

June 10, 2021

The Graham City Council met in REGULAR SESSION in the Council Chambers at 9:00 a.m. on Thursday, June 10, 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
	City Attorney:	Dan De La Cruz (absent)
	Municipal Judge:	Jim Reeves
	Police Chief:	Brent Bullock
	Fire Chief:	Jim Don Laurent (absent)

VISITORS: Thomas Wallner, Randall Dawson, Kelli Shifflett, Grant Ingram, Jimmy McLeroy, Krisa De La Cruz, Chaplain Gary Elrod, Carla Ritchie, Sonya Ramos, Jason Cottongame, Pastor Gary Elrod, Jim Reeves, David Aleshire, and BJ Cook.

ORDER: Mayor Blanton called the meeting to order and invited Pastor Gary Elrod to conduct opening Prayer. Pastor Elrod opened with prayer.

PUBLIC FORUM: Mayor Blanton asked if anyone would like to speak in the public forum. No comments were made.

#### APPROVAL OF MINUTES:

Regular Session Council meeting held on Thursday, May 27, 2021, were considered. Shana Weatherbee-Wolfe made the first motion. Alex Heartfield seconded, and the minutes were unanimously approved 4-0.

#### OATH OF OFFICE:

Sharon McFadden conducted the Oath of Office with new Municipal Court Judge, James D. (Jim) Reeves. Mayor Blanton congratulated Judge Reeves.

#### CONSIDER AND ACT ON A PUBLIC NOTICE REQUEST FOR A PROPOSAL (RFP) FOR BANKING SERVICES FOR THE CITY OF GRAHAM:

Brandon said that by law, the City (of Graham) is required to issue an RFP for bank bids every five (5) years. Sharon stated the bids will be due on Wednesday, July 14, 2021, at 3:00 p.m. Brandon said this is an open bid process and will be advertised in the newspaper (The Graham Leader) and anyone may bid on the banking services. Brandon said Council will be selecting the banking institution based upon the review and recommendation by City Staff. This request is providing the authority for staff to issue the RFP out for bid. Sharon said the Public Notice will be posted in the foyer at City Hall, on the City of Graham website, and posted two (2) times in the Graham Leader (local newspaper). Randy Cantin made the first motion and Jack Little seconded. The authorization for City staff to issue an RFP for banking services was unanimously approved 4-0.

#### CONSIDER AND ACT ON RECEIVED RFPS FROM THE RFP (REQUEST FOR PROPOSAL) FOR LAKE EDDLEMAN BEING 15.337 ACRES OF THE C.P. HEARTT SURVEY, ABSTRACT NO. 133, AND T.E. & L. COMPANY SURVEY NO. 3413, ABSTRACT NO. 1233, YOUNG COUNTY, TEXAS. SAID 15.337 ACRES ALSO BEING PART OF LAND CONVEYED TO THE CITY OF GRAHAM, TEXAS RECORDED IN VOL. 352 PG. 9, VOL. 659, PG. 331, VOL. 132 PG. 119, VOL. 340 PG. 56, AND VOL. 342 PG. 189 OF THE DEED RECORDS OF SAID COUNTY:

