

**GRAHAM CITY COUNCIL  
PUBLIC HEARING  
MAY 25, 2023**

**COUNCIL MEMBERS PRESENT**

Alex Heartfield, Mayor  
Shana Weatherbee-Wolfe, Mayor Pro-Tem  
Jeff Dickinson  
Jack Little  
Brant Lundgren

**STAFF PRESENT**

Eric Garretty, City Manager  
Marci Bueno, City Secretary/Financial Official  
Grant Ingram, Assistant City Manager  
Sandra Helvey, Executive Assistant  
Randall Dawson, Director of Public Works/Building Official  
Brent Bullock, Chief of Police  
Jim Don Laurent, Fire Chief  
David Aleshire, Assistant Fire Chief  
B.J. Cook, Code Enforcement Officer  
Jim Reeves, Municipal Court Judge  
Kelly LaFarge, Library Director

**1. CALL TO PUBLIC HEARING NO. 1 TO ORDER**

Mayor Heartfield convened the Council into the Public Hearing on Thursday, May 25, 2023 at 8:30 a.m. in the Council Chambers of Graham City Hall, 608 Elm Street. A quorum was present.

**2. OPENING PRAYER**

Chief of Police Brent Bullock led the invocation.

**3. PURPOSE OF HEARING. THE PURPOSE OF THIS PUBLIC HEARING IS TO RECEIVE PUBLIC COMMENTS REGARDING PROPOSED IMPROVEMENTS TO THE INTERSECTION OF ELM STREET, CHERRY STREET AND MONTGOMERY STREET, AND FURTHER, TO RECEIVE PUBLIC COMMENTS REGARDING PROPOSED SIDEWALK IMPROVEMENTS ALONG ELM STREET.****4. NOTICE POSTED. NOTICE OF THIS PUBLIC HEARING WAS DULY ADVERTISED IN A NEWSPAPER OF LOCAL CIRCULATION AND ALSO POSTED ON THE CITY WEBSITE.****5. PRESENTATION BY CITY MANAGER ON THE PROPOSED INTERSECTION IMPROVEMENTS AND SIDEWALK IMPROVEMENTS.**

City Manager Eric Garretty presented on the proposed intersection improvements and sidewalk improvements.

**6. PUBLIC COMMENTS ON THE PROPOSED INTERSECTION IMPROVEMENTS AND SIDEWALK IMPROVEMENTS.**

The Public is invited to comment on the topic of this Public Hearing. Speakers are requested to limit their comments to no more than five minutes to allow time for multiple speakers. Councilmembers are not required to answer any questions posed during the comment period. Speakers may request that specific items be considered for a future City Council meeting Agenda.

-Shane Kernell, CEO of Graham Regional Medical Center, voiced his concerns on the turning lane issues. Also stated he would like to be on the committee.

-Valerie Todd, business owner of Lee's Interiors, voiced her concerns on going down to once entrance for all the businesses in this area.

-Perry Todd, business owner of Lee's Interiors, voiced his concerns on business entrances on the highway. Also stated he would like to be on the committee.

-Sonya Ramos voiced her concerns on sidewalks along highway 16 and dangerous intersections. Also stated she would like to be on the committee.

-Johnny Ford voiced his concerns on everyone's safety. Also stated he would like to be on the committee.

-Tony Thomas, business owner of Taco Casa, voiced his concerns on speeding. Also stated he would like to be on the committee.

-Chris Holland, business owner of the restaurant building formerly known as Brother's Smokehouse, voiced his concerns on a shared access drive.

-Terry Bishop, property owner of the Taco Casa restaurant, voiced his concerns on all property owners in this area. Also stated he would like to be on the committee.

**7. MAYOR AND COUNCILMEMBER COMMENTS ON PROPOSED INTERSECTION IMPROVEMENTS AND SIDEWALK IMPROVEMENTS.**

Shana Weatherbee-Wolfe recommended tabling the nominations and choosing members for the committee.

Jack Little voiced his concerns on speeding and possibly shutting down the Cherry Street exit into the highway.

Chief of Police Brent Bullock stated his department is working hard on regulating these intersections.

Fire Chief Jim Don Laurent also stated his concerns on regulations on speeding.

