

April 15, 2021

The Graham City Council met in REGULAR SESSION in the Council Chambers at 9:00 a.m. on Thursday, April 15, 2021 with the following members present:

MEMBERS:	Mayor:	Neal Blanton
	Mayor Pro-Tem:	Lee Boyd
	Council Members:	Kyle Peavy
		Shana Weatherbee-Wolfe
		Alex Heartfield
	City Manager:	Brandon Anderson
	City Secretary:	Sharon McFadden
	City Attorney:	Dan De La Cruz
	Municipal Judge:	Teresa Bishop (absent)
	Police Chief:	Brent Bullock
	Fire Chief:	Jim Don Laurent

VISITORS: Thomas Wallner, Randall Dawson, Kelli Shifflett, David Aleshire, BJ Cook, Sherrie Gibson, Sarah Lundgren, Monty Snow, Tiffany Snow, and Sonya Ramos.

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 introduced herself and stated she was attending as a follow up to her concern regarding the placement along Highway 16. Ms. Ramos said she contacted TxDOT and received a prompt response that a grant is issued every other year. The grant has already closed for this year. Ms. Ramos asked if the City Council planned to apply for the grant in 2023. Mayor Blanton said that will be something considered closer to that time, there are a lot of challenges to consider when installing sidewalks in specific areas, and the process of how to maintain them. Mayor Blanton said the City (of Graham) will have to review the grant application next year. Ms. Ramos commented that as she looks around the room (Council Chambers) she sees a lot of empty seats. She questioned what can be done and what is being done to get more people involved with this (referring to Council meeting attendance). Ms. Ramos said stronger and happier communities are created in rooms like this (referring to Council Chambers). Sonya Ramos mentioned that she is the only guest visitor signed up in that book and she views that as very problematic. Ms. Ramos hopes you all (referring to Council members and Mayor) sees that as a problem, an issue, and asked, "What can we do?" Mayor Blanton said people are encouraged to attend and the meetings are posted on the City's Facebook page, City's website, and the Chamber posts on their Facebook page. Mayor Blanton said attendance has been a struggle through the years and it is more about people having jobs and lives with limited time to attend. Mayor Blanton said depending on the issues, there have been a good-sized crowd attending. Ms. Ramos suggested changing the time, said she is new to this community, and she wants to see a strong community. Ms. Ramos said she wants to see more people (attending the Council meeting) because this is so foreign to her and she does not like seeing the Council meeting this empty. Kyle Peavy said the most important function of the Council is budget meetings. Kyle said the meetings are in the evening and published to make it available and people do not attend budget meetings either. Kyle said people are not shy on voicing opinions on Facebook. Kyle said he believes it is not uncommon to have lack of attendance in small towns. Kyle said unless there is a pressing issue, for example, the alcohol petition. Ms. Ramos said people should personally be invited, like how churches do. Tiffany Snow asked Mayor Blanton if she could address Ms. Ramos. Mayor Blanton allowed Tiffany Snow to speak. Tiffany asked Ms. Ramos how long she had been here (in Graham). Ms. Ramos said she has been in Graham since February 2021. Mrs. Snow countered Ms. Ramos's comment about a strong community. Mrs. Snow said Ms. Ramos has not had the opportunity to witness Graham's strong community and stated Graham is one of the strongest communities anyone will ever see. Tiffany apologized for not signing (her and husband Monty) into the visitor log. Tiffany said the City Council meeting is often livestreamed for people to watch. People are involved in the community and that the people sitting around those tables (referring to Council, Mayor, City Manager) are involved in a lot of community efforts throughout the town. Mrs. Snow said the Council has their hands and bodies participating in events that provides opportunity to speak to everyone at the events. Tiffany told Ms. Ramos she has not been here (in Graham) long enough to experience the community. Lee Boyd said many people that have a concern or complaint will generally go directly to the Council member outside the Council meetings. Monty Snow commented that Council members tend to be "mobile targets" and the Council chamber doors are always open, people choose not to attend.

APPROVAL OF MINUTES:

Minutes from the Regular Session Council meeting held on Thursday, April 1, 2021 were considered. Alex Heartfield made the motion to approve the minutes. Shana Weatherbee-Wolfe seconded, and the minutes were unanimously approved 4-0.

