

November 10, 2021

The Graham City Council met in REGULAR SESSION in the Council Chambers at 9:00 a.m. on Thursday, November 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

VISITORS: Randall Dawson, Kelli Shifflett, Thomas Wallner, David Aleshire, Grant Ingram, Sonya Ramos, Lisa Kinkead, Pastor Gary Elrod, Kyle Ford, Jason Cottongame, Krisa De La Cruz, Julia Cox, Susan Smith, Barbara Bobbitt, Susan Robinson, James Hayes, and Sarah Lundgren.

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

PUBLIC FORUM: Mayor Blanton asked if anyone would like to speak in the public forum. Susan Smith said she is representing the Young County Historical Society, State Highway 16 North. Ms. Smith provided historical stories about events that took place at the 1921 Young County Jail. Ms. Smith stated that the jail has been designated as a Texas landmark. Sonya Ramos said she resides at 401 South Street. Ms. Ramos stated she is representing Eric Clifton who is a member of the Young County Historical Commission. Ms. Ramos had a list of questions (on her cell phone), read the questions to Council, and asked the questions to be answered on the next Council meeting. Susan Robinson said she agrees with Ms. Smith and Ms. Ramos comments. Ms. Robinson expressed her concern regarding the possible destruction of the 1921 Young County Jail. Barbara Bobbitt said she resides outside of City (of Graham) limits. Ms. Bobbitt asked about the ADA compliance concern. Mayor Blanton informed Ms. Bobbitt that questions are not answered during the public forum part of the Council meeting. Mayor Blanton asked if anyone else would like to speak during the public forum. There were no additional comments made.

Brandon said Mr. Clifton is welcomed to visit with him at any time with concerns. Brandon explained the parks plan and grant process. Brandon commended the parks board for their contributions and no tax dollars will be spent on the prospective pavilion. The funds (approximately \$400,000 to \$500,000) will be raised strictly through donations and destruction of our (Graham) history is not the intention. Brandon said at this point, the prospective pavilion is strictly in a discussion/communication phase and encouraged people to contribute their suggestions.

APPROVAL OF MINUTES:

Regular Session Council meeting held on Thursday, October 28, 2021, were considered. Shana Weatherbee-Wolfe made the first motion approving the minutes and Alex Heartfield seconded. The minutes were unanimously approved 4-0.

CONSIDER AND ACT ON AWARDING THE CONTRACT FOR THE TACKETT LIFT STATION BASED ON THE BIDS RECEIVED ON OCTOBER 28, 2021, AND AUTHORIZE STAFF TO SIGN ALL PERTINENT DOCUMENTS AND MOVE FORWARD WITH THE PROJECT:

Brandon said the project was bid out with previous approval from City Council. Brandon said the lowest bid was for \$926,070.93 from Udelhoven, Incorporated. Brandon said the engineers have reviewed the bids and recommended Udelhoven, Incorporated. Mayor Blanton asked when the start time would occur. Brandon said should be completed within the next four (4) to six (6) months. Randy Cantin made the first motion. Jack Little seconded, and the acceptance of the bid was unanimously approved with a vote of 4-0.

ENTER INTO EXECUTIVE SESSION:

Mayor Blanton announced the entrance into Executive Session at 9:16 a.m.

551.072 Deliberations Regarding Real Property
 - Discuss the need to republish plat on City Owned Lake Lot Leases and Discuss Covenants to be listed in Deed restrictions or Ordinance or blanket easement safeguarding City of Graham access to the lake consistent with current provisions in the lease.

EXIT FROM EXECUTIVE SESSION

Mayor Blanton announced the exit from Executive Session at 9:29 a.m.

CONSIDER AND ACT ON ANY ITEMS ADDRESSED IN EXECUTIVE SESSION AS NEEDED:

Mayor Blanton announced Council will consider and act on City Owned Lake Lot Leases and Discussion of Covenants. Alex Heartfield made the first motion to authorize City staff to republish the plat as well as the convenance and deed restrictions back to the City Council for approval for the sale of the lake lot leases. Randy Canton provided the second motion, the motion passed unanimously 4-0.

DISCUSS POSSIBLE FUNDING OPTIONS FOR ALTERNATE LINE PROJECT AND PARALLEL DISTRIBUTION LINE FOR FORT BELKNAP WATER SUPPLY AS WELL AS STANDPIPE/ELEVATED TANK FOR SPIVEY HILL, APPROXIMATELY \$4.5 MILLION PROJECT:

Brandon said this is the next major project in the water improvement plan. The alternate line installation will enable the City (of Graham) to address the twenty-four (24) inch line and how it will be done. Brandon said he visited Steve Perry (bond refunding contact) on the options. Brandon said the project would be required to be financed through bond issue. Mr. Perry recommended CO's (Certificate of Obligation). Brandon explained the water line

installation process. Brandon said it would also be a suitable time to address the problems of Spivey Hill with an elevated tank. Brandon referred to the documents within the Council packet for Council to review. Brandon said there will be an agenda item for consideration on the Council agenda for Thursday, December 9, 2021. Jack Little asked for confirmation of costs of the alternate line at \$3.5 million and \$1 million additional. Jack Little asked for the cost of the elevated water tower. Brandon said the cost (of the elevated water tower) would be \$250,000. Jack Little said for full disclosure that he lives on Spivey (Hill) and needs to ask questions (as a Spivey Hill resident). Jack Little asked how many homes were located on Spivey Hill. Randall stated there are sixty-one (61) homes on Spivey Hill. Jack Little asked additional questions regarding fire hazard situations. Brandon and Randall provided answers to Jack Little's specific questions. No action taken.