**8. ADJOURN PUBLIC HEARING**

Mayor Alex Heartfield adjourned the Public Hearing at 9:20 a.m.

**GRAHAM CITY COUNCIL  
REGULAR SESSION  
MAY 25, 2023**

**COUNCIL MEMBERS PRESENT**

Alex Heartfield, Mayor  
Shana Weatherbee-Wolfe, Mayor Pro-Tem  
Jeff Dickinson  
Jack Little  
Brant Lundgren

**STAFF PRESENT**

Eric Garretty, City Manager  
Marci Bueno, City Secretary/Financial Officer  
Grant Ingram, Assistant City Manager  
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Jim Don Laurent, Fire Chief  
David Aleshire, Assistant Fire Chief  
B.J. Cook, Code Enforcement Officer  
Jim Reeves, Municipal Court Judge  
Kelly LaFarge, Library Director

1. **NOTICE OF POSTING:** NOTICE OF THIS REGULAR CALLED MEETING OF THE CITY COUNCIL OF THE CITY OF GRAHAM TEXAS WAS DULY POSTED AT A PLACE READILY ACCESSIBLE TO THE PUBLIC AT LEAST 72 HOURS PRIOR TO THE DATE AND TIME OF THIS MEETING, IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT.

2. **PUBLIC FORUM**

-Jack Little stated the square is a great asset to the city. Also stated the music on the square is great and would like to see that continue.

**3. Reports**

Individual Department Heads provided overviews for Council of ongoing updates of their respective departments which included: Code Enforcement, Library, Municipal Court, Public Works, Chamber/CVB, GEIC, and Police Department.

City Manager Eric Garretty provided reports on Lake Graham Water Level, Key Dates and Upcoming Events, Hotel Occupancy Tax Report, and Project Status Report.

**4. CONSIDER AND ACT TO APPROVE THE MINUTES OF THE REGULAR CALLED MEETING, HELD ON MAY 11, 2023.**

Motion made by Shana Weatherbee-Wolfe and seconded by Brant Lundgren to approve the Minutes of the Regular Called Meeting, held on May 11, 2023. Motion passed unanimously 5 – 0.

**5. CONSIDER AND ACT ON THE FINANCIAL REPORTS FOR THE PERIOD ENDING APRIL 30, 2023.**

Motion made by Jack Little and seconded by Jeff Dickinson to approve the amended Financial Reports for the period ending April 30, 2023. Motion passed unanimously 5 – 0.

**6. PRESENTATION OF THE SALES TAX REPORT DETAILING SALES TAX REVENUE COLLECTED DURING MARCH 2023.**

Financial Officer Marci Bueno reviewed the sales tax report detailing March 2023 sales tax revenue.

**7. CONSIDER AND ACT TO APPROVE ON FIRST READING RESOLUTION NO. 146, AUTHORIZING AN EXPENDITURE UNDER SECTION 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE, IN AN AMOUNT NOT TO EXCEED \$38,500, IN SUPPORT OF AN ECONOMIC INCENTIVE AND PERFORMANCE AGREEMENT BETWEEN THE GRAHAM ECONOMIC IMPROVEMENT CORPORATION AND SMOOTH AG SOLUTIONS (HASKELL, TEXAS), A LIMITED LIABILITY COMPANY.**

Motion made by Jeff Dickinson and seconded by Shana Weatherbee-Wolfe to approve on **FIRST READING** Resolution No. 146, authorizing an expenditure under Section 505.158 of the Texas Local Government Code, in an amount not to exceed \$38,500, in support of an Economic Incentive and Performance Agreement between the Graham Economic Improvement Corporation and Smooth Ag Solutions (Haskell, Texas), a Limited Liability Company. Motion passed unanimously 5 – 0.

