

May 29, 2008

The Graham City Council met in REGULAR SESSION at the Graham Library at 9:40 a.m. on Thursday, May 29, 2008 with the following members present:

MEMBERS: Mayor: Wayne Christian
Mayor Pro-Tem: Barry White
Council Member: Jack Graham
Jeff Dickinson
Lydia Schupbach
City Manager: Larry Fields
Assistant City Mgr: Tim James
City Secretary: David Maddy
Police Chief: Jim Nance
Assistant Police Chief: Tony Widner
Fire Chief: Dennie Covey
Assistant Fire Chief: Jerry David - absent

VISITORS: Ted Neeb, Tommy and Sherri Brock, Dan Riggins, Rex and Gaye Steadham, Kami Youngblood Phillips, Idella Armstrong, Robbi Reedy, Jim Young, Al Woodard, Sandra Helvey, Jessica James and Jim Jones. There were others who did not sign in.

ORDER: Mayor Wayne Christian called the meeting to order and Lydia Schupbach opened with prayer.

PUBLIC FORUM:

Residents of Lakewood West and the Candlestick Addition were present and complained to Council about two houses that had been moved into the additions. Both had been purchased from the School District, are in bad condition and the lots have trash piled up around the houses. Dan Riggins presented a petition and a copy of the deed restrictions for Lakewood West. Al Woodard talked about the Lakewood West covenants. Council told citizens from Lakewood that it was not in the City limits and that it was a Young County situation. Other residents from Candlestick talked about the house at 123 Candlestick which has been sitting on blocks and has had no work done on it since it was moved in three months ago. The back of the house is open, the house is not situated within the proper lot boundaries and trash is piled on the neighboring lot where the owners are trying to start building their house. Tim James said that a notice of a substandard building had been mailed to the owner and that no building permit had been requested. The owner has until June 5 to submit plans to the City. Those plans will be subject to all the codes of the City and the house is subject to the standard amount of time to be brought into compliance

MINUTES APPROVED:

Minutes from the May 15, 2008 regular meeting were approved 5-0 with on a motion by Jack Graham and a second by Lydia Schupbach.

PRESENTATION OF FISCAL YEAR 2006-07 AUDIT:

Ted Neeb presented the audit which expressed an unqualified opinion. The General Fund and Enterprise Fund balances show an excess. The Airport Fund has a negative balance which is due to other funds for the City's match on the grant. He reviewed the special report on internal controls, compliance with grants and federal reports and noted that page 66 of the audit is only required when grants exceed \$300,000. He explained the terminology required this year by updated auditing standards. What was formerly called a reporting deficiency is now termed "significant deficiency" and noted that there were two this year, one was a segregation of duties. Larry said the issue would be discussed with Ted and aim for no deficiencies on next year's audit. Council asked for time to review the audit and set approval for the next Council meeting. His firm Freeman, Shapard and Storey will not be able to do the audit next year due to inability to meet the City's deadline and is short of staff.

CONSIDER APPROVAL OF ENGINEER AGREEMENT TO PROVIDE EVALUATION OF AND RECOMMENDATIONS FOR IMPROVEMENTS TO THE WASTE WATER TREATMENT PLANT:

Council reviewed the proposed Engineer Agreement from Kimley-Horn and Associates to perform services leading to an evaluation and recommendations for improvements to the plant. The contract amount is \$25,000, which is budgeted and the engineers will have recommended improvements with the associated costs in time for next year's budget preparations. Lydia Schupbach made the motion to approve the contract, Jeff Dickinson made the second and motion passed 5-0.

CONSIDER RENEWAL OF GRASS LEASE/ROAD EASEMENT LEASE:

The City has been leasing a 104 acre tract of land that lies south of the Wastewater Treatment Plant and is adjacent and abutting Dan Lankford's land. The previous leases have been for five year terms. The lease is advantageous for the City as it provides access to the Plant if Salt Creek floods. The lease amount has been \$650 a year or \$6.13 per acre. The 60 acre grass lease north of the Plant was bid out earlier this year for \$5.00 an acre. Larry recommended executing a five year lease with the same conditions as the expired lease. Barry White made the motion to approve the lease, Lydia Schupbach made the second and motion passed 5-0.

REPORTS:

There were no Police or Fire Department reports. Tim talked about the City requiring a permit to move a house into or within the City limits. He is looking to request the City adopt the 2006 International Building Code and amending the City codes. The Fourth Street lane striping is complete at a cost of \$1,350. It will cost \$14,000 to chip and haul the brush from the Convenience Station. The TCEQ put the City on reduced sampling requirements due to the high quality of the water. Graham is only one of thirteen area cities with this designation. He thanked Council for the Public Works lunch last Friday. Larry reported the lake level at 1075' or 100% of capacity. Council may want to consider moving sessions to the Library as it is handicap accessible, which is why the meeting was held there today, to accommodate a citizen at the Public Forum. Meetings will continue at City Hall for now.

ADJOURNMENT:

On a motion by Jeff Dickinson, a second from Jack Graham and a vote of 5-0 the meeting was adjourned.

Wayne Christian, Mayor

ATTEST:

David Maddy, City Secretary