

October 1, 2020

The Graham City Council met in REGULAR SESSION in the Council Chambers at 9:00 a.m. on Thursday, October 1, 2020 with the following members present:

MEMBERS:	Mayor:	Neal Blanton
	Mayor Pro-Tem:	Darby Brockway
	Council Member:	Brint Albritton
		Lee Boyd
		Kyle Peavy
	City Manager:	Brandon Anderson
	City Secretary:	Sharon McFadden
	City Attorney:	Dan De La Cruz
	Municipal Judge:	Teresa Bishop (absent)
	Police Chief:	Brent Bullock
	Assistant Fire Chief:	Jim Don Laurent

VISITORS: Thomas Wallner, Kelli Shifflett, Alex Heartfield, Randall Dawson, Jeff Smith, Grant Ingram, and Shana Wolfe.

ORDER: Mayor Neal Blanton called the meeting to order and opened with prayer.

PUBLIC FORUM: No comments were made.

APPROVAL OF MINUTES:

Minutes from the Regular Session Council meeting held on Thursday, September 17, 2020 were considered. Brint Albritton made the motion to approve the minutes. Lee Boyd seconded, and the minutes were unanimously approved 3-0.

Kyle Peavy joined the meeting at this time.

CONSIDER AND ACT ON APPOINTING ASSISTANT FIRE CHIEF JIM DON LAURENT TO INTERIM FIRE CHIEF OF THE GRAHAM FIRE DEPARTMENT:

Brandon said he needs Council to appoint Jim Don Laurent as Interim Fire Chief. For interim management, the City must have an active interim Chief. Mr. Laurent has served as Assistant Fire Chief the past five years. Brandon said he would like Council to appoint him and intends to advertise the Fire Chief position very soon. Lee Boyd made the first motion and Darby Brockway seconded. Council unanimously (4-0) accepted the appointment of Jim Don Laurent as Interim Fire Chief.

CONSIDER AND ACT ON RESOLUTION # 121 AUTHORIZING THE AWARD OF PROFESSIONAL SERVICE PROVIDER CONTRACT FOR THE 2021-2022 TEXAS COMMUNITY DEVELOPMENT BLOCK (CDBG) FUND:

Brandon said this is the CDBG grant funds that are available for infrastructure. We are tackling the same area we tried to tackle six or seven years ago. Texas Street area is in bad need of water and sewer lines as well as a new street after that work. Previously we had some socioeconomic boxes we were not able to check correctly for the grant. They have moved into a time where those are not as pertinent now. GrantWorks contacted us and said we should apply for this grant again. Brandon would like to see the City apply for these grants on an annual basis. Lee Boyd asked how much funding was available with the grant. Brandon said this one is approximately \$250,000 grant. Mayor Blanton asked if this was a match. Brandon said it is a grant from the State through TEA. Kyle Peavy made the motion to approve the resolution. Brint Albritton seconded and the resolution was unanimously approved 4-0.

CONSIDER AND ACT ON A REQUEST FROM WAYNE CRUZE FOR AN EXTENSION OF AN AIRPORT HANGER PROPERTY LEASE TO ENSURE FUNDING FOR THE PURCHASE AS REQUIRED BY HIS BANK (REQUESTING A 15-YEAR LEASE):

Brandon said this is from Wayne Cruze who is from Palo Pinto. He is looking to purchase the t-hangers that are at the end on the southeast corner. Brandon has been working with the real estate agent and plans have been finalized. Brandon said our typical lease term has been four years. However, we have had instances where to secure financing they (referring to hanger lease holders) needed a more extended lease and we have worked with those individuals. Kyle Peavy asked if these long-term leases are locked into the current rate for fifteen years. Brandon responded that there have not been any escalation clauses within the leases. There were lease increases two years ago. Brandon said if a rate increase occurs, it will apply to all leases. Darby Brockway made the first motion. Brint Albritton seconded and the request was unanimously approved 4-0.

