

June 24, 2021

The Graham City Council met in REGULAR SESSION in the Council Chambers at 9:00 a.m. on Thursday, June 24, 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
	Municipal Judge:	Jim Reeves (absent)
	Police Chief:	Brent Bullock
	Fire Chief:	Jim Don Laurent

VISITORS: Jack Graham, Thomas Wallner, Kelli Shifflett, Krisa De La Cruz, Lisa Kinkead, Dennis Fellows, Jason Young, Letha Young, Tammy Morrison, Janie Arellano, Sam Dooley, Connie Dooley, Bill Bryant, Gail Bryant, Rob Jackson, Ramsey Jackson, Colby Kramer, Terri Moore, Janice Lunsford, and Angela Reagan.

ORDER: Mayor Pro-Tem Shana Weatherbee-Wolfe called the meeting to order at 9:00 a.m. Due to a conflict with the funeral services of Mr. Norman Stovall, the meeting is now being recessed to a time certain of 10:30 a.m. at which time the City Council of the City of Graham will reconvene and commence with their business as posted on the agenda.

ORDER: Mayor Neal Blanton called the meeting to order at 10:30 a.m. Mayor Blanton said he appreciated everyone's patience as they honored Norman Stovall this morning. He asked everyone attending to sign the Visitor Sign-In Sheet before leaving the meeting.

PUBLIC FORUM: Mayor Blanton asked if anyone would like to speak in the public forum. Mayor Blanton stated if those attending are wanting to voice concerns regarding Lake Eddleman, that will be discussed as agenda item number six (6). Attendees are welcome to wait and speak at that time or may speak at this time in public forum. Tammy Morrison who lives on Boat Ramp Road, introduced herself. Her family purchased property in 1956 which was prior to the lake. Ms. Morrison read her letter aloud expressing concerns regarding the proposed changes to Lake Eddleman. Terri Moore introduced herself and stated she and her husband have resided on Boat Ramp Road since 2001. Ms. Moore's parents purchased the land in the 1960's. Ms. Moore read her letter aloud and expressed her concerns regarding the proposed changes to Lake Eddleman. Noise, traffic, pollution, and loss of habitat for animals were Ms. Moore's primary concerns. Connie Dooley said she became a resident of the area in 1975 and her husband started "cleaning up" of the area in front of their two (2) acre property. Ms. Dooley expressed her concerns for traffic and losing their view of the lake. Jason Young said he has been a resident of Lake Eddleman since 1986 and his only concern was the loss of view from his property. Mr. Young stated the road access is limited and requires improvement. Ms. Dooley stated she watches boats entering the lake for tournaments and said she assumes those boaters are not going to like the changes. Janice Lunsford said she has been a resident of Lake Eddleman since 1995 and raised her children there. Ms. Lunsford said the road access and increased traffic is of concern. Ms. Lunsford mentioned low water pressure, especially in summer months. Ms. Lunsford is concerned for loss of lake view from her property. Mayor Blanton said he wanted to remind everyone this (referring to the Lake Eddleman property RFP) will be discussed in agenda item number six (6). Mayor Blanton said attendees may continue to state concerns, but Council is not able to respond in the public forum. Mayor Blanton stated questions can be answered under agenda item number six (6). Angela Reagan said she has some great ideas for enhancing access and resolving traffic issues. Ms. Reagan said she is excited about the potential changes.

APPROVAL OF MINUTES:

Regular Session Council meeting held on Thursday, June 10, 2021, were considered. Shana Weatherbee-Wolfe made the first motion. Randy Cantin seconded, and the minutes were unanimously approved 4-0.

CONSIDER AND ACT ON THE MAY 2021 FINANCIALS:

Sharon McFadden briefly reviewed the financials reports. Sharon stated the expenditures that are exceeding budget and provided the line items causing the overages. Sharon stated that cash in the general fund, water fund, and sewer funds were all in positive positions. Sharon mentioned the two bond payments are to be paid by August 15, 2021. Mayor Blanton asked if the City's cash position is better than it has been in the quite some time. Sharon stated the cash position has improved. Randy Cantin made the first motion to accept the financials. Alex Heartfield seconded and the financials were accepted 4-0.