DISCUSS SALES TAX REPORT FOR FEBRUARY 2021 RECEIVED IN APRIL 2021:

Brandon mentioned Sharon McFadden is out today and Marci Bueno is filling-in for Sharon this morning. Brandon said the percentage is less that the past two months but the City (of Graham) did see an increase of 5.81 percent over same month last year (February 2020). Mayor Blanton said he was reviewing some Graham Industrial Association older sales tax reports back to the year 2010 and said it is remarkable the increases we (City of Graham) have seen over the past eleven years. Mayor Blanton said he hopes the positive trend continues. Mayor Blanton said it is interesting that other local communities are down in their sales tax receivables. Lee Boyd asked what was going on in Graford. Mayor Blanton mentioned the Dollar General is likely doing extremely well in Graford.

CONSIDER AND ACT ON AUTHORIZING THE CITY MANAGER TO NEGOTIATE EXTENSION OF THE CURRENT LEGAL SERVICES AGREEMENT BETWEEN THE CITY OF GRAHAM AND STEPHENS AND MEYERS TO CONTINUE PROCESSING TRANSFERS OF ALL LAKE LOT LEASES AND AUTHORIZE THE CITY MANAGER TO EXECUTE AND SIGN AGREEMENT:

Brandon said three years ago, when hiring Dan De La Cruz as City Attorney, under his (Dan De La Cruz) advice, that all the files have been processed and retained with Stephens and Meyers and should remain with Stephens and Meyers for all the lake lot leases. Brandon said he is meeting with that committee today (April 15, 2021) at 5:00 p.m. and there are still lake lot leases to work up over the next two years. Brandon said his recommendation is to allow him to sign. He said copies of the previous contract and the new contract with new dates is included in the Council packet for review. Lee Boyd asked what the time commitment was. Brandon said another three years. Kyle

Peavy made the first motion. Lee Boyd seconded, and the signature authorization was approved 4-0.

CONSIDER AND ACT ON PROFESSIONAL ENGINEERING SERVICES PROVIDED BY KIMLEY-HORN AND ASSOCIATES FOR THE LIFT STATION REHABILITATION PROJECT TO PROVIDE ENGINEERING GUIDANCE AND ASSISTANCE THROUGHOUT THE ENTIRE PROCESS FROM BEGINNING TO END:

Brandon said this is like what was done with the water plant alternate line to town with Parkhill. Brandon said Kimley-Horn has been handling most of the wastewater issues the past few years. The issue is not new, it is ongoing with the Tackett lift station. Randall Dawson said in 2011 Kimley-Horn did a redesign for the lift station, but the money was reallocated to the sewer plant for the headworks. Randall said this is updating the plans. Brandon said he would like to have funds allocated from the money the City (of Graham) is to receive. Brandon said the last couple of inspections have caused "red flags" and has been advised if the problem is not fixed, the City of Graham will be written up for it next year. Brandon said the equipment is working but needs to be fixed. The cost will be \$45,000 and will require a budget adjustment. Kyle Peavy stated there is not much of a choice and Mayor Blanton agreed. Kyle Peavy made the motion to approve, and Shana Weatherbee-Wolfe seconded. The professional engineering services request was unanimously approved 4-0.

CONSIDER AND ACT ON A REQUEST FROM RANDY HAMMOND ON BEHALF OF FTK RALLIES ON THEIR SECOND ANNUAL FTK LAKESIDE RUMBLE MOTORCYCLE RALLY AND MUSIC FEST TO BE HELD AT LAKE EDDLEMAN PARK ON AUGUST 20-22, 2021:

Mayor Blanton said he requests this request be tabled at this time. He believes Police Chief Brent Bullock needs to be consulted and the request thoroughly reviewed. Brandon said he was concerned with the statement in the request that Mr. Hammond said the event was discussed with the local fire department. Brandon said that discussion has not taken place with the City of Graham Fire Department. Brandon said another concern is from a security standpoint that a rope will be used for in and out. Brandon said a rope is not much of a deterrent most of the time. Brandon said there are questions staff would like to discuss with Mr. Hammond, but he wanted Council to contact him (Brandon) by email or phone call with their concerns. Kyle Peavy mentioned there are homes in the area and that the boat launching for fishermen is not disturbing but motorcycles could be a concern. Brandon said ordinance states no disturbing noise allowed after 9:00 p.m. Lee Boyd asked where the first rally took place. Mayor Blanton said he was not aware of where the first rally took place. Brandon said he thought it took place at Cisco Lake. Brandon said the cause is important and Mr. Hammond has been upfront and honest. Shana Weatherbee-Wolfe said she likes the idea of raising awareness and bringing business to Graham but there are a few things that need to be reviewed. Mayor Blanton announced the item is being tabled at this time.