CONSIDER AND ACT ON A REQUEST FROM BRANT LUNDGREN FOR AN EXTENSION OF AN AIRPORT HANGER PROPERTY LEASE TO ENSURE FUNDING FOR THE PURCHASE AS REQUESTED BY HIS BANK (REQUESTING A 15-YEAR LEASE):

Brandon said this request is like the previous request (Wayne Cruze). Lee Boyd made a motion and Kyle Peavy seconded. The request was unanimously approved 4-0.

DISCUSS UPCOMING LOCAL ELECTION THAT WAS POSTPONED DUE TO COVID-19 TO THE NOVEMBER 3, 2020 GENERAL ELECTION DATE:

Sharon reviewed the dates and locations for the November 3, 2020 election. Mayor Blanton said he assumed the ballot went from national to local offices. Thomas Wallner, Graham Leader Representative, explained the details of the ballot. Brandon said he recommended to Sharon that the election information be put on the agenda. Brandon said that since our local election was postponed in May 2020, the City needed to bring awareness to the November 3, 2020 general election that includes our local election. Mayor Blanton stated that our unopposed candidates will be listed on the ballot as unopposed. Thomas Wallner agreed with Mayor Blanton's statement of unopposed candidates. Mayor Blanton asked if anyone had questions for Sharon regarding the election. Sharon stated she has the sample ballot from Lauren Sullivan, Young County Elections Administrator, and could make that available to anyone who would like to review the sample ballot.

BOARD APPOINTMENTS BY MAYOR BLANTON:

Matt Dickey – Arena Board
 Curt Crago – Arena Board
 Vicki Rasmussen – Arena Board
 Brenden Weatherman – Auditorium Board
 Gordon Grubbs – Auditorium Board
 Jack Cody – Auditorium Board

Mayor Blanton made the recommendations for Board appointments. Kyle Peavy mentioned concern for community representation with some serving on multiple Boards. Mayor Blanton said there are challenges with finding people to serve on Boards. The Board appointments were unanimously approved (4-0) with a motion by Lee Boyd. Brint Albritton provided the second motion.

REPORTS:

