

December 23, 2021

The Graham City Council met in REGULAR SESSION in the Council Chambers at 9:00 a.m. on Thursday, December 23, 2021, with the following members present:

MEMBERS: Mayor: Neal Blanton
 Mayor Pro-Tem: Shana Weatherbee-Wolfe
 Council Members: Alex Heartfield
 Jack Little
 Randy Cantin (absent)
 City Manager: Brandon Anderson
 City Secretary: Sharon McFadden
 Municipal Judge: Jim Reeves
 Police Chief: Brent Bullock
 Fire Chief: Jim Don Laurent (absent)

VISITORS: Randall Dawson, Kelli Shifflett, Thomas Wallner, Grant Ingram, Carla Ritchie, Boone Campbell, Stephanie Campbell, Matt Hughes, Lisa Kinkead, Julia Cox, and Susan Smith.

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. No comments were made.

APPROVAL OF MINUTES:

Regular Session Council meeting held on Thursday, December 9, 2021, were considered. Shana Weatherbee-Wolfe made the first motion approving the minutes and Jack Little seconded. The minutes were unanimously approved 3-0.

CONSIDER AND ACT ON THE OCTOBER 2021 FINANCIALS:

Sharon McFadden reviewed the updated financial reports. Alex Heartfield made the first motion to accept the financials. Jack Little made the second motion, and the October 2021 Financials were unanimously accepted 3-0.

CONSIDER AND ACT ON THE NOVEMBER 2021 FINANCIALS:

Sharon McFadden reviewed the financial reports. Jack Little questioned the water fund receivables and Alex Heartfield explained a part of the funds is to be distributed from the general fund over to the water fund. Brandon explained the process of building a reserve in the general fund. Alex Heartfield questioned the general fund "due to water fund" and the water fund "due from general fund" amounts. Brandon said the auditor will be contacted for an explanation. The concerns will be addressed, and financials presented again at the next Council meeting (January 6, 2022) Mayor Blanton said the November 2021 financials would be tabled at this time.

DISCUSS THE SALES TAX REPORT FOR OCTOBER 2021 REVENUE RECEIVED IN DECEMBER 2021:

Brandon said the sales tax revenue increased fifteen percent over the same period from the previous year (October 2020). Brandon said the economy in Graham is doing well.

CONSIDER AND ACT ON A REQUEST RECEIVED FROM THE GRAHAM LIONS CLUB FOR THE USE OF THE SOUTHERN PART OF THE DOWNTOWN SQUARE FOR THEIR ANNUAL LIONS CLUB CARNIVAL ON MAY 11 TO MAY 14, 2022. THE SET UP WILL BEGIN ON FRIDAY, MAY 6, 2022, AND ALL OF THE EQUIPMENT WILL BE REMOVED BY THE END OF DAY ON MONDAY, MAY 16, 2022. PER PRIOR DISCUSSIONS AND AGREEMENTS, THE SET UP WILL BEGIN DIRECTLY SOUTH OF THE ENTRANCE TO CITY HALL AND GO AROUND TO THIRD STREET ON THE WEST SIDE OF THE INTERIOR OF THE SQUARE:

Brandon said the event has been successful and worked out well at previous events. Jack Little made the first motion and Alex Heartfield seconded. The request was unanimously approved 3-0.

INFORM COUNCIL OF COMPLIANCE WITH THE TEXAS ELECTION CODE SECTION 501.033 OF REQUEST FOR A PETITION FOR SIGNATURES FOR THE LEGAL SALE OF ALL ALCOHOLIC BEVERAGES INCLUDING MIXED BEVERAGES:

Brandon informed Council of Texas Election Code compliance with the petition that has been presented. The required legal notice ran in the Graham Leader newspaper. The ad ran in the December 11, 2021, edition. Representatives for the Graham Wet Committee presented their proof of newspaper ad and the Application for Local Option Election Petition to Legalize form to Sharon McFadden (City Secretary) on December 13, 2021. The signatures were verified by Lauren Sullivan, Young County Elections Administrator. Texas Election Code requires names of the ten (10) needed signers be documented in the Council minutes. There were twelve (12) signers: Donna Rhodes, Cody Rhodes, David Rhodes Jr., Shannon Watkins, David Rhodes, Debra DePriest, Phillip W. DePriest, Jaycie Cook, Nathan Cook, Meredith DePriest, Rick DePriest, and Kyle Jones. Action taken was on December 17, 2021, with Sharon McFadden providing 120 pages of petition with the Graham City Seal embossed on each page. The petition is intended for the May 2022 General Election to legalize "The legal sale of all alcoholic beverages including mixed beverages." The Graham Wet Committee is to obtain at least 952 verifiable signatures from citizens within the city limits of Graham, Texas. The petition is to be returned to Sharon McFadden by Thursday, February 17, 2021, at 5:00 p.m.

