

September 3, 2020

The Graham City Council met in REGULAR SESSION in the Council Chambers at 9:00 a.m. on Thursday, September 3, 2020 with the following members present:

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| 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 (absent) |
| | Fire Chief: | Jerry David (absent) |
| | Assistant Fire Chief: | Jim Don Laurent (absent) |

VISITORS: Tony Widner, Cathy Partridge, Courtney Shifflett, Thomas Wallner, Kelli Shifflett, Alex Heartfield, Randall Dawson, Tony Ramirez, Krisa De La Cruz, Sarah Lundgren, Shana Wolfe, and Shannon Plowman Potts.

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, August 20, 2020 were considered. Kyle Peavy identified an error in the reports section that stated Chris Neal as the Chairman of the Airport Board. The correct Chairman of the Airport Board is Chris Blanton. Kyle Peavy made the motion to approve the minutes with the correction. Brint Albritton seconded and the minutes were unanimously approved 4-0.

ENTERED INTO A PUBLIC HEARING AT 9:03 A.M.

2019-2020 Proposed Budget

2019-2020 Proposed Tax Rate

Brandon explained the proposed tax rate of 0.621696 per \$100 valuation. Last year's tax rate was 0.667216 per \$100 valuation. The highest rate that can be adopted without an election is 0.621696. Brandon explained the lower rate as "no new tax rate" based on the change in appraisal values on properties. Brandon briefly reviewed the budget summary sheets for revenues and expenses for the general fund, garbage fund, water enterprise fund, and sewer enterprise fund. The garbage fund was removed from the general fund and is now a separate enterprise fund. Brandon said last year's tax rate was 0.667216 per \$100 valuation. To generate the same amount of revenue from ad valorem taxes as last year would be 0.539697. To meet the budgetary needs, the rate would need to be 0.585. Brandon said if the 0.62 cent rate were adopted, it could include a three percent cost of living raise to employees. If the 0.61 cent tax rate were adopted, it could include a two percent cost of living raise as we did last year. Brandon explained the proposed tax rate of .621696 per \$100 valuation. Brandon said Council needs to be thinking about what rate to adopt on September 17, 2020 Council meeting. If a 0.05 cent decrease were to be adopted, it would allow two to three percent cost of living raise to employees as well as meet our budgetary needs.

Mayor Blanton stated he understood the 0.61 tax rate (two percent employee raise) would cover only the increase in medical expense for employees. Brandon said last year was the first year since his tenure that there was not a health care (insurance) rate increase. Brandon mentioned the average annual rate increase in health care (insurance) is seven to eight percent increase. Brandon said the two percent cost of living would equate to cover the increase in health care (insurance) for employees. Brandon explained there is a five-member committee comprised of employees that review options. The City has moved to a broker for assistance and Brandon said they hope for no increases. Kyle Peavy mentioned the effects of CPI (Consumer Price Index) and how it relates to inflation. Kyle stated everyone is experiencing rate increases. Mayor Blanton said the next Public Hearing will occur on Tuesday, September 8, 2020 at 6 p.m. and will take place at the Council Chambers at 612 Elm Street, Graham, Texas.

No comments or questions from the public.

PUBLIC HEARING ADJOURNED AND RECONVENED TO REGULAR SESSION COUNCIL MEETING AT 9:14 A.M.

CONSIDER AND ACT ON SEALED BIDS RECEIVED FOR THE OLD CITY HALL BUILDING LOCATED AT 429 FOURTH STREET AND AUTHORIZE THE CITY MANAGER TO SIGN ALL PERTINENT DOCUMENTS RELEVANT TO THE SALE OF THE PROPERTY:

Brandon said the building has been appraised and referred to the copy in the packet. Brandon said to ensure transparency, every person that contacted the City has received a copy of the appraisal. The City is required to get fair market value for properties. The building received an appraisal value of \$90,000. The appraisal was conducted by Enlow Appraisal from Wichita Falls, Texas. There were three qualified bids submitted in a timely manner. Brandon reviewed each bid. Shannon Plowman Potts, on behalf of the Young County Historical Museum, bid was for \$70,000.00. The second bid was from Steer Realty (Jeff Mercer) for \$102,002.00. The third bid was from Jarrod

Stephens for \$121,500.00 cash from the buyer. Brandon recommended Council accept the high bid of \$121,500.00 and authorize Brandon to sign all pertinent documents. Lee Boyd asked what the buyer (Jarrod Stephens) intended to do with the building. Brandon said Mr. Stephens mentioned he needed more room in his existing building. Shannon Plowman Potts requested that the Museum be able to scan some of the maps left behind in the former City Hall. Brandon agreed to allow access and said he had spoke with Dorman Holub about some historical items. Brandon said the City intends to move the maps to the new City Hall location. Ms. Potts mentioned she has an adequate storage facility to house museum items. Darby Brockway asked how long it would be to close the sale. Brandon said the closing could be completed between two weeks or up to a month. Lee Boyd asked if the revenue would be applied to the general fund. Brandon said Council would need to determine where funds would be applied. Brandon recommended putting funds into a special fund and no discussion has taken place for use of the funds. Brandon recommended designating the funds and he suggested holding for needs of other City facilities. Kyle Peavy made the motion to approve acceptance of the highest bid of \$121,500 from Jarrod Stephens. Lee Boyd made the second motion and Council unanimously approved acceptance of the bid. Mayor Blanton stated we need to include authorization for the City Manager to sign all pertinent documents related to the sale of the property. Kyle Peavy made the motion to approve and Lee Boyd made the second motion. Authorization for City Manager to sign documents was unanimously approved 4-0.

