GRAHAM CITY COUNCIL
REGULAR SESSION
FEBRUARY 19, 2026

COUNCIL MEMBERS PRESENT
Mayor: Alex Heartfield
Councilmember Place 1: Shana Weatherbee-Wolfe
Mayor Pro-Tem/Place 2: Jeff Dickinson
Councilmember Place 3: Jack Little *(Entered meeting at 8:41 a.m.)*
Councilmember Place 4: Brendan Weatherman

COUNCIL MEMBERS ABSENT
None.

STAFF PRESENT
Eric Garretty, City Manager
Marci Bueno, City Secretary/Finance Director
Brent Bullock, Chief of Police
B.J. Cook, Code Enforcement Officer
Cassie Short, Executive Assistant
DeAnna Bullock, Library Director
Julie Elrod, Arena Manager
Kyle Ford, Police Lieutenant
Melinda Brown, Assistant City Manager, GEIC/GIA Executive Director
Randall Dawson, Director of Public Works

1. **CALL TO ORDER**
   Mayor Alex Heartfield called the meeting to order at 8:30 a.m.

2. **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 THREE BUSINESS DAYS PRIOR TO THE DATE AND TIME OF THIS MEETING, IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT.

3. **OPENING PRAYER AND PLEDGES TO U.S. AND TEXAS FLAGS**
   Cathy Partridge led the invocation followed by the U.S. Pledge and Texas Pledge.

4. **ROLL CALL OF MEMBERS PRESENT**
   Mayor: Alex Heartfield
   Councilmember Place 1: Shana Weatherbee-Wolfe
   Mayor Pro-Tem/Place 2: Jeff Dickinson
   Councilmember Place 3: Jack Little *(Entered meeting at 8:41 a.m.)*
   Councilmember Place 4: Brendan Weatherman

5. **PUBLIC FORUM**
   City Manager Eric Garretty thanked the City staff that responded in the winter storm for all of their efforts.

6. **REPORTS**
   Individual Department Heads provided overview for Council on ongoing updates of their respective departments which included: Animal Control, Code Enforcement, Fire, Police, Municipal Court, Library, Arena, Public Works, Auditorium, GEIC, Chamber/Visit Graham, and Administration.
   City Manager Eric Garretty provided reports on the Lake Graham Water Level, Key Dates and Upcoming Events, Boards Update, Winter Storm Fern Recap, Hotel Occupancy Tax Report, and Project Status Report.

   JACK LITTLE ENTERED THE MEETING AT 8:41 A.M.

7. **CONSENT AGENDA.**
   Following a motion made by Shana Weatherbee-Wolfe and seconded by Jeff Dickinson, the following Consent Agenda was approved unanimously 5 – 0.

   a. Approve the Minutes of the Public Hearing and Regular Called Meeting held on **February 5, 2026;** and

b. Accept and approve the 2025 Racial Profiling Analysis Report as submitted by Chief of Police Brent Bullock on behalf of the Graham Police Department.

8. **PRESENTATION BY DRAKE GUFFEY ON A PROPOSAL FOR A NEW CITY OF GRAHAM FLAG.**
Drake Guffey presented a proposal for a new City of Graham flag.

9. **PRESENTATION BY ASSISTANT CITY MANAGER MELINDA BROWN OF THE CITY STAFF'S '2025 YEAR IN REVIEW.'**
Assistant City Manager Melinda Brown presented the City staff's '2025 Year in Review.'

10. **CONSIDER AND ACT TO DIRECT THE EMPLACEMENT OF CERTAIN TRAFFIC CONTROL DEVICES IN AND AROUND THE 1400 BLOCK OF REMINGTON STREET BASED ON A REQUEST FROM THE GRAHAM CHURCH OF GOD (GRAHAM, TEXAS).**
Motion made by Jack Little and seconded by Brendan Weatherman to direct the emplacement of certain traffic control devices in and around the **1400 block of Remington Street** based on a request from the Graham Church of God (Graham, Texas). Motion passed unanimously 5 – 0.

