

June 21, 2012

The Graham City Council met in REGULAR SESSION in the Council Chambers at City Hall at 9:30 a.m. on Thursday, June 21, 2012 with the following members present:

MEMBERS: Mayor: Barry White  
Mayor Pro-Tem: Jack Graham  
Council Member: Spencer Street III  
Pam Scott  
Greg Montgomery  
City Manager: Larry Fields  
City Secretary: David Maddy  
Public Works Director: David Casteel  
Police Chief: Tony Widner  
Assistant Police Chief: Brent Bullock  
Fire Chief: Dennie Covey

VISITORS: Eddie Gellner, Jimmy McLeroy, Scott Bell, Susie Clack, Judy Scott, Sandra Redwine, Kayla Varhees, Ashley Cornell, Sandra Helvey, Neal Blanton and Cherry Rushin.

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

PUBLIC FORUM:

None.

MINUTES APPROVED:

Minutes from the June 7, 2012 regular meeting were approved 5-0 on a motion from Greg Montgomery and a second from Pam Scott.

CONSIDER SPECIAL PERMIT FOR VIRGINIA'S HOUSE ADDRESS SIGN:

Virginia's House is located in Planned Development District No. 1 and sign regulations require all signs to be flat wall or parapet type and located on the front of the structure facing the street. They have requested a special permit in order to have a replica of a small house with their address on it located in the front yard. A drawing with the dimensions was provided for review. Jack felt that the Master Plan for the area established Elm Street as a showcase and was concerned with the type of sign. Granting the permit might establish a precedent and other businesses might follow with requests of the same nature. The sign makes too public the nature of the location (the Child Advocacy Center). The representatives of Virginia's House acknowledged that confidentiality is a concern, which is why the sign would have the address only and no name. The current sign is decades old and needs replacing. The house sign will be 3' by 3' by 2'. Larry noted that P. D. #1 has its own sign regulations. Pam asked why the new sign could not be a flat sign on the building and Tony Widner said that clients, many from out of town, have difficulty finding the building. Larry said the difference here is that it is a sign replacing an existing sign and that future requests from other businesses for new signs could be denied. Greg Montgomery made the motion to approve the permit, Spencer Street made the second and motion passed 5-0.

CONSIDER BIDS FOR CALAVERAS AND PLUM STREETS RESURFACING:

One bid was received, from Zack Burkett Company for \$298,192. The City budgeted \$240,000. The engineer worked with the contractor and changed the sequence of work to allow the contractor to work multiple blocks to mill and seal several at a time to save on mobilization costs and construction time. The bid was changed to \$258,984.50 and staff recommends the awarding of the contract under the revised plan. Jack Graham made the motion to approve the bid, Pam Scott made the second and motion passed 5-0.

CONSIDER BIDS FOR ARENA WASTE MATERIAL REMOVAL:

The waste material produced from the stall rentals at the Arena has accumulated to an estimated 2,500 to 3,000 cy. It is stored on site and needs to be removed. The City advertised for bids and three were received:

Kent Creel \$10,375

Jerry Barnett Trucking \$ 6,500  
Kramer Construction \$14,000

Staff recommended awarding the bid to Jerry Barnett Trucking. Larry said the City is looking for alternative solutions and the public had not expressed an interest in taking the material. Pam Scott made the motion to accept the Barnett bid, Spencer Street made the second and motion passed 5-0.

**CONSIDER AUTHORIZATION FOR RFQ FOR PARK PLAN:**

The development of a park plan for the Salt Creek Flood Buy-Out Area will need to be approved by the Corp of Engineers through the signing of an operations and maintenance manual. The Corp has indicated that having a plan will aid them in drafting and agreeing to the O & M manual. City Council has indicated that it wants a plan developed by a professional consultant. The Park Plan will consist of developing a map of the park showing the locations of the facilities to be constructed along with parking, utility and maintenance plans. Staff recommends authorization to issue a request for qualifications and proposal for the development of a park Plan for the salt Creek Buy-Out Area and enter into a contract with a selected provider once funding is secured from the Brazos River Authority. The Plan guidelines were submitted to Council for review and included public input, preferred approach and estimates of cost of about \$1,300,000 and a \$430,000 BRA funded maintenance reserve. Costs include a walking trail, playground, pavilion, picnic area, fish pond, concert area, open fields, RV and dog parks as well as parking and restrooms. Any submitted plans are nonbinding. Greg Montgomery made the motion to authorize the RFQ, Jack Graham made the second and motion passed 5-0.

**CONSIDER REQUEST FOR 2013 LION'S CLUB CARNIVAL PERMIT:**

The request is for use of the City Square April 26 through May 7, 2013. Pam Scott made the motion to approve the permit, Spencer Street made the second and motion passed 5-0.

**CONSIDER BOARD APPOINTMENTS:**

The following board appointments were recommended:

Library Board.....re-appointment of Meredith Lucas, Weta Phillips and Jerre Danley  
New appointments of Marcia Little, Clara Salzar and Katie Huitt  
Main Street.....re-appointment of Beverly Smith

Greg Montgomery made the motion to approve all the recommendations, Jack Graham made the second and motion passed 5-0.

**REPORTS:**

Chief Widner presented the May Police Report commenting that there has been some progress on the copper thefts and the department is auditing the evidence room. David Casteel reported that the Breckenridge prisoners finished at Shawnee Springs Park and are working to clean the creek to Indiana Street. Larry reported the lake level at 1073.94' or 94% capacity. 1075' is full. Sales taxes were up in June. He referred to the TML water survey which showed that Graham's water rates were below state average between 11% and 14% for communities its size. Sewer rates were from 17% above to 48% below state averages. The City will need to request a rate increase for the next budget year to start funding the cost of the water improvement projects. Council will meet on July 5.

**ADJOURNMENT:**

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

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Barry White, Mayor

**ATTEST:**

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David Maddy, City Secretary