**8. CONSIDER AND ACT TO APPROVE ON SECOND AND FINAL READING RESOLUTION NO. 146, AUTHORIZING AN EXPENDITURE UNDER SECTION 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE, IN AN AMOUNT NOT TO EXCEED \$38,500, IN SUPPORT OF AN ECONOMIC INCENTIVE AND PERFORMANCE AGREEMENT BETWEEN THE GRAHAM ECONOMIC IMPROVEMENT CORPORATION AND SMOOTH AG SOLUTIONS (HASKELL, TEXAS), A LIMITED LIABILITY COMPANY.**

Motion made by Jeff Dickinson and seconded by Brant Lundgren to approve on **SECOND AND FINAL READING** Resolution No. 146, authorizing an expenditure under Section 505.158 of the Texas Local Government Code, in an amount not to exceed \$38,500, in support of an Economic Incentive and Performance Agreement between the Graham Economic Improvement Corporation and Smooth Ag Solutions (Haskell, Texas), a Limited Liability Company. Motion passed unanimously 5 – 0.

**9. CONSIDER AND ACT TO APPROVE ON FIRST READING RESOLUTION NO. 147, AUTHORIZING AN EXPENDITURE UNDER SECTION 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE, IN AN AMOUNT NOT TO EXCEED \$335,000, IN SUPPORT OF THE ACQUISITION OF CERTAIN REAL PROPERTY BY THE GRAHAM ECONOMIC IMPROVEMENT CORPORATION, FOR FUTURE ECONOMIC DEVELOPMENT, WITH SUCH REAL PROPERTY DESCRIBED AS ADJACENT TO LAKE EDDLEMAN, AND FURTHER DESCRIBED AS A CERTAIN CALLED 13.073-ACRE TRACT WITHIN THE C.P. HEART SURVEY, ABSTRACT NO. 133, YOUNG COUNTY, TEXAS.**

Motion made by Jeff Dickinson and seconded by Jack Little to approve on **FIRST READING** Resolution No. 147, authorizing an expenditure under Section 505.158 of the Texas Local Government Code, in an amount not to exceed \$335,000, in support of the acquisition of certain real property by the Graham Economic Improvement Corporation, for future economic development, with such real property described as adjacent to Lake Eddleman, and further described as a certain called 13.073-acre tract within the C.P. Heart Survey, Abstract No. 133, Young County, Texas. Motion passed unanimously 5 – 0.

- 10. CONSIDER AND ACT TO APPROVE ON SECOND AND FINAL READING RESOLUTION NO. 147, AUTHORIZING AN EXPENDITURE UNDER SECTION 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE, IN AN AMOUNT NOT TO EXCEED \$335,000, IN SUPPORT OF THE ACQUISITION OF REAL PROPERTY BY THE GRAHAM ECONOMIC IMPROVEMENT CORPORATION, FOR FUTURE ECONOMIC DEVELOPMENT, WITH SUCH REAL PROPERTY DESCRIBED AS ADJACENT TO LAKE EDDLEMAN, AND FURTHER DESCRIBED AS A CERTAIN CALLED 13.073-ACRE TRACT WITHIN THE C.P. HEART SURVEY, ABSTRACT NO. 133, YOUNG COUNTY TEXAS.**

Motion made by Jeff Dickinson and seconded by Jack Little to approve on **SECOND AND FINAL READING** Resolution No. 147, authorizing an expenditure under Section 505.158 of the Texas Local Government Code, in an amount not to exceed \$335,000, in support of the acquisition of real property by the Graham Economic Improvement Corporation, for future economic development, with such real property described as adjacent to Lake Eddleman, and further described as a certain called 13.073-acre tract within the C.P. Heart Survey, Abstract No. 133, Young County Texas. Motion passed unanimously 5 – 0.

- 11. PRESENTATION BY THE CITY MANAGER ON PRELIMINARY TAXABLE PROPERTY VALUES AND PROPERTY TAX REVENUE.**  
City Manager Eric Garretty presented on Preliminary Taxable Property Values and Property Tax Revenue.

- 12. CONSIDERATION OF THE PARAMETERS FOR FORMATION OF THE TRANSPORTATION IMPROVEMENTS COMMITTEE:**  
Motion made by Jack Little and seconded by Brant Lundgren to approve the parameters for formation of the Transportation Improvements Committee to include representatives from Graham Regional Medical Center, City of Graham, Texas Department of Transportation, City Council member, Business Owner, and citizens of Graham. Motion passed unanimously 5 – 0.  
Motion made by Jack Little and seconded by Brant Lundgren to approve the slate for the Transportation Improvements Committee. Motion passed unanimously 5 – 0.

