

October 28, 2021

The Graham City Council met in REGULAR SESSION in the Council Chambers at 9:00 a.m. on Thursday, October 28, 2021, with the following members present:

MEMBERS:	Mayor:	Neal Blanton
	Mayor Pro-Tem:	Shana Weatherbee-Wolfe
	Council Members:	Alex Heartfield
		Jack Little
		Randy Cantin
	City Manager:	Brandon Anderson
	City Secretary:	Sharon McFadden (absent)
	City Attorney:	Dan De La Cruz (absent)
	Municipal Judge:	Jim Reeves
	Police Chief:	Brent Bullock
	Fire Chief:	Jim Don Laurent

VISITORS: Marci Bueno (record minutes), Randall Dawson, Kelli Shifflett, Thomas Wallner, Carla Ritchie, David Aleshire, Dennis Fellows, BJ Cook, Grant Ingram, Mandy Logan, Justin Howard, Sonya Ramos, Randall Reid, Lisa Kinkead, Jack Edwards, and Steve Perry of D.A. Davidson & Companies.

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

PUBLIC FORUM: Mayor Blanton asked if anyone would like to speak in the public forum. Sonya Ramos asked where the City of Graham staff plan to spend proceeds from the opioid settlement. Brandon said funds would have to be utilized to counter react addiction. There will be two (2) portions in the settlement. Fifteen (15) percent will be given to cities and counties. Brandon said the amount the City (of Graham) will received depends upon the number of entities involved. Brandon said the amount of the settlement is \$1.5 billion for the State of Texas and the entire settlement is \$25 billion. Brandon said he estimates the City (of Graham) to receive approximately \$40,000. Brandon said the other 85 percent will be set aside and governed by the Texas Comptroller or the Attorney General's office. Brandon said the funds will be used in cooperation with a medical facility to assist those with addiction.

#### APPROVAL OF MINUTES:

Regular Session Council meeting held on Thursday, October 14, 2021, were considered. Alex Heartfield made the first motion approving the minutes and Jack Little seconded. The minutes were unanimously approved 4-0.

#### CONSIDER AND ACT ON THE SEPTEMBER 2021 FINANCIALS:

Brandon said Sharon is out of the office and attending a meeting for the Texas Municipal Clerk's Association. Brandon reviewed the revenues and expenditures of the general fund, garbage fund, water fund, and sewer fund. Jack Little asked (referring to page one) for an explanation on the auditorium (in general fund). Jack Little said \$86,721.00 was budgeted but \$121,175.00 was spent. Brandon said part of it was a roof project, air conditioning, and an upgrade of the sound system. Brandon said the City (of Graham) will be reimbursed from either specially designated funds for the auditorium or through foundations that have offered assistance. Brandon said the donations have not been received yet. Jack Little asked if \$1,068,000.00 was from the American Relief Fund. Brandon answered, "Yes." Jack Little said he thought we (City of Graham) were getting \$1.8 million. Brandon said the total will be a little more than \$2 million. Brandon said we have received one (1) payment and we (City of Graham) will receive another payment in one (1) year. The first payment of \$1,068,000.00 has been dedicated to the Tackett Lift Station upgrades. Brandon said the total will be about \$2.1 million. Mayor Blanton said he wanted to take a moment to commend Brandon and the City (of Graham) staff. Mayor Blanton said he has been reviewing the City (of Graham) financial reports for 10 to 15 years and said the financial status of the City (of Graham) has improved. Randy Cantin made the first motion to accept the financial reports. Alex Heartfield seconded, and the September 2021 financial reports were unanimously accepted with a vote of 4-0.

#### CONSIDER AND ACT ON THE QUARTERLY INVESTMENT REPORT ENDING SEPTEMBER 30, 2021, AS PRESENTED BY THE CHIEF FINANCIAL OFFICER OR HER DESIGNEE:

Brandon said if there are questions, Council will need to reach out to Sharon, and she will provide answers. Brandon said the only substantial change is in the sewer fund with a balance increase. Brandon said a bond payment made for the water plant caused a decrease. Alex Heartfield asked when the bids were due for the Tackett Lift Station. Randall Dawson said the bids are due today (October 28, 2021). Mayor Blanton asked if it is known how many bids are being provided. Brandon said there were three (3) entities attend the pre-bid meeting. Alex Heartfield made the first motion and Shana Weatherbee-Wolfe provided the second motion. The quarterly investment report was unanimously accepted 4-0.