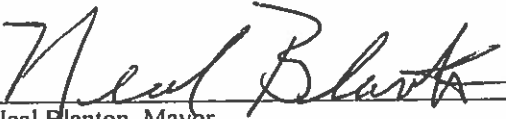
- Public Works Director Randall Dawson said next week the water department is going to start the “burn-out” on the distribution system. Weather has changed so the street department is working on Carolina Street to Circle Drive to Hillcrest. Next week they (street employees) are going to try to do Morado with hot mix. Lee Boyd asked how often the “burn-outs” are done. Randall said twice a year. Lee Boyd asked if that is mandated by the State (of Texas). Randall said it is mandated for once each year but there is no set limit on how many times “burn-outs” can occur. Randall said the City must provide citizens with a two-week notice before starting. Mayor Blanton said if Council members receive calls, they can refer the dirty water concerns back to the City so staff can flush the lines in that area. Brandon said staff will go back and flush areas where it is needed. Brandon said they start at the beginning of the system and over the two-week period they (City employees) proceed all the way down. Randal said the system may be cycled twice. Brandon recommended homeowners (at their own cost) flush own system because their lines are part of the distribution system. Brandon said go to an outside faucet and let water flow for at least 20 seconds. That will flush the customer’s entire system. Lee Boyd asked what is added to the water to accomplish the “burn-out.” Randall said they run on chloramine, so it is switching it back to free chlorine is supposed to help scrub the lines with the free chlorine. Lee Boyd asked if it were a stronger form of chlorine. Randall and Brandon agreed it is stronger. Brandon stated it is harsher on the lines. Biofilm build-up and age infrastructure causes more debris to break free. Mayor Blanton asked if there was going to be notification in the newspaper (Graham Leader). Brandon said the notice has already been sent to the newspaper (Graham Leader) and posted on the City’s Facebook page. Brandon said “burn-out”, and disinfection sounds bad but there is zero change in the water except there may be a stronger scent of chlorine.
- Police Chief Brent Bullock said the Police Department is running “business as usual.” September 2020 was a busy month. He commended Jeff Smith and his staff working on a recent incident.
- Rotary Club President, Sarah Lundgren, said Graham is now a Guinness World Record holder for the longest line of rubber ducks. There were 19,919 ducks in line and a plaque will be sent. The official record holder logo will be provided next week. The Duck Derby was great community event and many out-of-town people attended. Mayor Neal Blanton said they (Rotary Club) did a great job for the recognition of our community.
- Brandon said the Code Enforcement report is in the packet. There is a letter in the packet that he will be taking to the Airport Advisory Board about wanting to operate Possum Kingdom Tours from our airport. Airport Board meets next week and there are several items on the agenda to discuss at the Board Advisory level before bringing to Council. Anyone interested in attending the Airport Advisory Board meeting can contact Kelli Shifflett. The new Airport Manager (Jon Delamarter) is working out well and he has gotten situated. The lake level is 98 percent full. Brandon said he, along with Randall and Sharon, met with an engineering firm and discussed potential water projects. The discussion included running an alternate line to town and cost estimates on slip lining the old 24-inch line. In addition, we discussed an above ground storage tank that would help the Timber Ridge area. Brandon will likely be bringing Council a feasibility study that would be paid out of loan dollars from the Texas Water Development Board, if that is what we need to do. A proposal is being prepared for him (Brandon) to present to Council. That is a project we need to push forward with considering all the problems we have had with the main line to town. If we can get the main line and alternate line taken care of, then the next step will be tackling the lines in the older part of town. We are working to determine what the best solution is for lake lot leases. There were previous Council discussions on possibly selling them. Not necessarily as a revenue generator but would generate some revenue mainly because of the confusion of City-owned land and if the ordinances apply. Now with the appraisal values and the lake lot leases being longer than one year. The legality of them having to pay taxes on the land. If we were in their shoes, we would want to own the land. There are ideas and he (Brandon) would like to invite all the lake lot lease holders and discuss the processes we are reviewing. We have had interest in leasing or selling the land where the RV spots are located (Lake Eddleman). We may look into a RFP request and put that land out for that use only. We could possibly have someone come in and do a private upgrade to the RV camping area. There has been a group interested and discussion has taken place internally with the City Attorney. The right thing to do is put that project out with guidelines as a City to say what we would like to see that land used for so that gives us the ability to scour over those proposals and make sure it is in the best interest of the City for that land. Brandon is attempting to coincide both of those, then meet with the lake lot lease holders, and ensure transparency with them. Tell them this is what we are looking at on the land deal and this is what we are looking at in the RV park area. The land deal, he would prefer to eventually deed the land to them. One way is to sell out right. Number two is giving them a price so they can secure financing. Finally, continuation of the lease with a lease-to-own option. On the lease-to-won option, it would be with the understanding that if the land were ever sold, the balance owed would be paid off. The process prior to that, Brandon thinks is fairest to all, is possibly find

two to three appraisers to provide three comparable properties. Those appraisers can appraise the land portion of the lots so we can come to a fair appraisal value of the land then offer to sell to those individuals. When they own the land and it is deeded over to them, it gives us very good comparables for the appraisal district.

- Mayor Blanton asked if after she (referring to Lauren Sullivan) certifies the election, then they (Shana Wolfe and Alex Heartfield) can be sworn into office. Brandon said the canvas will take place at the Council meeting after the election. Assuming it is not extended to due mail-in ballots.

ADJOURNMENT:

On a motion by Kyle Peavy, a second from Darby Brockway, the Council meeting was unanimously adjourned.


Neal Blanton, Mayor

ATTEST: 
Sharon McFadden, City Secretary