DISCUSS AWARD OF THE CDBG (COMMUNITY DEVELOPMENT BLOCK GRANT) GRANT FOR INFRASTRUCTURE IMPROVEMENTS OF TEXAS STREET:

Brandon referred to the information provided in the Council packet (Grant Agreement Details). The amount of the grant is \$350,000 and the entire project on Texas Street will cost \$608,860. Brandon said \$258,860 would need to be supplied by the City (of Graham). Brandon said the project is ready to begin but the City (of Graham) staff would have to request Council to consider and approve using \$258,860 in reserve funds. Brandon said the next year (2022-2023) that City (of Graham) staff could improve Tennessee Street. Brandon said that is what is being proposed and if Council does not want to use City (of Graham) reserve funds, then he (Brandon) can collaborate with the engineers to get the Texas Street project down to the \$350,000 (amount of the grant). Brandon said it is not an agenda item for this meeting, but he will need to present a budget amendment to take \$350,000 from (water) reserves. The current (water) reserve balance is about \$2.6 million and moving forward he recommends moving forward with requesting Council approve the full project. Jack Little asked why Texas Street was chosen for repair. Randall said Texas Street is in the worst shape (compared to other streets). Randall explained the water line is under the street, trash trucks run over the lines, and the water line is not set deep under the street. Randall said Texas Street is cast iron lines that were placed in 1942. Jack Little asked if the figure of \$129,000 for pavement repair (in the Grant Agreement Details) is for Texas Street. Randall and Brandon agreed it is for Texas Street. Mayor Blanton stated that all parts of this project are for Texas Street and the people that live on Texas Street deserve better service. Randall said when the grant application was submitted, there were several other streets included for water line replacement. Randall said Texas Street has the biggest need since there have been many water line (leak) repairs and the street is in really bad shape. The item will be added to the next City Council agenda (December 9, 2021) for consideration.

CONSIDER AND ACT ON AUTHORIZING THE CITY MANAGER TO DRAFT A MEMO OF UNDERSTANDING TO DOCUMENT AN AGREEMENT WITH LJ3 RANCH FOR A GIFTED ONE (1) ACRE EASEMENT AND WATER LINE EASEMENT TO ALLOW FOR A STANDPIPE/ELEVATED TANK TO BETTER SERVE SPIVEY HILL AND IN RETURN GRANT ONE (1) TWO (2) INCH WATER METER OR SMALLER CONNECTION FOR WATER SERVICE:

Brandon referred to the information in the Council packet. Brandon said the most important part of this proposal is the increased fire safety. There is no additional access to land for the City (of Graham) in the area. Jason Cottongame said he would install the line if the City (of Graham) provides the pipe. Jack Little asked how much line is needed for the project. Jason Cottongame said the line would be 500 feet. Brandon said the cost of the pipe is already included in the proposal. Jack Little made the first motion and Alex Heartfield seconded. The agreement was unanimously approved by a vote of 4-0.

Mayor Blanton said he wanted to recognize the youth group of First Presbyterian Church on Randy Drive. A call was received at City Hall requesting an additional trash pick-up. The caller stated the trash was collected during a camp outing led by Charlie Bazan. The trash was taken back to the dumpster at the church. Mayor Blanton said he wanted to recognize and thank the youth group for the outstanding job they did at Kindley Park.

REPORTS:


- Krisa De La Cruz, CEO of the Chamber and CVB, quarterly luncheon is coming up next Tuesday (November 16, 2021) at NCTC at 11:45 a.m. The luncheon sponsor is Graham Savings & Loan. December 2, 2021, is the Christmas Stroll, Lighted Parade, and Hot Chocolicous. Christmas Holiday Shopping Spree kicks off on Black Friday (November 26, 2021) and continues through December 17, 2021. There are a lot of prizes and Chamber Bucks being given away at the events.
- Grant Ingram, GEIC, said they are the title sponsor for the Shop Local Holiday Spree and proud to be a part in supporting the events.
- Public Works Director, Randall Dawson, said water lines are being installed on Plum Street. 360 feet of line has been installed so far. Two connections have been made to existing lines and crews are putting a cross in today (November 10, 2021) to continue to the next block. Mayor Blanton asked if it is the responsibility of the individual from the meter to the house. Randall said the individual is responsible for the line from the meter to the house. Jack Little asked Randall about the water and sewer line maintenance staffing. Randall said he has received a few employment applications but not fully staffed.
- Mayor Blanton said Pastor Gary Elrod wanted him to inform the public that there is a Thanksgiving Dinner at Oak Street (Church) on Sunday, November 14, 2021.
- Brandon Anderson mentioned the Graham Finance Committee who raises funds for 4-H and FFA is having their Fish Fry on Saturday, November 13, 2021. There will be a silent auction and live auction. The cost is \$20 for all-you-can-eat catfish and entered into a drawing of ¼ beef and a freezer.
- Randy Canton mentioned the St. Mary's Catholic Church Sausage Fest is on Sunday, November 14, 2021. The ticket shows take-out only but that has been changed to offer dine-in, too.
- Brandon Anderson said the next scheduled meeting is on Thursday, November 25, 2021, and will not take place due to the Thanksgiving holiday. The next Council meeting will take place on Thursday, December 9, 2021. Brandon said he and Sharon need to leave at this time to attend a conference call. Brandon asked that those who could remain, please stay for the presentation by the Graham FFA Agriculture Issues Team.
- Mayor Blanton said Saturday morning (November 13, 2021) that a High School BBQ Cook Off will take place on the square. Grant Ingram invited those interested to participate in the judging. Mayor Blanton encouraged everyone to remain and support the Graham FFA team.

ADJOURNMENT:

Jack Little made the motion to adjourn the meeting.



Neal Blanton, Mayor

ATTEST: 
Sharon McFadden, City Secretary