

**GRAHAM CITY COUNCIL
REGULAR SESSION
JANUARY 5, 2023**

COUNCIL MEMBERS PRESENT

Neal Blanton, Mayor
Alex Heartfield, Mayor Pro Tem
Shana Weatherbee-Wolfe
Randy Cantin
Jack Little

STAFF PRESENT

Eric Garretty, City Manager
Larry Fields, Interim City Manager
Marcy Bueno, City Secretary/Financial Officer
Randall Dawson, Director of Public Works/Building Official
James Reeves, Municipal Judge

Mayor Blanton convened the Council into the Regular Session on Thursday, January 5, 2023 at 9:00 a.m. in the Council Chambers of Graham City Hall, 608 Elm Street. A quorum was present.

OPENING PRAYER

Mayor Neal Blanton led the invocation.

CEREMONY

Municipal Judge Reeves provided the swearing in ceremony of police officers Justin Piercy and Dianna Killebrew.

SPECIAL PRESENTATION

Sergeant Pedro Marrufo presented an award to Corporal Tammy Brooks, Young County Jail on behalf of Police Chief Brent Bullock.

PUBLIC FORUM

None.

REPORTS

Individual Department Heads provided overviews for Council of ongoing updates of their respective departments which included: Public Works and Chamber of Commerce/CVB. City Manager Eric Garretty provided reports on the lake level, status update on sale of lake lots, key dates and upcoming events, update on city personnel appointments, update on playground equipment for Fireman's Park, along with project status report.

CONSIDER AND ACT ON APPROVAL OF THE MINUTES OF THE REGULAR CALLED MEETING HELD ON DECEMBER 22, 2022.

Motion made by Shana Weatherbee-Wolfe and seconded by Alex Heartfield to approve the minutes of the December 22, 2022 Regular Called Meeting. Motion carried unanimously.

PRESENTATION OF THE SALES TAX REPORT DETAILING OCTOBER 2022 SALES TAX REVENUE.

Financial Officer Marcy Bueno reviewed the sales tax report detailing October 2022.

CITY MANAGER PRESENTATION OF TDA FORM A1024, CDBG SECTION 3 GOALS AND CONCEPTS, AS RELATED TO THE CDBG PROGRAM AND GRANT CONTRACT NUMBER CDV21-0024 (TEXAS STREET WATERLINE REPLACEMENT PROJECT).

City Manager Eric Garretty did a presentation of TDA Form A1024, CDBG Section 3 Goals and Concepts, as related to the CDGB Program and Grant Contract Number CDV21-0024 (Texas Street Waterline Replacement project).

CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND CONCLUDE A CONCESSIONS SERVICE AGREEMENT FOR THE YOUNG COUNTY ARENA BETWEEN THE CITY OF GRAHAM, TEXAS AND M & S CONCESSIONS

Upon considerable discussion, motion to direct the City Manager to present the contract to the Young County Commissioners Court for review and discussion. Motion made by Jack Little and seconded by Alex Heartfield. Motion passed unanimously.

CONSIDER AND ACT ON THE FORMATION OF THE DOWNTOWN DEVELOPMENT DISTRICT NO.1 (DDD 1) PLANNING COMMITTEE FOR THE INITIAL PURPOSE OF DEFINING AND DESCRIBING THE GEOGRAPHIC BOUNDARIES OF DDD 1 FOR FUTURE CONSIDERATION BY CITY COUNCIL, RESERVING THE RIGHT OF COUNCIL TO PROVIDE FURTHER DIRECTION TO THE COMMITTEE REGARDING RULES AND REGULATIONS FOR THE PROPOSED DISTRICT AND FURTHER, APPROVING THE NOMINATION OF THE FOLLOWING SLATE OF COMMITTEE MEMBERS

Motion made by Jack Little and seconded by Shana Weatherbee-Wolfe to approve the formation of the Downtown Development District No.1 (DDD 1) Planning Committee for the initial purpose of defining and describing the geographic boundaries of DDD 1 for future consideration by City Council, reserving the right of Council to provide further direction to the Committee regarding rules and regulations for the proposed District and further, approving the nomination of the following slate of Committee Members. Motion passed unanimously.