ENTERED INTO A PUBLIC HEARING:

Mayor Blanton announced the entrance into a Public Hearing at 9:18 a.m.

Public Hearing on a request for the proposed Special Use Permit for 509 Fourth Street (Original/Graham Addition, Block 1, East 0.75 Ft of Lot 4, All Lot 5 & West 3.75 ft of Lot 6) to use outfitted containers as habitable spaces for a hotel.

Mayor Blanton said Matt Hughes is present at the meeting to answer any questions. Mayor Blanton said the Planning and Zoning Committee has reviewed and passed as a favorable recommendation to Council. Brandon said the property is located at 509 Fourth Street and Matt Hughes has approached the GIA (Graham Industrial

Association) with his project. Mr. Hughes intends to bring a boutique motel to the square. Brandon said storage containers will be used for habitable spaces which must meet code and ordinances of the City of Graham. Brandon said he has seen the units (containers) that will be locally sourced. All the plumbing and electrical will be at the backside of the units. A certified contractor will do the installation. Brandon said this business would help promote Graham and the downtown square. Brandon said this venture is intended to bring revitalization to the square.

Matt Hughes said he is willing to take any questions anyone may have about the business venture. Jack Little mentioned the use of (storage) containers and said the units will be placed between two buildings. Jack Little asked if the facade will match up with what is going on downtown, in general. Matt Hughes explained the storage units (rooms) will be at the back of the property and in front there will be a courtyard with food and beverage aspect. Landscaping will be placed and have a contemporary appearance. Jack Little asked other questions about parts within the plans. Brandon and Matt Hughes supplied added details about the aesthetics of the property. Jack Little said he likes the presentation but is concerned with the use of the containers. Brandon provided clarification on the requirements to comply with code and ordinances. Randall Dawson explained the details of building codes that will be required. Brandon said the request is a special use permit and needed to comply with codes and ordinances. Matt Hughes supplied Jack Little a brief visual presentation on his cell phone. Matt Hughes said he is willing to share the visual presentation with anyone who wants to see it.

EXIT FROM PUBLIC HEARING

Mayor Blanton announced the exit from the Public Hearing at 9:31 a.m.

CONSIDER AND ACT ON THE PROPOSED SPECIAL USE PERMIT REQUEST FOR 509 FOURTH STREET (ORIGINAL/GRAHAM ADDITION, BLOCK 1, EAST 0.75 FT OF LOT 4, ALL LOT 5 & WEST 3.75 FT OF LOT 6) TO USE OUTFITTED CONTAINERS AS HABITABLE SPACES FOR A HOTEL:

Alex Heartfield made the motion to approve, and Shana Weatherbee-Wolfe seconded. Motion passed with a vote of 3-0. Mayor Blanton thanked Matt Hughes.

ENTERED INTO EXECUTIVE SESSION:

Mayor Blanton announced the entrance into Executive Session at 9:31 a.m.

551.071 Consultation with Attorney

- Discussion with City Attorney over proposed agreement with Plug Power.

551.072 Deliberations Regarding Real Property

- Discuss Bid received from Lake Lot #253B to buy their lease from the City of Graham.

EXIT FROM EXECUTIVE SESSION

Mayor Blanton announced the exit from Executive Session at 10:06 a.m.

CONSIDER AND ACT ON THE BID RECEIVED FROM LAKE LOT #253B TO PURCHASE THEIR LEASE FROM THE CITY OF GRAHAM:

Alex Heartfield said he is making the motion to accept the bid for Lake Lot #253B. Jack Little made the second motion, and the bid was unanimously accepted with a vote of 3-0.

CONSIDER AND ACT (IF NEEDED) ON ANY ITEMS DISCUSSED IN THE EXECUTIVE SESSION:

No action taken. Brandon said the newspaper (Graham Leader) printed an article on the Plug Power proposal. Brandon said an agreement is being considered to supply affluent water to them (Plug Power). Plug Power would pay for some upgrades needed at our (City of Graham) sewer plant. Brandon said he will provide updates soon.

REPORTS:

- Lisa Kinkead, Chamber of Commerce Manager, said the holiday shopping spree resulted in amazing record numbers (sales). The Annual Chamber Banquet is scheduled for February 8, 2022.
- Brandon Anderson said included in the Council packet is the CVB Dashboard Report (for December 2021). The November 2021 and December 2021 Municipal Court Reports are in the Council packet. The lake level is currently 86.9 percent full. Copies of the agendas for the Parks Board and Arena Board which will meet next Wednesday (December 28, 2021). The minutes of the last Planning & Zoning Committee were provided to the Council members and Mayor.
- Mayor Blanton said there will be a GEIC Annual Report presented at the next Council meeting (January 6, 2022).

ADJOURNMENT:

Jack Little made the motion to adjourn the meeting.


Neal Blanton, Mayor

ATTEST:


Sharon McFadden, City Secretary