

July 18, 2013

The Graham City Council met in REGULAR SESSION in the Council Chambers at City Hall at 9:30 a.m. on Thursday, July 18, 2013 with the following members present:

MEMBERS: Mayor: Barry White
Mayor Pro-Tem: Jack Graham
Council Member: Spencer Street III
Pam Scott
Greg Montgomery-absent
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: J. McLemore, Eddie Gellner, Alex Heartfield , Robert San Miguel, Neal Blanton, Sandra Helvey, Jennifer Conway, Jason Cottongame, Dennis Fellows, Jessica James 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 19, 2013 regular meeting were approved 4-0 on a motion from Jack Graham and a second from Pam Scott.

SALT CREEK BUY-OUT AND PARK PROJECT UPDATE:

The Corps of Engineers has scheduled a demolition meeting on July 23 to complete the removal of existing buildings. The Chamber of Commerce You Lead group working with the architectural firm of STS has developed a layout and concept design for the pavilion, playground and restroom area. A conceptual plan of the park was reviewed by Council. Alex Heartfield with You Lead told Council they recommend a split pavilion, one on each side of the Third Street entrance to allow for more than one function at a time. David Casteel said that the last demolitions would be finished in 2-3 weeks. Larry Fields asked about naming the park. Council suggested that You Lead make a recommendation and Jennifer Conway said the public should be involved.

CONSIDER REQUEST OF SPECIAL PERMIT FOR RESIDENTIAL USE IN A COMMERCIAL ZONE:

The property located at 1900 Hwy. 16 south is zoned "C" commercial. The property owner is proposing to place a mobile home on the west side of the property with an address of 1851 Old Bunger Road. Residential use in a commercial zone is allowed by special permit with council approval. If approved, the owner must still comply with all setback regulations, etc. Staff recommended approval. Once approved, the permitting process will begin. Jack Graham made the motion to approve the residential use of the commercial property listed above, Spencer Street made the second and motion passed 4-0.

CONSIDER PIONEER CEMETERY GAZEBO AND FENCE IMPROVEMENTS:

Pursuant to previously discussed plans, advertisements were made in the Graham Leader on two occasions requesting bids for the construction of a gazebo in Pioneer Cemetery. One bid was received, from Henderson Construction in the amount of \$51,610. The engineer's estimate was \$65,000. The Cemetery Board met and approved the recommendation to City Council to accept and ward the bid. Also approved by the Cemetery Board was the recommendation to Council to approve the construction of a three rail pipe fence around the boundaries of Pioneer Cemetery (2,600 linear feet) at an estimated cost of \$28,600. The fence approval is subject to receiving private donations toward the gazebo and fence cost to allow the project to remain within the budget. It was noted that if City crews built the fence, it could be done for \$15,259. The fence will run from the Third Street Entrance to Fourth Street to Cliff Drive to the Pioneer School chain

link fence. The Cemetery Board will solicit private donations to finish the gazebo and fence projects. Pam Scott made the motion to approve both projects and the solicitation for donations, Spencer Street made the second and motion passed 4-0.

CONSIDER REQUEST FOR LION'S CLUB CARNIVAL EVENT:

The Lion's Club requested the use of the Square for the annual carnival to be held Tuesday, April 29th through Saturday, May 3rd, 2014. The club will hire someone to monitor and clean the Square restrooms as needed during hours of carnival operation. Jack Graham made the motion to approve the event, Pam Scott made the second and motion passed 4-0.

DISCUSS CYPRESS STREET/CHERRY STREET TRAFFIC SIGNAGE:

The traffic slowing ground median installed at this intersection is not being properly utilized by public traffic. The majority of drivers are complying, but complaints have been received from residents in the area that some northbound vehicles are ignoring the marked turn and are continuing over it at faster speeds. At the end of the discussion it was decided that reflective speed bumps would be installed on the ground median and the northbound turn lane would be re-shaped.