CONSIDER AND ACT ON BIDS RECEIVED TO RE-ROOF THE LIBRARY OF GRAHAM AND AUTHORIZE THE CITY MANAGER TO EXECUTE AND SIGN ALL PERTINENT AGREEMENTS:

Brandon referred to the TML coverage rejecting payment for replacement due to aging and wear of the roof at the library. Brandon said there are three (3) individual bids in the Council packet and one that is a separate bid that came in this morning. Lydick-Hooks from Wichita Falls, JC Subcontractors & Construction, C & G General Contracting, and Six Star Construction have submitted bids. Brandon mentioned that Monty and Tiffany Snow

were present at the meeting. Brandon said Lydick-Hooks bid was for \$115,000. JC Subcontractors submitted a bid for \$238,000. There was a \$149,800 bid from C & G Construction. \$108,000 bid was submitted by Six Star Construction. Monty Snow stated the perimeter edge detail corrects the problem on the radius of the building. Randall Dawson compared the C & G process of on-site building to the option offered by Six Star. Mayor Blanton confirmed with Library Manager, Sherrie Gibson that the library roof is original (27 years old) and has never been replaced. Sherrie said there have been repairs on the edges, but leaks have started occurring in the middle of the roof. Sherrie mentioned there is someone willing to pay for Lydick-Hooks to do the repairs and the potential donor has not seen the Six Star bid. Monty Snow said Six Star has provided the maintenance on the library roof the past three to four years. Sherrie said the donor is attracted to the 20-year warranty (offered by Lydick-Hooks). Monty Snow said Six Star rarely provides warranties less than 20 years. Monty Snow said wind ratings and limitations change components. Mayor Blanton asked Monty Snow if there is anything unique about the library roof. Monty Snow said there are two unique features of the library roof. First, the radius and if not addressed, the metal system is insufficient leaving a choppy appearance rather than a smooth radius appearance. Second, the project needs to have a good slope that should move water. Cutting the slope short will pose future problems. Monty Snow provided additional details on the necessity of correctly replacing the library roof. Mayor Blanton said on Six Star's exclusions, it mentions the interior, and asked if there is penetration, will Six Star not be responsible for that. Tiffany Snow said that is in the contract because if there is vibration in the roof but not referring to penetration. Kyle Peavy asked if the Six Star bid was only for materials. Monty and Tiffany Snow both replied that the bid includes materials and labor. Monty Snow explained details regarding the warranty offered by Six Star. Monty Snow said the job will likely take ten days, but he prefers to say fifteen days. Mayor Blanton asked when Six Star would start replacing the library roof. Monty Snow responded that as soon as materials are available, the project will start. Mayor Blanton asked how easy it is for materials to be obtained. Tiffany Snow said commercial supplies may take four to six weeks for delivery. Brandon asked for clarification on the blocking installation, if needed. Monty Snow said between the walls and roof, there should be blocking at the top of the wall to provide securement place for the finishing details. The blocking may not be there, and Monty Snow said that until the removal, there will not be evidence blocking was previously installed. Monty Snow said the blocking prevents water from entering the walls of the building. Brandon said if a change order is required, what will the costs be? Monty Snow said approximately \$6.00 per foot with 741 feet, approximately \$4,500. Lee Boyd asked if there was a change in the wind warranties, how much would that increase the costs? Monty Snow said to change wind warranties require changing the products and application method. Monty Snow said he sees oversights in customers not realizing later that there is a warranty in place. Lee Boyd asked if Six Star has replaced the roof on the auditorium. Tiffany Snow said that is in discussion and has not been done yet. Lee Boyd asked if Six Star will be bidding on the auditorium roof. Monty Snow said Six Star would be placing a bid on the Auditorium. Mayor Blanton asked why Six Star was so late in submitting their bid. Tiffany Snow said Six Star is now handling national accounts for resorts and motor sports (NASCAR) which includes more than 800 buildings. Tiffany Snow said Six Star staff have been traveling and wanted to "fine tune" their numbers before submitting the bid. Kyle Peavy asked if the commitments Six Star has will hinder the ability to take the library roof job. Monty and Tiffany Snow both said there will be on issues. Lee Boyd asked if they (Six Star) have a local crew to handle