Cathy Partridge (Chair and Convention and Visitor's Bureau Representative)
 Brendan Weatherman (Chamber of Commerce Representative)
 Colby Kramer (Planning and Zoning Representative)
 Jack Little (City Council Representative)
 Michael Armstrong (Business Owners Representative)
 Larry Fields (Citizen Representative)
 Muriel Stephens (Citizen Representative)
 Grant Ingram (Non-voting member-City staff liaison).

CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO DEVELOP AN EMPLOYEE LEAVE BUYBACK PROGRAM FOR FUTURE CONSIDERATION BY COUNCIL.

Motion made by Alex Heartfield and seconded by Shana Weatherbee-Wolfe to authorize the City Manager to develop an employee leave buyback program for future consideration by Council. Motion passed unanimously.

CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND CONCLUDE A CONTRACT FOR THE ACQUISITION OF A 'PURCHASE ORDER MODULE' FOR THE CITY'S INCODE FINANCIAL SOFTWARE, IN AN AMOUNT NOT TO EXCEED \$20,000.00.

Motion made by Alex Heartfield and seconded by Jack Little to authorize the City Manager to negotiate and conclude a contract for the acquisition of a 'Purchase Order Module' for the City's Incode Financial software, in an amount not to exceed \$20,000.00. Motion passed unanimously.

CONSIDER AND ACT TO SET A DATE AND TIME FOR A SPECIAL CALLED MEETING OF THE CITY COUNCIL TO DISCUSS POLICY ISSUES RELATED TO LAKE LOTS IN AND AROUND LAKE GRAHAM AND TO HOLD A STRATEGIC BUDGET WORKSHOP FOR DEVELOPMENT OF THE FISCAL YEAR 2023-2024 BUDGET.

Motion made by Alex Heartfield and seconded by Randy Cantin to set February 9, 2023 at 6:00 p.m. for a Special Called Meeting of the City Council to discuss policy issues related to Lake Lots in and around Lake Graham and to hold a Strategic Budget Workshop for development of the Fiscal Year 2023-2024 budget. Motion passed unanimously.

DISCUSSION REGARDING POTENTIAL AMENDMENT OF THE REGULAR MEETING TIME OF THE CITY COUNCIL.

Upon considerable discussion regarding potential amendment of the regular meeting time of the City Council, Council and Mayor Blanton agreed to 8:30am.

CONSIDER AND ACT TO SELECT TWO POSSIBLE LOCATIONS FOR CONSOLIDATION OF MOBILE FOOD TRUCK VENDORS AND FURTHER, PROVIDE DIRECTION TO CITY STAFF ON DEVELOPMENT OF A MOBILE FOOD TRUCK PARK CONCEPT.

Upon considerable discussion, Council provided direction to City staff on development of a mobile food truck park concept. No action was taken on the location for consolidation of mobile food truck vendors. Council Member Jack Little left the meeting at 10:29 a.m. and returned at 10:30 a.m.

RECESS INTO EXECUTIVE SESSION UNDER THE FOLLOWING PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODE: Mayor Neal Blanton convened the Council into Executive Session at 10:39 a.m.

a. **Sec. 551.072 - Deliberations about Real Property**

- Discussion regarding the purchase of certain disputed real property on Pecan Street; and
- Discussion regarding an appeal of the rejection of a Lease Offer on Lake Lot Numbers 38 and 39.


RECONVENE FROM EXECUTIVE SESSION AND TAKE ACTION, AS REQUIRED.

Mayor Neal Blanton reconvened from Executive Session at 11:07 a.m.

Motion was made by Alex Heartfield and seconded by Jack Little to authorize City Manager and City Attorney to negotiate and conclude a settlement agreement with the legal owners of certain disputed property located at 706 Pecan Street, Graham, Texas and further authorizing payment of not more than \$37,000 of settlement costs. Motion passed unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned. Motion made by Jack Little and seconded by Neal Blanton.



Alex Heartfield, Mayor Pro-Tem



Marci Bueno, City Secretary/Financial Officer