#### CONSIDER AND ACT ON ORDINANCE # 1116 AMENDING ORDINANCES #1102, #1104, #1109, AND #1112 FOR THE APPROPRIATION OF FUNDS FOR THE VARIOUS DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021:

Assistant Finance Director, Marci Bueno, explained to Council that the ending of each fiscal year the auditors want to see each departments expenses zeroed out. Marci said it is more beneficial to the City (of Graham) to do the adjustment by ordinance rather than in the audit as auditor adjustments. Marci said the auditor has recommended this action for the past three (3) years. Mayor Blanton asked if funds were being added or subtracted. Marci said the adjustments are added and some are subtracted. Marci said the adjustments are only for the expenses and do not change any revenues. Alex Heartfield made the first motion to approve ordinance # 1116. Shana Weatherbee-Wolfe seconded, and Ordinance # 1116 was accepted with a unanimous vote of 4-0.

#### CONSIDER AND ACT ON ORDINANCE # 1117 AUTHORIZING ISSUANCE OF "CITY OF GRAHAM, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, TAXABLE SERIES 2021"; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SAID BONDS; RESOLVING OTHER MATTER INCIDENT AND RELATED TO THE ISSUANCE, SALE, PAYMENT, AND DELIVERY OF SAID BONDS; ESTABLISHING PROCEDURES FOR THE SALE AND DELIVERY OF THE BONDS; DELEGATING MATTERS RELATING TO THE

**SALE AND ISSUANCE OF THE BONDS TO AUTHORIZED CITY OFFICIALS, AND PROVIDING AN EFFECTIVE DATE:**

Steve Perry of D.A. Davidson & Companies provided a detailed explanation to Council regarding the status and process of the general obligation refunding bonds. Brandon asked Mr. Perry to explain the contents of the ordinance. Mr. Perry explained the process of savings (to the City of Graham) and the delegated sale process. Alex Heartfield made the first motion to approve ordinance # 1117 and Jack Little seconded. Council voted unanimously 4-0 to approve ordinance # 1117.