the job (referring to the library roof. Tiffany Snow said Six Star has done the roofing for City Hall and the Graham Food Bank. Lee Boyd asked if the City Hall roof was for the new City Hall. Brandon said the roof was for the former City Hall four years ago. Monty Snow said the only delay will be due to delivery of materials. Brandon recommended accepting the low bid by Six Star and even if the \$4,500 (referring to the blocking) needs added, the bid will remain the lowest offer. Kyle Peavy asked what will happen if the donor does not agree, will the City have to incur the additional costs (for the roof blocking, if necessary). Brandon said that is a separate conversation. Lee Boyd said he did not see that being a problem, obviously. Monty Snow said Six Star staff will make themselves available for meetings, if necessary. Kyle Peavy said he is concerned if the donor does not agree, then the City will must bear the additional costs. Brandon said if the donor is not willing to pay for the library roof, then the roof will not be replaced. Mayor Blanton said he recommends approving the low bid based on Brandon's recommendations and go from there. Lee Boyd made the motion to approve the Six Star bid that is not binding. Alex Heartfield seconded, and the bid was unanimously approved 4-0.

DISCUSS WITH CITY COUNCIL PLAN WITH SENIOR CITIZEN/ACTIVITY CENTER COMMENCEMENT OF IN PERSON MEALS AND FELLOWSHIP:

Brandon said Mayor Blanton received a letter requesting the Senior Citizen/Activity Center be opened for daily public use. Brandon said he contacted Charlette to discuss the circumstances. Brandon read a response from Charlette Watkins stating there is a target date of June 1, 2021 to reopen. The response said if they (Activity Center) open, they can no longer do curbside pick-up. If the Activity Center were to close again, curbside will likely no longer be available due to funding restrictions. Charlette's response also stated there is concern regarding the cleaning and special upkeep since there is no funding for additional staff or additional supplies. Lee Boyd asked if the Activity Center personnel are only concerned with the State (of Texas) regulation compliance. Brandon said the Council of Government funding has more to do with COVID guidelines. Lee Boyd asked if that is the State (of

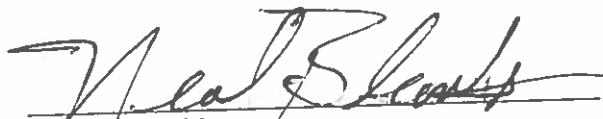
Texas). Brandon and Mayor Blanton said it refers to both State (of Texas) and Federal government. Lee Boyd said they (referring to Activity Center personnel) could be jeopardizing some of their Federal funding. Brandon and Mayor Blanton agreed with Lee Boyd's comment.

REPORTS:

- Public Works Director, Randall Dawson, informed Council that repairs to the 24-inch main line will take place on Monday (referring to April 19, 2021). The line has been leaking for a long time and it was necessary to wait for the Woodland water tank to be brought back into service (was down for repairs). Randall said the repair did not occur the previous week due to TxDOT having the opposite side of the road blocked. Lee Boyd asked for the location of the leak. Randall said the leak was right past Power Plant Road.
- City Manager, Brandon Anderson, said the Council packet included the City Hall Activities Report for March 2021, Utility Representative Report for March 2021, the Library Report for March 2021, Municipal Court Reports (were not submitted), and the Code Enforcement Report. The lake level 93.1 percent as of today (April 15, 2021). Spivey Hill may experience low to no water pressure and remaining customers should be fine during that time (referring to the 24-inch line repair). Staff are pushing for the alternate line so the work can take place for future repairs to the 24-inch line. There should be a response in May 2021 on the grant application. Lee Boyd said he is glad to hear that (referring to the grant application response). Kyle Peavy asked if that is referring to the Texas Street grant. Brandon said the grant response is for the parks grant. Lee Boyd asked if it was for both the parks and trails. Mayor Blanton said he was not sure but thinks the trails grant decision may be scheduled for August 2021.

ADJOURNMENT:

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


Neal Blanton, Mayor

ATTEST: 
Sharon McFadden, City Secretary