11. **CONSIDER AND ACT TO APPROVE ON SECOND AND FINAL READING, RESOLUTION NO. 236, REGARDING AN INCENTIVES AGREEMENT, BY AND BETWEEN THE GEIC AND 'T & S MANUFACTURING, INCORPORATED' (JERMYN, TEXAS), AN AGREEMENT WHICH PROVIDES CERTAIN CASH INCENTIVES TOTALING UP TP $1,200,000.00, (ONE MILLION TWO-HUNDRED THOUSAND DOLLARS AND NO CENTS) AND THE AGREEMENT FURTHER PROVIDES FOR THE DEFERMENT OF CERTAIN MORTGAGE PAYMENTS ON CERTAIN GEIC-OWNED PROPERTY, FOR A PERIOD OF FIVE YEARS; AND FURTHER STILL, SAID INCENTIVES ARE IN SUPPORT OF ECONOMIC DEVELOPMENT RELATED TO BUSINESS EXPANSION, JOB CREATION AND INFRASTRUCTURE IMPROVEMENTS, WITH SUCH IMPROVEMENTS PERTAINING TO CERTAIN REAL PROPERTY WHICH BEARS A PHYSICAL ADDRESS OF 510 CORPORATE DRIVE, GRAHAM, TEXAS, AND FURTHER STILL, SAID AGREEMENT IS IN ACCORDANCE WITH SECTION 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE.**
Jabe Underwood with T & S Manufacturing, Incorporated spoke about details of the business.
Motion made by Jack Little and seconded by Brendan Weatherman to approve on SECOND AND FINAL READING, **Resolution No. 236**, regarding an Incentives Agreement, by and between the GEIC and 'T & S Manufacturing, Incorporated' (Jermyn, Texas), an Agreement which provides certain cash incentives totaling up to $1,200,000.00, (one million two-hundred thousand dollars and no cents) and the Agreement further provides for the deferment of certain mortgage payments on certain GEIC-owned property, for a period of five years; and further still, said incentives are in support of economic development related to business expansion, job creation and infrastructure improvements, with such improvements pertaining to certain real property which bears a physical address of 510 Corporate Drive, Graham, Texas, and further still, said Agreement is in accordance with Section 505.158 of Texas Local Government Code. Motion passed unanimously 5 – 0.

12. **CONSIDER AND ACT TO APPROVE AND ADOPT ON FIRST AND FINAL READING, RESOLUTION NO. 238, REGARDING A CERTAIN TRANSFER OF PROPERTY AGREEMENT BY AND BETWEEN THE BRAZOS RIVER AUTHORITY AND THE CITY; AND FURTHER, NAMES CITY MANAGER ERIC GARRETTY AS THE CITY'S DESIGNATED AGENT FOR ALL MATTERS THEREUNTO PERTAINING.**
Motion made by Jeff Dickinson and seconded by Shana Weatherbee-Wolfe to approve and adopt on FIRST AND FINAL READING, **Resolution No. 238**, regarding a certain transfer of property agreement by and between the Brazos River Authority and the City; and further, names City Manager Eric Garretty as the City's Designated Agent for all matters thereunto pertaining. Motion passed unanimously 5 – 0.

JACK LITTLE EXITED THE MEETING AT 10:40 A.M.

13. **CONSIDER AND ACT TO APPROVE AND ADOPT, ON FIRST AND FINAL READING, RESOLUTION NO. 239, APPROVING FINANCIAL POLICY STATEMENT NO. 5, WHICH SETS FORTH THE CITY'S 'CREDIT CARD**

PURCHASING POLICY' AND THE CITY'S 'USE OF CREDIT CARD REWARD POINTS' POLICY.
Motion made by Brendan Weatherman and seconded by Jeff Dickinson to approve and adopt, on FIRST AND FINAL READING, **Resolution No. 239**, approving Financial Policy Statement No. 5, which sets forth the City's 'credit card purchasing policy' and the City's 'use of credit card reward points' policy. Motion passed unanimously 4 – 0.