DISCUSSION OF INCLUSION OF WATER TREATMENT AND DISTRIBUTION IMPROVEMENT PROJECTS IN THE DRAFT TEXAS WATER DEVELOPMENT BOARD INVITATION FOR APPLICATION LISTING AND PLAN:

The State of Texas SFY Intended Use plan for the Drinking Water State Revolving Funds lists three projects for Graham as follows:

Project #10123 - Construction of the Water Treatment Plant with \$11,900,000 mainstream loan. Appendix L shows Graham to be 30% disadvantaged, but Appendix J shows Graham to be ineligible due to an adjusted AAMHI. Staff has requested reconsideration of the disadvantaged status eligibility.

Project #10279 – Construction for transmission and distribution line improvements with a \$1,845,000 mainstream loan.

Project #10122 – Green Project for storage and air scour to improve efficiency at backwash with a \$415,000 mainstream loan of which \$37,516 is a green project grant.

Comments on the proposed plan are due July 22 and the plan will be considered for approval by the Texas Water Development Board on August 15, 2013. Mainstream loans from the TWDB are generally 1.25% below market with a 20 year term and a 2.25% origination fee. Loans to disadvantaged communities have the same rate, but some of the loan is forgiven, the origination fee waived and the term extended to 30 years. David Casteel reported that the Mayor sent a letter requesting re-evaluation and for the City to be placed on the disadvantaged list to gain loan forgiveness and a lower interest rate. Council has approved for the City to submit an application which itself will need approval from City Council. Larry Fields, David Casteel and Chris Ekrut met with Fort Belknap Water in a positive meeting.

CONSIDER NAME FOR SEWER PLANT ROAD:

The City owned, but not publically dedicated, road that serves the sewer plant has always been referred to as "Sewer Plant Road". The road extends onto abutting property at the south end and the resident at this end of the road is requesting a new name for the road. Novak Road, named for the plant operator who retired after 34 years of service has been suggested. Council suggested Bender Road after the resident who lives on the road. Other suggestions will be considered and given to Council at a later date.

CONSIDER ORDINANCE # 1007 ADOPTING A WATER CONSERVATION & CONTINGENCY PLAN:

This ordinance adopted the plan as presented to Council the prior meeting. This constituted the second reading. Spencer Street made the motion to approve the ordinance, Jack Graham made the second and motion passed 4-0.

CONSIDER ORDINANCE NO. 1008 AMENDING SEC. 14-14, SEC. 15-15 AND SEC. 14-16 OF GRAHAM CODE OF ORDINANCES, REGARDING UNSANITARY AND UNSIGHTLY CONDITIONS:

The proposed amendments clarify the amount of time a property owner has to correct a noted violation, as well as clarifying the notification, citation and cost collection procedures associated

with the violations. This constituted the second reading. Pam Scott made the motion to approve the ordinance, Jack Graham made the second and motion passed 4-0.

REPORTS:

Chief Covey reported that the Fire Department received a \$1,000 grant from Enbridge Energy for a multi-gas detector. He has hired one new firefighter. Chief Widner reported that burglaries are down; that the bike patrol is working. Neal Blanton said that a mailer touting Graham business and resources had been sent to 1400 PK residents. There is a business and community development forum today at lunch. Jessica James reported 2,000 new leads in the past days. CVB and Main Street are working on Western heritage Days for September. David Casteel said the seal coating will resume after the rains. Larry reported the lake level at 1067.70 or 64.5% capacity. 1075' is full. The city is still under stage one restrictions. (The city is 2 ½ feet from stage 2). The lake saw a 2" rise from the recent rains. TIPS/TAPS is an intergovernmental cooperative purchasing agency which includes roofers. Using such an agency avoids having to go through the bid process. The City may look at roofers through the agency to repair the hail damaged roof at the arena. There will be an insurance settlement. Larry has received two bids for the boat dock and there are more to come. Neal said that the hospital will come to Council in 30 days with the papers to sign over the hospital to the new district. They are working on the debt transfers. The Municipal Court report reflected 213 new cases and 238 cases disposed. City revenues were \$21,407.

ADJOURNMENT:

On a motion by Jack Graham, a second from Pam Scott and a vote of 4-0 the Council meeting was adjourned.

Barry White, Mayor

ATTEST:

David Maddy, City Secretary