Brandon said only one bid packet was received and five (5) to six (6) packets were picked up. Brandon anticipated more would be received but one (1) was submitted. Brandon said if more than one (1) were received, he would have made a recommendation. The RFP received was well prepared, presented, and is included in the Council packet. Brandon referred to the additional map provided that is enlarged for review of details. Brandon recommended the item be tabled at this time. Brandon recommended that Mayor Blanton appoint a committee. Brandon requested to be included in the committee along with GEIC President, representation of two (2) City Council Members to sit on the committee. Brandon suggested the selected committee review details of the proposal and present to the City Council at the next meeting (June 24, 2021). Mayor Blanton said he would like to request Alex Heartfield to participate on the committee since he is currently serving on the Parks Board. Mayor Blanton asked Shana Weatherbee-Wolfe to also serve on the committee. Alex Heartfield and Shana Weatherbee-Wolfe accepted to serve on the committee. Mayor Blanton said he wants Jack Graham to represent GEIC, Brandon Anderson (City Manager), and possibly one (1) other individual. Brandon said the proposal can be discussed at this meeting. Brandon said if there is no additional discussion at this time, he suggested a motion to table this item until next Council meeting. Brandon said the parks plan put together in 2018 revamped and put back together. Brandon said this (RFP) is stage five (5) of that parks plan. Brandon said phase one (1) is being partially funded (50%) by Texas Parks and Wildlife. Brandon said we are trying to maximize the money received from the BRA (Brazos River Authority). Through that process, Brandon said he believes phase (1) and phase (2) can be completed. Brandon said to complete phase three (3), there will likely be a request from local donors to assist. Brandon said phase five (5) is down the line, he believes it is a neat idea, and that is why this RFP has been put out for bids. This could enter the City (of Graham) into a private/public partnership that only benefits the City (of Graham) if it is well-ran. The private side will also only benefit if it is well-ran. Brandon said this type of lake traffic will be coming into town (Graham) to shop. Brandon said this could be a nice amenity to add to the lake. Jack Little asked if Brandon is requesting to table the RFP, do the research, and vote at the next Council meeting (June 27, 2021). Brandon said he would like to see the item tabled at this time. Brandon said he has spoken with the individuals, and they can be in town next Tuesday (June 15, 2021) and next Wednesday (June 16, 2021) to meet and gather additional details. Brandon said he would like to bring City Attorney, Dan De La Cruz into the meeting. Alex Heartfield mentioned that one (1) other bid that was expected did not get submitted. Mayor Blanton said the bid not submitted had put a lot of time into it. Shana Weatherbee-Wolfe stated this would be a positive impact and there was a lot of energy put into it (the proposal). Jack Little said he does not have a problem if we (City of Graham) do not lose them (RFP submission by RKJ Adventures). Brandon said City staff need to ensure the project is mutually beneficial. Brandon said RJK Adventures has already secured funding and could start moving within 60 to 90 days. Mayor Blanton said finding the financing is very important. Jack Little stated the project RFP is very well laid out. Mayor Blanton said

he agreed (with Jack Little's comment). Mayor Blanton requested a motion to table the item. Jack Little made the first motion and Randy Cantin seconded. Council voted 4-0 to table the item. Mayor Blanton suggested if there are any concerns, present those (concerns) to Shana Weatherbee-Wolfe or Alex Heartfield.

