assistant City Manager

SUMMARY:

The FY26 MMDD Budget includes \$650,000 in "Capital Outlay" for the engineering design and construction of a right-turn lane for east bound F.M. 544 at McCreary Road. The construction of H-E-B is nearing completion, and a dedicated turn lane would allow for safer right turn motions out of the primary lane of travel onto McCreary Road. The Engineer's Opinion of Probable Cost (EOPC) for this project is \$682,516.

The proposed budget amendment of \$32,516 will ensure all of the project funding is in place. The project is expected to go out for bid in late July 2026.

ACTION REQUIRED:

Consider and/or Act on the budget amendment request.