DISCUSS THE SALES TAX REPORT FOR APRIL 2021 RECEIVED IN JUNE 2021:

Brandon said it was a positive month and according to the budget, the final figure (referring to the end of fiscal year) will likely result in a surplus. Brandon said he and Mayor Blanton had previously discussed being conservative on the sales tax revenue. Brandon said the sales tax will not always be strong and will likely experience weak moments as well. Brandon mentioned he hopes to eventually build a reserve but are still working to gain a positive balance in the general fund. Sharon stated the City (of Graham) has received 98 percent of the budgeted property taxes.

CONSIDER AND ACT ON RECEIVED RFP'S 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 explained that the parks board has created a five (5) phase parks plan. The City of Graham received the \$1 million from the Brazos River Authority (BRA). Grants have been applied for through Texas Parks and Wildlife. The parks board is trying to maximize the \$1 million. Funding for phase one (1) has been received. Fireman's Park with a walking trail, update facilities, and playground equipment. Brandon said phase two (2) will also be for Fireman's Park and some sporting fields by West Street. Phase three (3) will be for amenities added to the parks plan. Brandon said phase five (5), which is down in the future, is being proposed by the individuals presenting at the

meeting today (referring to RKJ Adventures). Brandon said Council has been discussing this item the past six (6) months and is aware of concerns. Brandon said the City Attorney has been involved and recommended the Request for Proposal (RFP) be issued. RFP has been issued for two (2) months and the required public meetings have been posted. Bids were due June 6, 2021, and were opened on June 7, 2021. Only one (1) qualified bid was received. Brandon said that bid was from RKJ Adventures, and that Robert and Ramsey Jackson were attending the meeting. At the last Council meeting on June 10, 2021, the Mayor appointed a committee. The committee members were Alex Heartfield and Shana Weatherbee-Wolfe representing the City Council, Brandon Anderson, and GEIC Chairman Jack Graham. The committee met with RKJ Adventures to discuss the project and plan. Brandon said he is disappointed that City staff are not able to efficiently maintain Eddleman Park and the RV park spaces. The committee believes this project is costly and to be effective, it must be maintained by the private individuals. Brandon said most of the concerns presented (during the public forum) are addressed in the plans of the project. Brandon said property value concerns are being addressed and effort is being taken to determine values of land for lake lots. Brandon said he regretted to state there is not a solution at this time on property values. Brandon said the water pressure is being addressed. An engineering firm has been hired and getting started in applying for a low interest loan through the Texas Water Development Board. Brandon said the alternate line (referring to water line) to town is badly needed. Currently, the City only has the 24-inch water line that comes down Highway 61. Brandon said soon the line will be a 20-inch line that will upgrade the water pressure. Brandon said the alternate line should be complete within the next year. Brandon said this project being considered is part of phase five (5) of the parks plan. Brandon said the boat ramp will always remain open to the public. Brandon said the benefit of managing the boat ramp is charging a \$5.00 or \$10.00 launch fee. Someone will be there to collect the money, look over the boat, verify the individuals are responsible people, and check for tags and licenses. Brandon said that person could check for Texas Parks and Wildlife concerns when the boats go into or come out of the lake, such as zebra mussels. Brandon said Ms. Moore mentioned trash issues. Business interest will maintain the cleanliness and be a better benefit than what City staff can provide. Brandon said fishing tournaments will be monitored for health and safety. Brandon said all the points presented were valid and most had been discussed in the committee meeting. Jack Little asked about the sewer situation. Brandon stated that all TCEQ (Texas Commission on Environmental Quality) guidelines for a sewer system must be followed. Brandon briefly described the options being considered for sewer. Brandon said a proposed fuel tank will be located on the beach area in its own containment. If the tank were to leak, there would be an automatic shut-off in place. Jack Little asked about the road coming off Highway 380 for access to Eddleman Park. Brandon said both entrances to Lake Eddleman are coming off Highway 380. Brandon explained details of the plan. An attendee mentioned that Young County will likely not care for this plan and that her County Commissioner was not aware of this plan. Brandon said he would be glad to have a discussion with Mr. Wiley. Mayor Blanton said he understands the boat ramp will always be open to the public. Mayor Blanton asked if there would be any "free" access to the public anywhere in the area. Brandon said he was not able to guarantee that anything would be "free." One attendee asked if the plan included from the current