- a. CONSIDER AND ACT TO ESTABLISH THE NUMBER OF SEATS ON THE COMMITTEE; AND**

Motion made by Jack Little and seconded by Jeff Dickinson to establish (7) seven as the number of seats on the Committee. Motion passed unanimously 5 – 0.

- b. CONSIDER AND ACT TO ASSIGN CERTAIN STAGGERED TERMS TO EACH SEAT ON THE COMMITTEE; AND**

Motion made by Jeff Dickinson and seconded by Jack Little to assign certain staggered terms to each seat on the Committee as either one-year or two-year terms. Motion passed unanimously 5 – 0.

- c. CONSIDER AND ACT TO NOMINATE AND APPOINT CERTAIN PERSONS TO SERVE ON THE COMMITTEE, FOR CERTAIN TERMS, AS DESIGNATED BY COUNCIL, WITH SUCH TERMS TO BE EFFECTIVE MAY 25, 2023.**

Motion made by Jeff Dickinson and seconded by Jack Little to nominate and appoint certain persons to serve on the Committee, for certain terms, as designated by Council, with such terms to be effective May 25, 2023. Motion passed unanimously 5 – 0.

Motion made by Alex Heartfield and seconded by Jack Little to appoint Shane Kernell to represent Graham Regional Medical Center to the Transportation Improvement Committee, for a one-year term. Motion passed unanimously 5 – 0.

Motion made by Jeff Dickinson and seconded by Shana Weatherbee-Wolfe to appoint Zachary Husen to represent Texas Department of Transportation to the Transportation Improvement Committee, for a two-year term. Motion passed unanimously 5 – 0.

Motion made by Jack Little and seconded by Jeff Dickinson to appoint Terry Bishop to represent as a citizen to the Transportation Improvement Committee, for a two-year term. Motion passed unanimously 5 – 0.

Motion made by Alex Heartfield and seconded by Jeff Dickinson to appoint Perry Todd to represent as a business owner to the Transportation Improvement Committee, for a two-year term. Motion passed unanimously 5 – 0.

Motion made by Jeff Dickinson and seconded by Shana Weatherbee-Wolfe to appoint Sonya Ramos to represent as a citizen to the Transportation Improvement Committee, for a one-year term. Motion passed unanimously 5 – 0.

Motion made by Jack Little and seconded by Jeff Dickinson to appoint Johnny Ford to represent as a citizen to the Transportation Improvement Committee, for a two-year term. Motion passed unanimously 5 – 0.

Motion made by Jack Little and seconded by Jeff Dickinson to appoint Shana Weatherbee-Wolfe to represent as a City Council member to the Transportation Improvement Committee, for a one-year term. Motion passed 4 – 0 – 1 with Shana Weatherbee-Wolfe abstaining.

**13. CONSIDER AND ACT TO NOMINATE AND APPOINT CHRISTY CHAPPELL AND CHRISTIE ANDREWS TO SERVE ON THE LIBRARY OF GRAHAM BOARD OF DIRECTORS, FOR A TWO-YEAR TERM, WITH AN APPOINTMENT DATE OF JULY 1, 2023.**

Motion made by Jeff Dickinson and seconded by Shana Weatherbee-Wolfe to nominate and appoint Christy Chappell and Christie Andrews to serve on the Library of Graham Board of Directors, for a two-year term, with an appointment date of July 1, 2023.

Motion passed unanimously 5 – 0.

**14. CONSIDER AND ACT TO APPOINT BRANT LUNDGREN TO SERVE ON THE GRAHAM MUNICIPAL AIRPORT BOARD OF DIRECTORS, AS COUNCIL REPRESENTATIVE, FOR A TWO-YEAR TERM, WITH AN EFFECTIVE DATE OF MAY 25, 2023.**

Motion made by Jeff Dickinson and seconded by Jack Little to appoint Brant Lundgren to serve on the Graham Municipal Airport Board of Directors, as Council Representative, for a two-year term, with an effective date of May 25, 2023. Motion passed 4 – 0 – 1 with Brant Lundgren abstaining.