14. **CONSIDER AND ACT TO APPROVE, ON FIRST READING, ORDINANCE NO. 1208, WHICH AMENDS CHAPTER 3 – 'AIRPORT', ARTICLE II – 'RULES AND REGULATIONS', OF THE CODE OF ORDINANCES (AS AMENDED), BY ADDING 'SECTION 3-26' TO BE ENTITLED – 'RAMP TIE-DOWN FEES', NOTING THAT SAID ORDINANCE ENABLES THE LEGAL AUTHORITY FOR THE CITY TO ASSESS FEES, UNDER CERTAIN CONDITIONS, FOR THE PARKING OF AIRCRAFT ON THE RAMP AT THE GRAHAM MUNICIPAL AIRPORT.**
Motion made by Jeff Dickinson and seconded by Shana Weatherbee-Wolfe to approve, on FIRST READING, **Ordinance No. 1208**, which amends Chapter 3 – 'Airport', Article II – 'Rules and Regulations'. Of the Code of Ordinances (as amended), by adding 'Section3-26' to be entitled – 'Ramp Tie-Down Fees', noting that said Ordinance enables the legal authority for the City of assess fees, under certain conditions, for the parking of aircraft on the ramp at the Graham Municipal Airport. Motion passed unanimously 4 – 0.

15. **CONSIDER AND ACT TO APPROVE THE FINANCIAL REPORTS FOR THE PERIOD ENDING JANUARY 31, 2026.**
Motion made by Brendan Weatherman and seconded by Shana Weatherbee-Wolfe to approve the Financial Reports for the period ending **January 31, 2026**. Motion passed unanimously 4 – 0.

16. **PRESENTATION OF THE SALES TAX REPORT FOR TAXES COLLECTED IN DECEMBER 2025.**
City Manager Eric Garretty presented the Sales Tax report for taxes collected in **December 2025**.

17. **DISCUSSION REGARDING PROPOSED FUTURE AGENDA ITEMS.**
Future Agenda items include discussion on the City of Graham flag, and the second and final reading of Ordinance No. 1208.

18. **RECESS INTO EXECUTIVE SESSION UNDER THE FOLLOWING PROVISION OF THE TEXAS LOCAL GOVERNMENT CODE:** Mayor Alex Heartfield recessed the Council into Executive Session at 9:33 a.m.

Sec. 551.071 – Consultation with Attorney

- Consult with the City's Attorney regarding the factual background, legal issues, and lawful options related to a lawsuit regarding the previous termination of a lease contract pertaining to certain real property located adjacent to the shore of Lake Eddleman; and

- Consult with the City's Attorney regarding the factual background, legal issues, and lawful options related to a lawsuit regarding a chemical tank explosion which occurred at the City's Water Treatment Plant on or about November 2, 2023; and

- Consult with the City's Attorney regarding the factual background, legal issues, and lawful options related to a lawsuit regarding actions by a City of Graham employee while serving in the line of duty; and

- Consult with the City's Attorney regarding the factual background, legal issues, and lawful options related to the previous termination of a contract for solid waste services; and

- Consult with the City's Attorney regarding the legal issues, and lawful options related to the identification and annexation of real property eligible for ad valorem taxation by the City; and

- Consult with the City's Attorney regarding the factual background, legal issues, and lawful options related to a request from Plug Power

Limestone, LLC, to terminate all existing Agreements between same and the City; and

Sec. 551.087 – Deliberations Regarding Economic Development

- Deliberate an economic development Letter of Intent submitted by Headwaters Site Development, a Texas Limited Liability Company.

19. **RECONVENE FROM EXECUTIVE SESSION AND TAKE SUCH ACTION AS MAY BE REQUIRED.** Mayor Alex Heatfield reconvened from Executive Session at 10:21 a.m.

    NO ACTION WAS TAKEN.

20. **ADJOURNMENT.**
    There being no further business, the meeting was adjourned at 10:59 a.m. Motion made by Jeff Dickinson and seconded by Alex Heartfield.

Alex Heartfield, Mayor

Marci Bueno, City Secretary/Finance Director