RV park and continue around to the boat ramp. Brandon stated that is correct. Brandon said the sale of property would provide the business with the ability to set up what is necessary. An attendee mentioned the issues that resulted from the draught a few years ago and the negative impact low water caused. Jack Little questioned the concern and stated he wanted to clarify and understand. Mr. Little said if the water is low at the boat ramp, then the water at the RV park will be low too. (Multiple comments were being made at the same time which caused the recording to be unclear.) Mayor Blanton asked what the current discussion of low water has to do with the planned development. Jack Little said he is trying to figure out what the low water comments have to do with the project. Brandon Anderson said the focus needs to get back to the project and understands low water hurts everyone, especially those intending to bring the new RV park. Brandon said the point being made is the risk the individuals (referring to RKJ Adventures) are taking. An attendee said the area used for swimming is muddy and has a foul odor. Mayor Blanton said he needed to ask again what impact that has on the development. Brandon Anderson said that the points mentioned (muddy and foul odor of lake areas) would be of concern to the investor. Jack Little asked if swimming in that area (referring to Lake Eddleman) is allowed. Brandon Anderson said if the City (of Graham) were enforcing the ordinance, there would be no swimming allowed. Brandon said that is an old, antiquated ordinance that is still on the books. An attendee stated at one time there were no boats allowed on the lake. She continued with stating there were also restrictions that included no swimming, no boating, and no skiing. The attendee stated a letter was sent to the lake lot lease holders of Lake Graham that included notice of the potential plan for selling the land at Lake Eddleman. She said none of those people care what happens to Lake Eddleman. Brandon Anderson and Mayor Blanton both stated they disagree with her statement. An attendee said she was upset about the RV park being planned to block the view of the lake and that is selfish of the City (of Graham) to consider the option. She continued that the free use of the lake will end and that is not fair to those who use the lake, and nothing is available for use anymore at Lake Graham. She said the property owners concern is losing their view of the lake and admitted the properties are not actually considered "lake front" properties. Jack Little said he has reviewed the proposal and that the people investing the amount of money being invested is not going to be on a short-term gig. Mr. Little said it is going to be costly and the investment will require upkeep and care as part of the business deal. Mayor Blanton asked Ms. Ramsey Jackson of RKJ Adventures to speak. Ms. Jackson said her family has lived in Graham more than 30 years. Ms. Jackson said her family lives in their RV full-time and have traveled out west. The plan is to not have cars on blocks and unsightly debris. The plan is to have a destination for people to come and spend a long weekend in Graham. The intent is for people to enjoy Lake Graham and spend money in retail and restaurants. The plan is to attract very short-term visitors and the only long-term options would be during an "off season" like winter months. Ms. Jackson said there will be enforced rules and regulations. The City of Graham currently has issues enforcing rules and regulations. Ms. Jackson said there are trash issues and RKJ Adventures will not allow that to happen. An attendee asked Ms. Jackson if she planned to visit with the County Commissioners to discuss the road concerns. Ms. Jackson said there are a lot of issues that need to be fixed, along with the road. An attendee asked about the electricity and if there will be wires hanging all over. Ms. Jackson said RV parks are designed with utilities in the ground. An attendee asked if there was going to be a bar, grill, and bait shop included. Ms. Jackson said that will be farther down the road (later). Ms. Jackson said there will be "quiet hours" to prevent loud disruptive parties all the time. Most of her friends are in their late 60's and 70's which is a crowd that does not participate in shenanigans. Ms. Jackson said the RV sites will be located all the way over toward the boat ramp and could be changed, like the road concerns. The plan was designed by Ms. Jackson regarding safety as far as entry and where things will be placed. Ms. Jackson said a large part of funds will go toward surveys and engineers with safety being a priority. Ms. Jackson said she was glad to hear the concerns and does not want the RV park to be an "eye sore." An attendee asked if the RV park was going to be fenced. Ms. Jackson said there will be some form of barrier but not a fence. Mayor Blanton asked if any Council Members have additional questions. Randy Cantin said he was asked what type of economic impact the plan will have on sales tax and if there has been any type of feasibility study. Brandon Anderson said there has not been any study, but Retail Coach could provide estimated numbers. Brandon Anderson said that GEIC is partially funded through sales tax and