**15. CONSIDER AND ACT TO APPROVE THE CLOSURE OF OAK STREET FROM 2ND STREET TO HIGHWAY 67, ON JUNE 3, 2023, FROM 5:30 A.M. TO 3:00 P.M. IN SUPPORT OF THE 'POSSUM PEDAL BIKE RIDE' HOSTED BY THE GRAHAM CHAMBER OF COMMERCE.**

Motion made by Jack Little and seconded by Brant Lundgren to approve the closure of Oak Street from 2nd Street to Highway 67, on June 3, 2023, from 5:30 a.m. to 3:00 p.m. in support of the 'Possum Pedal Bike Ride' hosted by the Graham Chamber of Commerce. Motion passed unanimously 5 – 0.

**16. CONSIDER AND ACT TO APPROVE, UPON THIRD AND FINAL READING, ORDINANCE NO. 1148 AMENDING APPENDIX A – 'ZONING ORDINANCE', ARTICLE 11 – 'PLANNED DEVELOPMENT DISTRICT' BY ADDING SECTION 4.1 – 'DOWNTOWN DEVELOPMENT DISTRICT NO. 1' FOR THE PURPOSE OF DEFINING AND DESCRIBING THE GEOGRAPHIC BOUNDARIES OF THE PROPOSED DISTRICT, AND RELATED PROVISIONS.**

Motion made by Jeff Dickinson and seconded by Shana Weatherbee-Wolfe to approve, upon THIRD AND FINAL READING, Ordinance No. 1148 amending Appendix A – 'Zoning Ordinance', Article 11 – 'Planned Development District' by adding Section 4.1 – 'Downtown Development District No. 1' for the purpose of defining and describing the geographic boundaries of the proposed District, and related provisions. Motion passed unanimously 5 – 0.

**17. DISCUSSION REGARDING A PROCESS FOR FURTHER DEVELOPMENT OF RULES AND REGULATIONS GOVERNING DOWNTOWN DEVELOPMENT DISTRICT #1.**

Upon discussion regarding a process for further development of rules and regulations governing Downtown Development District #1, motion made by Jack Little and seconded by Jeff Dickinson to defer committee to bring recommendations to city council for approval. Motion passed unanimously 5 – 0.



18. **CONSIDER AND ACT TO APPROVE RESOLUTION NO. 148, AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED \$555,000, FOR THE ACQUISITION OF CERTAIN RECREATIONAL EQUIPMENT, SUPPLIES, AND ASSOCIATED DESIGN AND INSTALLATION COSTS, RELATED TO IMPROVEMENTS AUTHORIZED UNDER THE FIREMAN'S PARK – PHASE 1 CAPITAL IMPROVEMENT PROJECT.**

Motion made by Jack Little and seconded by Jeff Dickinson to approve Resolution No. 148, authorizing the City Manager to issue a Purchase Order in an amount not to exceed \$555,000, for the acquisition of certain recreational equipment, supplies, and associated design and installation costs, related to improvements authorized under the Fireman's Park – Phase 1 capital improvement project. Motion passed unanimously 5 – 0.

19. **CONSIDER AND ACT TO APPROVE RESOLUTION NO. 149 AUTHORIZING THE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES IN THE SOUTHERN HALF OF THE SQUARE, DURING 6:00 P.M. TO 8:00 P.M., ON JUNE 17, 2023, IN SUPPORT OF THE 'FARM-TO-TABLE' EVENT HOSTED BY THE CHAMBER OF COMMERCE.**

Motion made by Brant Lundgren and seconded by Jeff Dickinson to approve Resolution No. 149 authorizing the sale and consumption of alcoholic beverages in the southern half of the Square, during 6:00 p.m. to 8:00 p.m., on June 17, 2023, in support of the 'Farm-To-Table' event hosted by the Chamber of Commerce. Motion passed unanimously 5 – 0.