CONSIDER AND ACT ON AN INTERLOCAL COOPERATION FUNDING AGREEMENT WITH YOUNG COUNTY, STEPHENS COUNTY, CITY OF OLNEY, CITY OF BRECKENRIDGE, AND THE CITY OF GRAHAM FOR CONTINUED FUNDING OF THE BOND SUPERVISOR POSITION AS A YOUNG COUNTY EMPLOYEE:

Brandon said this is the Bond Supervisor who is effectively doing the job. During the budget workshop, there was a discussion regarding places to cut spending and this position was considered. Six years ago, the City of Graham and other entities agreed to create this position with the City of Graham taking the position on as a City of Graham employee. City of Graham covered expenses and was reimbursed a portion by the other entities. The anticipated revenue was \$60,000 but was generating \$30,000 to \$40,000 with City of Graham absorbing the loss. According to the Interlocal Agreement, there was supposed to be an annual meeting and that has not been taking place. From a supervisory situation, the employee is more accountable to the Probation Department and the District Judge and the County Judge. Brandon proposed to the other entities that this employee become a County employee. He also serves in a position as a Constable. The City's portion will be cut down to \$12,500. The past few years has varied with our \$6,000 the first year and up to \$26,000 year before last. Interlocal Cooperation Funding Agreement is included in the packet. This agreement shifts the direct responsibility and liability of the employee and puts it under the County. Brandon recommended approving the agreement and authorizing Mayor Blanton to sign the City of Graham's commitment. Darby Brockway made the first motion. Brint Albritton seconded and the request was unanimously approved 4-0.

CONSIDER AND ACT ON A REQUEST FROM CATHY PARTRIDGE ON BEHALF OF AFFIRMING TEXAS FAMILIES SERVICES AND GRAHAM CRISIS CENTER TO USE THE GRASSY AREA LOCATED BETWEEN THE CHAMBER AND THIRD STREET TO SET UP FAMILY FUN DURING THE TEXHOMA GIVES PROJECT TO HELP RAISE AWARENESS AND FUNDS FOR THEIR NON-PROFIT EFFORTS FROM 8:00 A.M. TO 8:00 P.M. ON SEPTEMBER 10, 2020 (DETAILS IN LETTER):

Brandon referred to the request letter in the packet and provided details regarding the request. The event will take place outside with less than 100 attending. Cathy Partridge introduced Courtney Shifflett and mentioned their partnership in the event. Cathy said the organizations are seeking to attract attention to their cause. Kyle Peavy mentioned his concern for COVID-19 and gathering of people during events and the upcoming holiday. Mayor Blanton said clarification is necessary on the Governor's order regarding the number of cases requiring a mask. Mayor Blanton stated the Governor's order originally stated if there are less than 20 cases (in the community) that no mask is required. City of Graham did have more than 20 cases when the Governor issued the order. Consequently, that requirement of a mask is in effect and because we dropped below 20 cases, that still is in effect until an order is signed by the County Judge requesting the order be dropped. Superintendent Cruse (Graham Independent School District) said a mask should be worn with children back in school and the interaction they have. Wearing a mask is still in order. Brandon said any event with more than 10 participants requires wearing a mask. Mayor Blanton said that is in effect for all outdoor events. Inside events are limited to 50 percent of capacity. Brandon said everyone should continue to follow the recommendation of Dr. Martin by wearing a mask and staying six feet away from others. Brandon said we are in the process of considering the request for requested event. Brint Albritton made the first motion and Lee Boyd seconded. The request was unanimously approved 4-0.

BOARD APPOINTMENTS BY THE MAYOR (IF NEEDED):

Mayor Blanton said he prefers to delay board appointments. No action taken.


REPORTS:

- Brandon said the lake level is currently 93.6 percent full as of today, September 3, 2020. Sarah will provide information regarding the "Duck Derby." Krisa will provide the Chamber events. School has started and Sonny (GISD Superintendent) and everything is going as good as expected. Steers games will be streaming on Facebook for Friday night games.
- Chamber of Commerce and CVB Chief Executive Officer, Krisa De La Cruz, informed Council of the Chamber Luncheon on September 15, 2020. The luncheon will be a virtual meeting with required registration. The speaker will be Kyle Anderson of Edward Jones. In lieu of lunch, the Chamber will be offering \$10 Chamber Bucks for attendees. The Chamber Golf Tournament will take place on September 28, 2020. Encouraged the public to purchase ducks from the Rotary Club.
- Rotary Club President, Sarah Lundgren, said 6,500 ducks have been sold so far. She mentioned organizations that are participating in the event.

- Mayor Blanton thanked former Police Chief Tony Widner for attending the Council meeting.

ADJOURNMENT:

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


Neal Blanton, Mayor

ATTEST: 
Sharon McFadden, City Secretary