the reason Jack Graham (GEIC President) was brought into the discussion, was to assist with infrastructure (streets and roads). Brandon Anderson said he would be happy to have a discussion with Commissioner Wiley. Brandon Anderson said today everyone has stated how beautiful and enjoyable Lake Graham is and being in Graham, the lake needs to be shared with others for enjoyment. Brandon Anderson said he understands the cost factor and if visitors are getting to use a nice amenity that includes a sandy beach and swimming experience that differs from what is available now, Brandon thinks that is value added. Brandon Anderson said part of the parks plan was to generate, bring people and visitors to town (City of Graham). Lake Graham could be an alternative to Possum Kingdom Lake, people can stay here (Lake Graham). Brandon said that people in the RV's will stay, eat, and shop which will generate revenue (sales tax). Brandon said he understands the concerns, but this plan will be a "win-win" situation for everyone. Colby Kramer said at this meeting he has heard more of an emotional side and concerns for no "free" access to the lakes. Mr. Kramer said lake traffic on both lakes has substantially increased in the past three (3) years and he is concerned for public safety. Mr. Kramer said he likes the RV park and ideas presented are a good. Mr. Kramer said he understands the concerns of those living at Lake Eddleman that will lose their view of the lake. Mayor Blanton said Colby Kramer has a valid concern regarding the traffic and public safety. Brandon Anderson said the concern is an issue for both the City of Graham and Texas Parks and Wildlife. Brandon Anderson said there has recently been more patrol by Texas Parks and Wildlife. Brandon said BJ Cook, is a local patrol officer that is qualified to do that (inspections, license verifications, etc.). Brandon said the City of Graham boat needs upgrades and Mayor Blanton is aware this issue needs addressed during the upcoming budget workshops. Brandon said the City of Graham is aware of the increased traffic around the lake. Colby Kramer said there is concern for zebra mussels invading our lakes from other places. Brandon said that is a valid concern but is not related to the plan being presented for consideration. Brandon said he understands the level of security that will be needed at the boat dock and when the restaurant/bar is built. Colby Kramer said when the lake is sold, the property tax would significantly increase. Brandon said this proposal is part of the parks plan which is geared toward improving quality of life. Brandon said the City of Graham has absolutely no funding for at this time. This is a private partnership with the City of Graham to venture into benefitting people and generating sales tax dollars. Colby Kramer asked if this will be sale or lease of the property. Brandon Anderson said the tax appraisal district actions have changed the way leased property is taxed. Brandon said the lake property sale will have a provision within the deed that will allow the City of Graham to buy back the property. Brandon Anderson said Mr. and Mrs. Jackson reside in an RV and have presented additional ideas. The Jackson's have offered to visit with anyone after the meeting concludes to answer questions. Brandon said this project being presented is part of phase five (5) of the parks plan. It is important for there to be recreation on Lake Eddleman and adds to amenities. The plan also adds tax dollars to our community by bringing people into Graham. Mayor Blanton thanked everyone for their comments. Mayor Blanton announced that Council will be entering into an Executive Session.

ENTERED INTO EXECUTIVE SESSION AT 11:33 A.M.

Sec. 551.072 Deliberations Regarding Real Property.

EXIT FROM THE EXECUTIVE SESSION AT 11:52 A.M.

CONSIDER AND ACT ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION:

Mayor Blanton announced the RFP for Lake Eddleman would be tabled at this time. It was recommended that Brandon Anderson meets again to discuss some of the concerns that were voiced at the meeting today. Mayor Blanton said the RFP for Lake Eddleman would be considered at the next Council meeting (scheduled for July 8, 2021). Brandon told Mayor Blanton they needed a motion. Jack Little stated he makes the motion to table. Randy Cantin seconded, and the RFP for Lake Eddleman was tabled with a vote of 4-0.

CONSIDER AND ACT ON A REQUEST FROM THE GRAHAM CHIEF OF POLICE (BRENT BULLOCK) TO ALLOW HIS PERMANENT RESIDENCE TO BE OUTSIDE CITY LIMITS BY WAIVING THE PROHIBITING ORDINANCE. GRAHAM CODE OF ORDINANCES (CH. 2 SEC. 2.50), THE ADMINISTRATIVE POSITION OF THE CHIEF OF POLICE MUST RESIDE WITHIN THE CORPORATE CITY LIMITS OF GRAHAM, UNLESS THE REQUIREMENT IS WAIVED BY THE CITY COUNCIL WHEN, IN ITS OPINION, CIRCUMSTANCES WARRANT SUCH ACTION:

Brandon Anderson referred to the letter within the Council packet. Brandon said there is a provision requiring a waiver. Jerry David (prior Fire Chief) had an approved waiver and current Fire Chief Jim Don Laurent has a waiver allowing him to reside on Lake Graham. Alex Heartfield made the motion to approve the request. Jack Little provided the second motion. The request was unanimously approved 4-0.