20. **CONSIDER AND ACT TO APPROVE RESOLUTION NO. 150 AUTHORIZING THE CONSUMPTION OF ALCOHOLIC BEVERAGES, IN THE SOUTHERN HALF OF THE SQUARE, DURING THE GRAHAM CONCERT ASSOCIATION 'SUMMER CONCERT SERIES' WHICH INCLUDES THE FOLLOWING EVENT DATES IN 2023: JUNE 17, JULY 1, JULY 15, JULY 29, AND AUGUST 12.**

Motion made by Jeff Dickinson and seconded by Jack Little to amend Resolution No. 150 authorizing the consumption of alcoholic beverages to include the time to be between 6:00 p.m. to 11:00 p.m., in the southern half of the Square, during the Graham Concert Association 'Summer Concert Series' which includes the following event dates in 2023: June 17, July 1, July 15, July 29, and August 12. Motion passed unanimously 5 – 0.

Motion made by Jeff Dickinson and seconded by Jack Little to approve Resolution No. 150 authorizing the consumption of alcoholic beverages between the times of 6:00 p.m. to 11:00 p.m., in the southern half of the Square, during the Graham Concert Association 'Summer Concert Series' which includes the following event dates in 2023: June 17, July 1, July 15, July 29, and August 12. Motion passed unanimously 5 – 0.

21. **CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND CONCLUDE A PROFESSIONAL SERVICES CONTRACT WITH KIMLEY-HORN AND ASSOCIATES INCORPORATED (FORT WORTH, TEXAS), IN AN AMOUNT NOT TO EXCEED \$58,000, FOR PRODUCTION OF BID DOCUMENTATION, AND ASSOCIATED SERVICES, IN SUPPORT OF THE WATER TREATMENT PLANT LAGOONS REHABILITATION PROJECT, AND FURTHER NOTING THAT FUNDING FOR THIS PROJECT IS AVAILABLE IN THE WATER CAPITAL PROJECTS FUND.**

Motion made by Jeff Dickinson and seconded by Brant Lundgren to authorize the City Manager to negotiate and conclude a professional services contract with Kimley-Horn and Associates Incorporated (Fort Worth, Texas), in an amount not to exceed \$58,000, for production of bid documentation, and associated services, in support of the Water Treatment Plant Lagoons Rehabilitation Project, and further noting that funding for this project is available in the Water Capital Projects Fund. Jack Little voted against. The motion passed by a 4 – 1 vote.

22. **DISCUSSION REGARDING PROPOSED FUTURE AGENDA ITEMS.**  
Discussion regarding proposed future agenda items included music on the square.

23. **RECESS INTO EXECUTIVE SESSION UNDER THE FOLLOWING PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODE:** Mayor Alex Heartfield convened the Council into Executive Session at 11:00 a.m.

**Sec. 551.072 – Deliberations About Real Property**

- Deliberations regarding an offer to purchase Lake Lot No. 539; and
- Deliberations regarding an offer to purchase Lake Lot No. 560; and
- Deliberations regarding the proposed lease of certain real properties located in the vicinity of Lake Graham.

24. **RECONVENE FROM EXECUTIVE SESSION AND TAKE ACTION, AS REQUIRED.** Mayor Alex Heartfield reconvened from Executive Session at 11:36 a.m.

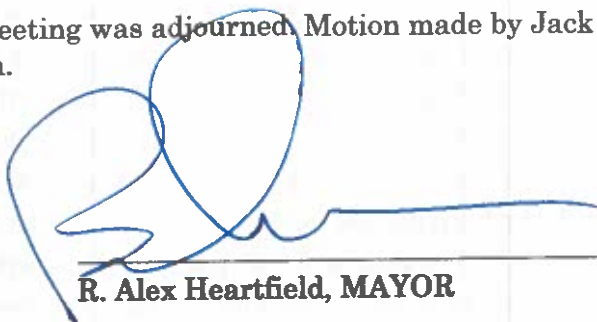
Motion made by Jeff Dickinson and seconded by Shana Weatherbee-Wolfe to approve an offer to purchase Lake Lot No. 539. Motion passed unanimously 5 – 0.

Motion made by Jeff Dickinson and seconded by Shana Weatherbee-Wolfe to approve an offer to purchase Lake Lot No. 560. Motion passed unanimously 5 – 0.

Deliberations regarding the proposed lease of certain real properties located in the vicinity of Lake Graham. No action taken.

25. **ADJOURNMENT.**

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




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**R. Alex Heartfield, MAYOR**




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**Marci Bueno, City Secretary/Financial Officer**