

February 13, 2014

The Graham City Council met in REGULAR SESSION in the Council Chambers at City Hall at 9:30 a.m. on Thursday, February 13, 2014 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- absent
Fire Chief:	Dennie Covey

**VISITORS:** John J. Hawkins, J. McLeroy, Jennifer Conway, Derrell Dodson, Neal Blanton, Sandra Helvey, Robert San Miguel and Brian Rash.

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

**PUBLIC FORUM:**  
None

**MINUTES APPROVED:**

Minutes from the January 30, 2014 regular meeting were approved 5-0 on a motion from Greg Montgomery and a second from Pam Scott.

**CONSIDER APPROVAL OF THE 4<sup>TH</sup> ANNUAL CARS & STARS CAR SHOW:**

The request was made by John J. Hawkins for use of the Downtown Square for this annual event to be held from the evening of April 11, 2014 through April 12, 2014. The event will require several entrances to the Square be blocked off and areas outside the Square reserved for trailers. The cruise route through town was chosen to avoid traffic lights and be the least disruptive to local traffic. The map was included with the letter of request. Jack Graham made the motion to approve the request, Pam Scott made the second and motion passed 5-0.

**CONSIDER APPROVAL AND AUTHORIZATION OF LOAN FOR AUDITORIUM RENOVATION PROJECT:**

The Auditorium renovation project is nearing completion with about \$375,000 to be paid to the contractor. A donation from a private foundation that will cover this amount has been delayed awaiting IRS approval. There is no concern that the donation will not be received, but the timing has made it difficult to pay the remaining invoices. The Graham Community Foundation has approved a loan to the City in the amount of \$375,000 on a two year note at 3.25%. Any loan on behalf of the City must have City Council approval. Derrell Dodson said that phase III of the project will be about \$1.2M. There is \$33,000 in the bank. There is a current invoice for \$244,000 and another for \$138,000 due on 30 to 60 days. He also said the Memorial Auditorium Fund should pay the interest due on the loan. Spencer Street made the motion to approve the loan, Pam Scott made the second and motion passed 5-0.

**CONSIDER PURCHASE OF PROPERTY:**

In 1980 the City Council approved an agreement with C.B. (Bob) Tyler to allow the girls' softball fields to be built on a 3.55 acre tract of land owned by Mr. Tyler in Fireman's Park. In exchange for this acreage, Mr. Tyler was given permission to dig and use soil from City owned property adjacent to Salt Creek for his wholesale floral business. Mr. Tyler probably only took soil a couple of times and never after 1982. Mr. Tyler's widow requested the City to purchase the property for \$7,500 which is the approximate to what she paid in taxes on the 3.55 acres since 1980. This property should have been purchased in the Salt Creek Flood buy out was overlooked. The appraised value is higher than the \$7,500 Mrs. Tyler requested. Since the request was made Mrs. Tyler has passed away. Pam Scott made the motion to approve the purchase for \$7,500, Spencer Street made the second and motion passed 5-0.

**CONSIDER APPROVAL OF CONTRACT FOR THE DEVELOPMENT OF AN AIRPORT IMPROVEMENT PLAN:**

KSA Consultants of McKinney, Texas has submitted a proposal for a planning report for potential airport improvements. Part 1 of the report examines the feasibility of adding hangars in an open area behind the existing terminal. This is needed to be able to see what other improvements such as taxiways and utilities would be needed to open up the area behind the terminal for more future hangars. Part 2 of the report is to develop a capital improvement plan for the runways, taxiways, etc. This will be necessary in order to take maximum advantage of TxDOT CIP and RAMP programs to stretch City dollars over the coming years. The cost for the CIP is \$2,500 and the proposal was reviewed favorably by the Airport Board. The current CIP was done in 1982. Jack Graham made the motion to approve the contract for the CIP, Greg Montgomery made the second and motion passed 5-0.

**CONSIDER PARTICIPATION IN FUNDING OF A CONCEPTUAL DESIGN AND COST ESTIMATE FOR THE CONSTRUCTION OF A VISITOR'S CENTER:**

Previous discussions concerning the transfer of the Convention Visitor's Bureau to the Chamber of Commerce included that the realized cost savings could be used to contribute to community enhancements such as a visitor's center for the City. The staffs of the City and Chamber and members of

the Civic Service Corporation have discussed the possibility of expanding and renovating the American legion/Chamber of Commerce Building to serve as a visitor's and multi-purpose center. The center is envisioned to include the following elements:

1. Unique and inviting Visitor's Center
2. Remodeled meeting facilities for civic clubs and other events
3. Offices for Chamber of Commerce staff, Graham Economic Development Corporation staff, CVB staff and Main Street
4. Accessible multi-media room that could be used for City Council and board meetings, hosting economic development meetings with potential employers and Chamber of Commerce board meetings

To fully analyze such a possibility, an architectural concept plan needs to be developed which will show a floor plan, conceptual elevations and an estimate of probable cost. It is estimated that a conceptual plan will cost about \$6,000. Full architectural plans would not be developed at this time. The cost of the conceptual plan is proposed to be divided between the City, the Chamber of Commerce and Civic Service Corporation. The parties will jointly select an architect and work to develop the concept that will best serve all parties and the community at large.

It is proposed the City fund \$2,000 towards the development of an architectural concept plan. David Casteel said that third party funding is possible for construction. Greg Montgomery made the motion to provide \$2,000 toward the development of the plan, Pam Scott made the second and motion passed 5-0.

#### REPORTS:


Chief Convey presented to January Fire Rescue report which included the number of volunteers in training (three), one training grant has been approved for this year and 62 business inspections were completed. The department is looking for another approach to drive the buzzards from their local roosting sites as current methods of deterrent have not worked. David Casteel reported that the street crews were able to keep the ice cleared from major streets and helped keep the schools open so classes would not have to be extended into June. There have been 25 recent water line leaks, 300 pot holes have been filled and seven times the normal has been spent on sand for the streets (\$56,000 as opposed to \$8,000). The advertisement and invitation for bids on the Water Treatment Plant Improvements project were placed with bids to be opened on March 26, 2014. Larry reported the lake level at 1064.32' or 51%. 1075' is full. Stage 3 restrictions take place at 1064' which restrict outside watering to once a week with some commercial restrictions.

#### ADJOURNMENT:

On a motion by Greg Montgomery, a second from Spencer Street and a vote of 5-0 the Council meeting was adjourned.

  
Barry White, Mayor

#### ATTEST:

  
David Maddy, City Secretary