**CONSIDER AND ACT ON CRAPPIE HOUSE RV LAYOUT AND PLAN EXPANSION:**

Brandon said Mr. Reid was attending the meeting today (October 28, 2021). Brandon said he and Mr. Reid visited prior to the Council meeting. Brandon said there are some changes needing to be made before he (Brandon) would recommend moving forward. Brandon said Mr. Reid has provided the details previously requested by Council. Brandon referred to the details in the maps Mr. Reid provided. Brandon said he is fine with the seven (7) new proposed RV sites if Mr. Reid will update his map to reflect the new sites to be "full hook-ups" as opposed to "water and sewer" only. Brandon referred to the tent sites are showing "electric only" but will actually be "electric and water only" and needs to be updated. Mr. Reid would like in the future to add the pavilion to rent for birthday parties and other events. Brandon said the plan is more specified and there are changes necessary. Brandon said he would be fine with new proposed seven (7) RV site with full hook-ups. Brandon said staff does not have an opinion on the tent sites but are fine with the pavilion. Jack Little said he wanted to discuss the septic system. Jack Little asked if the septic system was able to manage the additional RV spots. Mr. Reid said he had to get permits before working on the RV sites and the septic system is designed to accommodate fifteen (15) trailers plus the restrooms with showers. Mr. Reid said there is over 400 foot of panels in it and everything he has done; he has gotten permits and then approvals after completion. Mr. Reid said he will get a permit for anything he intends to do, and anything found not correct in his proposal, the permit will take care of. Mayor Blanton asked Mr. Reid if the existing septic system will manage the additional RV spots. Jack Little said the map shows nine (9) existing RV spots, the owners' RV, which makes ten (10) and then add the new seven (7) requested which is a total of seventeen (17). Jack Little said then it is necessary to include the tent sites and the pavilion that causes concern. Jack Little said he is concerned whether all the additional activity can be managed by the septic system. Mr. Reid said it is his understanding the current septic system can manage the increased usage. Mr. Reid said he has spent quite a bit of money having it preplanned and designed before building. Mayor Blanton asked Mr. Reid if he could obtain documentation from the septic installers verifying the septic system can accommodate all the additions. Randall Dawson said the septic system was inspected by the (Young) County. Randy Cantin said there is concern for the protection of the water. Randall Dawson said the septic tank is far enough from the water to meet regulations. Randy Cantin asked who Mr. Reid needs to go through for permitting to meet the guidelines. Randall Dawson said that the new hookups, if tying into the current septic, will be through lateral lines. Randall Dawson said a plumbing permit will be issued through the City (of Graham) and will be inspected by him (Randall Dawson). Randall Dawson said everything is moving away from the water. Jack Little asked Randall Dawson if he looked at the lines that are there now. Randall Dawson said he did look at the lines for the tent hookups. Mr. Reid said he hired a company to install sewer and explained details of the process. Brandon said this is the only commercial lease on the lake and must be presented to Council. Brandon said he and Randall Dawson can get with Mr. Reid to obtain the documentation necessary in regard to concerns. Jack Little said he would like to table the request so Council can be presented with who installed the septic system and the impact of all the additional usage. Mr. Reid expressed his anger toward getting an immediate approval. Jack Little said Council wants to know more about the septic and increased usage. Mayor Blanton said it is their (Mayor & Council) responsibility to determine if the septic system is sufficient. Randy Cantin stated to Mr. Reid that it is beneficial for him not to spend additional money and then possibly be shut down because of inefficiencies. Mr. Reid said he will comply with everything required and fully intends to cooperate. Mayor Blanton suggested the request be tabled at this time and allow Brandon to work with Mr. Reid regarding the septic system. Mayor Blanton said the request is being tabled at this time and will be presented to Council at the next meeting (November 13, 2021).

**CONSIDER AND ACT ON ALLOWING STAFF TO PROMOTE THE PROPOSED COMMUNITY PAVILLION AND START PRESENTING AND PROMOTING TO THE PUBLIC AND START SEEKING DONATIONS FOR PROJECT:**

Brandon said several boards have discussed the potential project. Brandon said if the project moves forward, funds will be raised from local organizations. Brandon said he visited with (Young County) Commissioner's Court on Monday (October 27, 2021). This project is intended to be promoted with the upcoming sesquicentennial (150 years) anniversary of Graham will occur in 2022. Brandon referred to the Council packet for the proposal inform. The intent is to remove the former jail and replace it with a 110 by 40 foot wide open pavilion. Brandon said the pavilion will have picnic tables under it, an insulated roof, and fans in the roof for coolness in the summer. There is electric access to accommodate live music or another event. Brandon said it (the pavilion) would be a fantastic addition for the Chamber to rent, powerful addition to the OPOMAC to rent, and really benefit the events on the square and bring more events. Brandon said it would be a good place for the Lion's Club during the carnival time, provide the Kiwanis Club a place for their pancake breakfast on July 4<sup>th</sup>, the Food Truck Championship would benefit, and the Car Show would benefit. Brandon said the addition would be beneficial to the community. Brandon said the pavilion would be a \$400,000 to \$500,000 venture and a few local foundations like the idea. Brandon said he is asking for Council's permission to promote the pavilion and to see if the funds can be raised through the Chamber, CVB, and the City's initiative to seek the funds. Mayor Blanton said the presentation to the (Young) County was well received and sees the benefits. Brandon said a discussion took place with Shannon Potts and Tony Widner (County History) with the content. Brandon said if a historical designation is sought through the State (of Texas), there are a lot of financial costs involved. Brandon said to make the facility ADA compliant would be very costly. Jack Little agreed the pavilion would benefit a lot more people than the old jail facility. Alex Heartfield asked if the Crisis Center was still using the building (old jail facility). Mayor Blanton said they (Crisis Center) is completely out of the old jail facility. Brandon said the Crisis Center has moved over by the swimming pool (Indiana Street). Mayor Blanton stated the request is for a motion to proceed. Jack Little made the first motion to approve the request. Randy Cantin provided the second motion. Council unanimously approved the request 4-0.

