

July 5, 2012

The Graham City Council met in REGULAR SESSION in the Council Chambers at City Hall at 9:30 a.m. on Thursday, July 05, 2012 with the following members present:

MEMBERS: Mayor: Barry White
Mayor Pro-Tem: Jack Graham
Council Member: Spencer Street III
Pam Scott
Greg Montgomery
City Manager: Larry Fields
City Secretary: David Maddy
Public Works Director: David Casteel
Police Chief: Tony Widner
Assistant Police Chief: Brent Bullock
Fire Chief: Dennie Covey

VISITORS: Edwina Nygard, Fred Garner, Eddie Gellner, Jimmy McLeroy, Sandra Helvey, Frank Herpeche and Cherry Rushin.

ORDER: Mayor Barry White called the meeting to order and opened with prayer.

PUBLIC FORUM:

Fred Garner and Edwina Nygard with Bright Ideas proposed to Council to look into renewable energy sources for City facilities. His company acts as a broker between entities and investors who lease the equipment. Mayor White asked about prior projects the company has handled and Mr. Garner said that there have been none to date.

MINUTES APPROVED:

Minutes from the June 21, 2012 regular meeting were approved 5-0 on a motion from Greg Montgomery and a second from Pam Scott.

PUBLIC HEARING REGARDING APPLICATION WITH USDA FOR RURAL UTILITIES SERVICE LOAN/GRANT:

Part of the process to apply for pre-development grants with the USDA includes holding a public hearing announcing the intent to apply. Legal notice of this hearing was published in the local paper in the approved USDA format. Mayor White opened the Public Hearing at 10:04a.m. No one was present to speak. Mayor White closed the Public Hearing at 10:05 a.m.

CONSIDER RESOLUTION AUTHORIZING THE MAYOR AS DESIGNATED SIGNATURE FOR USDA PROGRAM PAPERS:

All applications with the USDA for funding consideration require that one designated person be authorized to sign on all paperwork. Jack Graham made the motion to designate Mayor White, Greg Montgomery made the second and motion passed 5-0.

CONSIDER AUTHORIZATION TO NEGOTIATE WITH SELECTED CONSULTANT FOR THE PROPOSED WATER TREATMENT AND DISTRIBUTION IMPROVEMENT PROJECT:

Previously, council authorized staff to issue a request for qualifications and proposals for the engineering part of the proposed water improvement project. Five firms responded to the request. Staff evaluated the proposals and recommend that Corlett, Probst and Boyd in Wichita Falls be selected for the negotiation of a contract of agreement for the proposed project. Spencer Street made the motion to accept the Corlett, Probst and Boyd, Jack Graham made the second and motion passed 5-0.

CONSIDER BOARD APPOINTMENTS:

- A. GEIC Board.....Wayne Christian, Pascal Hosch and Darby Brockway are nominated for reappointment.
- B. CVB Board.....Terry Bishop and Jack Graham are nominated for reappointment.
- C. Hospital Board.....Dr. Peter Reed is nominated for reappointment.

Pam Scott made the motion to approve the reappointments, Spencer Street made the second and motion passed 5-0.

DISCUSSION CONCERNING UNDEVELOPED LAKE PROPERTY:

The City has land on Eddleman and Graham Lakes that is undeveloped. Some of these areas are not accessible to the public because of lack of roads or because the existing roads are impassable. Council was requested to direct exploring potential development for multiple uses potentially including residential or commercial facilities. There are 30 acres around Lake Eddleman along Hot Point Loop that has commercial potential and 75 acres on the east side of Lake Graham.

Residential development would take more legal work. There is a potential of 120 lots, sale of which would require approval by the Texas legislature. Lease revenue could be around \$48,000 a year. There is no current road. The property is south of Eastside Lake Road. There are no utilities and the lot holder would have to get water from Fort Belknap. The City is not obligated to provide utilities. A road would cost \$500,000 per ½ mile and there is about three miles needed. Council asked for more detailed cost estimates to develop.

DISCUSSION CONCERNING LAKE LOT LEASES:

Council was asked to discuss converting existing leases to deeded property. Any financial benefit could be used for the proposed water system project, any Lake improvements or other use as approved by Council. There is a potential of three million dollars gross if sold. Council preferred to work on the previous item first and consider this one at a later time.

REPORTS:

David Casteel reported that the Fireman's Park walking trail was completed and the work on Calaveras Street would start next week and finished before school starts. Larry reported the lake level at 1073.42' or 91% capacity. 1075' is full. The Comprehensive Master Plan is ready to review after having public meetings for discussion and the water rate analysis was ready for Council to review. Council decided to meet on Wednesday, July 11 to talk about both subjects. The June Municipal Court Report showed 177 new cases and \$26,178.49 City revenue.

ADJOURNMENT:

On a motion by Greg Montgomery, a second from Spencer Street and a vote of 5-0 the Council meeting was adjourned.

Barry White, Mayor

ATTEST:

David Maddy, City Secretary