DISCUSS THE YOUNG CENTRAL APPRAISAL DISTRICT (YCAD) 2022 PROPOSED BUDGET:

Brandon Anderson referred to the proposed budget within the Council packet. Brandon stated YCAD is proposing an approximate increase of ten (10) percent. The City of Graham has the option to make comment regarding the proposed budget. Much of the increase covers the addition of another appraiser. Brandon referred to the email received from Luke Robbins of YCAD. Brandon said last year YCAD submitted a request for a five (5) percent salary increase while City of Graham employees received only a two (2) percent increase. Brandon said the total cost to the City of Graham would increase from \$62,000 to \$68,990. Jack Little asked if the increase is for all taxing entities. Brandon confirmed all entity cost will increase. Jack asked if Council rejects, what will happen. Mayor Blanton responded the increase will happen anyway. Brandon said the City of Graham can send a suggestion and that Darby Brockway is the current representative. Brandon said there will be a new nomination in the fall (2021) that can be a Council member or any citizen. Darby Brockway could be contacted for concerns. Brandon said he could request Luke Robbins provide a presentation. Jack Little asked what increase is being considered for City employees. Brandon said that has not been discussed at this point. Mayor Blanton suggested a note be sent from either him or Brandon and state there is grave concern regarding the YCAD budget when entities are trying to keep taxes as low as possible. Randy Cantin suggested Luke Robbins attend a Council meeting to explain the budget. Jack Little voiced his concern regarding the YCAD budget. Brandon said no action needs to be taken. Brandon said he will be adding an agenda item for the next Council meeting to include Luke Robbins with YCAD. Brandon said the City (of Graham) representation (referring to Darby Brockway) was not aware of the budget increase request and he recommends inviting Luke Robbins.

DISCUSS THE PROPOSED BUDGET WORKSHOP DATES FOR THE 2021-2022 FISCAL YEAR:

Brandon referred to the schedule in the Council packet. Brandon wants Department Heads to attend to build a rapport with Council members. Brandon said it is not mandatory for attendance for the workshops. The

mandatory meetings are listed at the bottom of the schedule. Council agreed to Thursday, July 8, 2021 as the first budget workshop meeting. The second budget workshop meeting was agreed to take place on Tuesday, July 20, 2021. Both meetings will take place from 6:00 p.m. to 8:00 p.m.

REPORTS:

- City Manager, Brandon Anderson, said the Library Report is in the packet. Municipal Court employees received their training and provided positive feedback on progress. The Code Enforcement Report is in the packet. The lake level is currently 99.7 percent full. Comments from Facebook and the Graham Leader were provided to Council regarding the RFP for the RV park plan. Brandon said there are complaints being received regarding dirty water and staff are currently flushing lines. Brandon said it is a combination of the time of year, increased rain, and less watering of yards are causing the issue. Brandon said the City (of Graham) needs to get the alternate line to town done and if the current 24-inch line failed, the City (of Graham) would be without water. Brandon said discolored water is better than no water. Public Works Director, Randall Dawson, will be providing plans for trouble areas at the next Council meeting (July 8, 2021). Jack Little said the black pipe is gone and wanted to know where it is. Mayor Blanton asked if Jack Little meant the black pipe down at Fireman's Park. Brandon said the black pipe that was at the former City of Graham warehouse. The pipe has been moved to Sewer Plant Road. The GIA has sold the property (former City of Graham warehouse) and the pipe needed to be moved. Jack Little asked for confirmation the black pipe has not been sold. Brandon said the black pipe was moved and not sold. Jack Little asked if the City of Graham plans to sell the black pipe. Brandon said the City (of Graham) may have a use for the black pipe in the future. Mayor Blanton said there may be a nice revenue producer presented to Council soon. Jack Little said he has been questioned about the black pipe that people are apparently watching.
- Krisa De La Cruz, CEO of the Chamber and CVB, said events are scheduled for July 3, 2021, with the theme of "America United." The Kiwanis will be having the pancake breakfast, Chalk the Walk by artists, ceremony at the Gazebo, and the 4th of July parade will be taking place. Fireworks will take place on July 3, 2021 at the soccer fields. Jack Little asked what time the parade takes place. Brandon said the parade will take place after the ceremony, so between 10:00 a.m. and 11:00 a.m. Randy Cantin asked if anyone knew what anniversary is coming up for the City of Graham. Krisa said 150-year celebration and there is a time capsule to be opened at Shawnee.

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