**CONSIDER AND ACT ON A REQUEST BY OPEN DOOR CHRISTIAN SCHOOL TO BLOCK OFF THE DETAILED ROUTE ON ATTACHED MAP FOR THEIR 1K PUMPKIN RUN FROM 10:30 A.M. TO 12:00 P.M. ON OCTOBER 29, 2021:**

Brandon said this event has taken place on an annual basis. Brandon asked Police Chief Brent Bullock if he approves of the request. Chief Bullock said, "Yes, sir." Randy Cantin made the first motion and Alex Heartfield seconded. The request was unanimously approved with a vote of 4-0.

## REPORTS:

- Public Works Director, Randall Dawson, said staff are doing work on the streets and is looking good. New water line installation will start next week on Plum at Calaveras down toward Brazos. Randall said contact has been made with property owners to notify them of the digging that will take place. Brandon explained the entire process of the new water line installations. Randy Cantin stated it is important for citizens to call the City (of Graham) and report the problems, so City (of Graham) staff know where the problems are located. Mayor Blanton asked Jack Edwards what streets the crews are working on. Jack Edwards said today (October 28, 2021) that Third Street and Cherry Street will be finished and since voting (election) is taking place, only one lane will be shut down at a time on Cherry Street. Brandon said there has been a bit of hinderance in traffic. Brandon said yesterday that Calaveras Street was done and unfortunately there was some negative feedback going on. Graham ISD was made aware in advance and notified those who would be affected by the street work. Brandon complimented staff for a smooth process. Jack Edwards said last week he went to the Graham ISD administration office and allowed them to choose which day for Calaveras Street.
- Lisa Kinhead, Manager of the Chamber, mentioned the Trunk or Treat taking place on the square October 31, 2021. The Graham Leader is also having their haunted house on October 31, 2021. The Chamber Luncheon will take place on November 16, 2021. The Christmas Parade applications are available.
- Municipal Court Judge, Jim Reeves, provided the report for October 2021. Total cases pending for the month were 2,953 and 2,374 of those cases were active and 579 were inactive. Carla continues to do an outstanding job of moving those inactive cases. At the end of the month, there were 1,263 active cases and 553 inactive cases. Revenue is \$7,298.40 for the City of Graham, \$3,658 remitted to the State of Texas, for a total of \$10,956.40.
- Brandon said there is a packet from Enterprise Fleet Rental he would like for Council to review. Brandon said this is an option to lease the entire fleet of City (of Graham) vehicles. Brandon said he thinks City staff are managing the leases better internally but told the salesperson he would request Council to review and provide feedback. Brandon said there are problems with lake appraisals. Brandon said the appraiser that has been reviewing lake lots has concerns and is refusing to continue appraising. Brandon said he plans to meet with the appraiser to discuss her concerns. Lake level is at 90 percent full. Brandon said he is thankful to the staff that support him and the City of Graham.
- Council member Jack Little said Johnny Moreland has found an appraiser that has appraised properties at other lakes. The more appraisals conducted; the price will be reduced. The cost is between \$500 to \$700. Anyone that is interested can email a copy of the lease to the appraiser and the appraiser will contact the lease holder. Brandon asked Jack Little to provide him with the information. Mayor Blanton asked where the appraiser is located. Jack Little said the appraiser is located in Venus, Texas.
- Mayor Blanton said the CVB Dashboard report is included in the packet for review.

## ADJOURNMENT:

Jack Little made the motion to adjourn the meeting.



Neal Blanton, Mayor

ATTEST:



Sharon McFadden, City Secretary