#### REPORTS:

- Public Works Director, Randall Dawson, said staff is waiting on streets to dry so road work can begin. He anticipates preparations next week.
- Mayor Blanton asked if there is a schedule for the work planned on Texas Street. Brandon stated approval has not been received yet. The application was submitted a month ago (May 2021).
- Police Chief, Brent Bullock stated he wanted to update Council on the hiring process. The Police Department is currently four (4) officers short. There have been three (3) recently made conditional job offers. One (1) has recently graduated from VRJC (Vernon Regional Junior College) Academy. A recruit is preparing to be sent to the Weatherford Academy. One (1) Police Officer that recently left has requested to return and has reapplied. Brent said he is working to obtain full staff.
- Krisa De La Cruz, CEO of the Chamber and CVB, said the events were very successful for the Possum Petal, Food Truck Championship, and concert. Krisa stated there is much gratitude and appreciation to the City of Graham. She mentioned Randall Dawson's crew (Public Works staff), Police Chief Bullock, Fire Chief Laurent, and BJ Cook all worked to make it an overall smooth day. Retail Coach reported there were approximately 18,000 people on the square which is a record. There were 4,000 people attending the concert. Retailers have reported business was excellent that day (June 5, 2021). She thanked everyone and stated it takes 400 volunteers and really the whole town. Randy Cantin told Krisa, "Good job."
- Assistant Fire Chief, David Aleshire, informed Council of the lake and creek levels in the area. Salt Creek, at the highest point, was 7.3 inches from the bridge.
- Mayor Blanton called on GEIC Director, Grant Ingram said he was echoing Krisa De La Cruz's comments regarding the events of June 5, 2021. Food Truck Championship was a major success only due to the cooperation from the City (of Graham), Law Enforcement, City Council, and our County Commissioners. It really was joint effort community event. Many people visiting and spending money. This is the last report being given as CVB Manager and he is looking forward to taking on the GEIC position.
- Brandon Anderson called on Municipal Court Clerk, Carla Ritchie. Carla welcomed Judge Reeves to Municipal Court and said they would make a good team. The monthly report (May 2021) is still showing more than 8,000 cases. She has reached out to Incode for assistance. There are a lot of cases that have not been closed out due to multiple reasons. The issues begin in 2001 and every monthly report presented since 2001 has been inaccurate. She said the corrections are taking her longer than anticipated but should be making a big difference in the next monthly report. Mayor Blanton commented, "Good, thank you." Carla said she and Judge Reeves will work together for correcting records. She thought reports were current up to 2007 but she missed all the cases that had "no offense" so she is currently correcting 2003. It will take a long time to correct 20 years of incorrect records. Mayor Blanton told Carla he appreciated her effort. Brandon mentioned Incode will be coming to train Carla and Judge Reeves with becoming more efficient with the system. Brandon said Carla, Municipal Court Clerk, is the most important employee of Municipal Court. Brandon said he appreciates her (Carla's) effort and plans to bear with her, along with Council, as the corrections are made. Brandon said at the end of three (3) months, he intends to revisit and again at six (6) months to ensure Municipal Court is headed in the right direction. Carla said she has sent letters to everyone interested in community service. She is in the process of preparing all the pre-trial folders for Dan De La Cruz (City Attorney).
- City Manager, Brandon Anderson, referred to the May 2021 reports for City Hall Activities, Utility Representatives, Library report, and the Municipal Court Reports mentioned by Carla Ritchie. The lake level is 100 percent full, and it is great to have a full lake heading into summer. Social media posts are occurring regarding cloudy and dirty water in areas of town. When someone notifies City Hall, staff immediately flushes the lines. Even if not notified, City Staff will go ahead and flush in response to the social media posts. The combination of the lake filling up all at one time and all the accumulated rain has caused people not to water yards has caused the water not to process through the system like it needs to. The lines are older, and the City Staff are tackling the issues. A Risk and Resiliency Plan was done which is required by the EPA. The City of Graham has 112 miles of water lines. Reports of dirty and cloudy water have decreased. Burnouts (of water lines) is now taking place in the fall rather than summer months. If Council receives reports from citizens for dirty water, City Staff need to be notified so flushing can immediately be done. Jack Little said he has never experienced "yellow" water and does not participate in Facebook. Jack asked if there are certain areas or sporadic. Brandon said mainly the old section of town from South Street to Fifth Street and East Street to West Street are where most of the old cast iron lines are located. Brandon said City Staff will soon be installing a quarter mile with a six (6) inch PVC that will help parts of the area. City Staff are working on smaller lines, but the larger lines are costly and will be replaced as quick as possible. Mayor Blanton said many people chose to post of Facebook rather than calling City Hall and reporting the problem. Brandon said if calls are received, flushing will occur. Even on weekends, contact the Sheriff's Office and City Staff that are on-call will arrive and flush the line. Brandon said the City (of Graham) wants to take action on the water issues. Brandon said he found out this morning that his son received a \$20,000 Houston Livestock Show Scholarship and he is proud of his son Cade Anderson. Jade Jordan, another student in the program (in Graham) was also awarded the same scholarship.

#### ENTERED INTO AN EXECUTIVE SESSION AT 9:23 A.M.

Sec. 551.072 Deliberations Regarding Real Property.

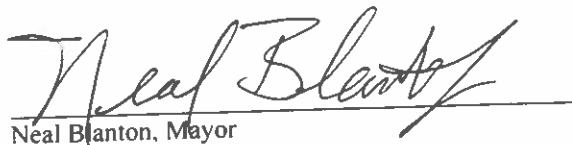
- Lake Lot Lease Committee Update to Council
- Adjoining Lake Lot Lease Properties
- Vacant Lot at 711 Cherry

**EXIT FROM THE EXECUTIVE SESSION AT 10:02 A.M.****CONSIDER AND ACT ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION:**

Brandon said City Staff has been meeting with a group of approximately nine (9) lake lot lease owners. The group has been trying to determine what is the best option for lake lot lease holders that do not own the land. The appraisal district is now taxing those individuals on the land. Brandon is updating the Council on the status. Appraisals have been considered but not occurred yet. There will be another committee meeting called to discuss what the options are. Land values have created issues. Brandon said the discussion with Council Members will be taken to the committee. The committee meeting has not been set yet but will be set later. No action taken.

**ADJOURNMENT:**

Jack Little made the motion to adjourn the meeting. Alex Heartfield stated he seconded the adjournment.



Neal Blanton, Mayor

ATTEST:



Sharon McFadden, City Secretary