GRAHAM CITY COUNCIL
REGULAR SESSION
APRIL 16, 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

COUNCIL MEMBERS ABSENT
Councilmember Place 4: Brendan Weatherman

STAFF PRESENT
Eric Garretty, City Manager
Marci Bueno, City Secretary/Finance Director
Brent Bullock, Chief of Police
B.J. Cook, Code Enforcement Officer
Chris Denney, IT Director
Carla Ritchie, Municipal Court Clerk
David Aleshire, Assistant Fire Chief
DeAnna Bullock, Library Director
Jim Don Laurent, Fire Chief
Kyle Ford, Police Lieutenant
Melinda Brown, Assistant City Manager, GEIC/GIA Executive Director
Mike Watts, Animal Control Officer
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. **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

4. **PROCLAMATION CEREMONY**
   Mayor Alex Heartfield presented Proclamations for the following:

   a. Young County Independence Day (July 4, 2026)

   b. National Library Week (April 19-25, 2026)

5. **PUBLIC FORUM**
   Judy Brown stated her property is by the proposed data center and she is against a data center coming to Young County.
   Kent Pettus stated his opinion on the shortage of water if a data center comes and he is against data centers.
   Mary Ann Copas stated it is National Library Week, and she is grateful for the Library of Graham.
   Phil Denney stated he is against data centers and thanked the City Council for serving.
   Andy Jones, employee of Headwaters Site Development, stated there will be no cost to residents. He stated the data center would be backed up by generators and batteries. He stated the water the data center originally takes in will be reusable. He stated Headwaters wants to be a good community partner.
   Ryan Mote stated he is against data centers.
   Debbie Rhodes stated she is against data centers.
   Jack Little stated his opinion that there needs to be more community involvement during the 2026 Independence Day Celebration.
   Denny Berend stated it is National Library Week and he supports the Library of Graham.

6. REPORTS
Individual Department Head reports were omitted. City Manager Eric Garretty provided reports on the Lake Graham Water Level, Key Dates and Upcoming Events, Boards Update, Elimination of City Cell Phone Subsidy, and the Project Status Report.

COUNCILMEMBER SHANA WEATHERBEE-WOLFE EXITED THE MEETING AT 9:38 A.M.

7. CONSENT AGENDA.
Following a motion made by Jeff Dickinson and seconded by Jack Little, the following Consent Agenda was approved unanimously 3 – 0.

a. Approve the Minutes of the Regular Called Meeting held on **April 2, 2026**; and

b. Approve a request from ZT Burkett for the use of a certain section of the southern half of the Square, during the hours 3:00 p.m. until 8:00 p.m., on **Tuesday, April 28, 2026**, in support of a Fish Fry Fundraiser for the Graham 7 on 7 football team.

8. CONSIDER AND ACT TO APPROVE, ON THIRD AND FINAL READING, ORDINANCE NO. 1212, WHICH DECLARES THAT CERTAIN AREAS ARE ADJACENT TO THE CITY, DECLARES THAT THOSE CERTAIN AREAS HAVE RECEIVED LONGSTANDING TREATMENT AS PART OF THE CITY FOR ALL PURPOSES, THAT SUCH DECLARATION IS MADE IN ACCORDANCE WITH SECTION 41.003 OF THE TEXAS LOCAL GOVERNMENT CODE, AND SUCH DECLARATION CREATES AN IRREBUTTABLE PRESUMPTION THAT THE CERTAIN AREAS ARE A PART OF THE CITY FOR ALL PURPOSES.
Motion made by Jeff Dickinson and seconded by Jack Little to approve, on THIRD AND FINAL READING, **Ordinance No. 1212**, which declares that certain areas are adjacent to the City, declares that those certain areas have received longstanding treatment as part of the City for all purposes, that such declaration is made in accordance with Section 41.003 of the Texas Local Government Code, and such declaration creates an irrebuttable presumption that the certain areas are a part of the City for all purposes. Motion passed unanimously 3 – 0.

9. CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO CREATE THE 'OLD POST OFFICE MUSEUM HVAC REPLACEMENT' PROJECT; AND FURTHER, AUTHORIZE THE APPROPRIATION OF $60,000 (SIXTY THOUSAND DOLLARS AND NO CENTS), FROM GENERAL FUND RESERVES, IN SUPPORT OF SAME.
Motion made by Jack Little and seconded by Jeff Dickinson to authorize the City Manager to create the 'Old Post Office Museum HVAC Replacement' project; and further, authorize the appropriation of $60,000 (sixty thousand dollars and no cents), from General Fund Reserves, in support of same. Motion passed unanimously 3 – 0.

10. CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND CONCLUDE A CONTRACT WITH LJ3 SERVICES, A TEXAS LIMITED LIABILITY COMPANY (GRAHAM, TEXAS), DOING BUSINESS AS 'STAR MECHANICAL', IN THE AMOUNT OF $56,415.00 (FIFTY-SIX THOUSAND FOUR HUNDRED FIFTEEN DOLLARS AND NO CENTS), IN SUPPORT OF THE 'OLD POST OFFICE MUSEUM HVAC PROJECT', NOTING THAT A COMPETITIVE BID ADVERTISEMENT FOR THIS CONTRACT IS NOT REQUIRED, AND FURTHER NOTING THAT SAID VENDOR WAS DEEMED THE 'BEST VALUE VENDOR' FROM AMONG FOUR QUOTES RECEIVED BY THE CITY.
Motion made by Jeff Dickinson and seconded by Jack Little to authorize the City Manager to negotiate and conclude a contract with LJ3 Services, a Texas Limited Liability Company (Graham, Texas), doing business as 'STAR Mechanical', in the amount of $56,415.00 (fifty-six thousand four hundred fifteen dollars and no cents), in support of the 'Old Post Office Museum HVAC Project', noting that a competitive bid advertisement for this contract is not required, and further noting that said vendor was deemed the 'best value vendor' from among four quotes received by the City. Motion passed unanimously 3 – 0.

11. CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO TEMORARILY INCREASE STAFFING IN THE ADMINISTRATION DEPARTMENT BY ONE, PART-TIME, LIMITED TERM POSITION. FOR THE PURPOSE OF STAFFING THE

'FIXED ASSET INVENTORY' PROJECT; AND FURTHER, SETTING A RATE OF PAY OF $14.00 PER HOUR.

Motion made by Jeff Dickinson and seconded by Jack Little to authorize the City Manager to temporarily increase staffing in the Administration Department by one, part-time, limited term position. For the purpose of staffing the 'Fixed Asset Inventory' project; and further, setting a rate of pay of $14.00 per hour. Motion passed unanimously 3 – 0.

12. CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO CONCLUDE AN 'INTERLOCAL AGREEMENT FOR THE PROVISION OF SCHOOL RESOURCE OFFICER SERVICES' WITH SUCH AGREEMENT BY AND BETWEEN THE CITY AND THE GRAHAM INDEPENDENT SCHOOL DISTRICT.

    Motion made by Jack Little and seconded by Jeff Dickinson to authorize the City Manager to conclude an 'Interlocal Agreement for the Provision of School Resource Officer Services' with such Agreement by and between the City and the Graham Independent School District. Motion passed unanimously 3 – 0.

13. CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO CONCLUDE A SERVICE AGREEMENT FOR THE PROVISION OF ANIMAL SHELTERING SERVICES WITH SUCH AGREEMENT BY AND BETWEEN THE CITY AND THE HUMANE SOCIETY OF YOUNG COUNTY.

    Motion made by Jeff Dickinson and seconded by Jack Little to authorize the City Manager to conclude a Service Agreement for the provision of animal sheltering services with such Agreement by and between the City and the Humane Society of Young County. Motion passed unanimously 3 – 0.

14. CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO CONCLUDE AN 'ALCOHOL SERVICE' CONTRACT BY AND BETWEEN THE CITY AND LAKE COUNTRY CATERING, A TEXAS LIMITIED LIABILITY COMPANY (GRAHAM, TEXAS), WITH SAID CONTRACT PERTAINING TO THE PERIODIC SERVING OF ALCOHOLIC BEVERAGES AT THE GRAHAM MEMORIAL AUDITORIUM (GMA), AND FURTHER NOTING THAT SAID CONTRACT IS RECOMMENDED FOR APPROVAL BY THE GMA BOARD OF DIRECTORS.

    Motion made by Jack Little and seconded by Jeff Dickinson to authorize the City Manager to conclude an 'Alcoholic Service' contract by and between the City and Lake Country Catering, a Texas Limited Liability Company (Graham, Texas), with said contract pertaining to the periodic serving of alcoholic beverages at the Graham Memorial Auditorium (GMA), and further noting that said contract is recommended for approval by the GMA Board of Directors. Motion passed unanimously 3 – 0.

15. CONSIDER AND ACT TO RETROACTIVELY APPROVE AND ADOPT, ON FIRST AND FINAL READING, RESOLUTION NO. 246, WHICH RECOGNIZES UNANTICIPATED REVENUE IN THE FORM OF A GRANT FROM THE PRIDDY FOUNDATION (WICHITA FALLS, TEXAS) IN THE AMOUNT OF $25,000 (TWENTY-FIVE THOUSAND DOLLARS AND NO CENTS), WITH SUCH GRANT PROCEEDS TO BE RESERVED EXCLUSIVELY FOR THE MOST PRESSING NEEDS OF THE LIBRARY OF GRAHAM; AND FURTHER, DIRECTING THE CITY SECRETARY/DIRECTOR OF FINANCE TO DEPOSIT SAID GRANT MONIES IN THE 'LIBRARY SPECIAL PURPOSE FUND (FUND NO. 39)' FOR FUTURE DISBURSEMENT IN SUPPORT OF SAME; AND FURTHER STILL, NAMING CITY MANAGER ERIC GARRETTY, AND HEAD LIBRARIAN DEANNA BULLOCK, AS DESIGNATED AGENTS FOR ADMINISTRATION OF SAID GRANT.

    Motion made by Jack Little and seconded by Jeff Dickinson to retroactively approve and adopt, on FIRST AND FINAL READING, **Resolution No. 246**, which recognizes unanticipated revenue in the form of a grant from the Priddy Foundation (Wichita Falls, Texas) in the amount of $25,000 (twenty-five thousand dollars and no cents), with such grant proceeds to be reserved exclusively for the most pressing needs of the Library of Graham; and further, directing the City Secretary/Director of Finance to deposit said grant monies in the 'Library Special Purpose Fund (Fund No. 39)' for future disbursement in support of same; and further still, naming City Manager Eric Garretty, and Head Librarian DeAnna Bullock, as Designated Agents for administration of said grant. Motion passed unanimously 3 – 0.

16. CONSIDER AND ACT TO APPROVE AND ADOPT, ON FIRST AND FINAL READING, RESOLUTION NO. 247, WHICH DIRECTS THE PUBLICATION OF A NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION.

Motion made by Jeff Dickinson and seconded by Jack Little to approve and adopt, on FIRST AND FINAL READING, **Resolution No. 247**, which directs the publication of a notice of intention to issue combination tax and revenue certificates of obligation. Motion passed unanimously 3 – 0.

17. **CONSIDER AND ACT TO APPROVE AND ADOPT, ON FIRST AND FINAL READING, RESOLUTION NO. 248, WHICH REAPPROPRIATES $250,000.00 (TWO HUNDRED FIFTY THOUSAND DOLLARS AND NO CENTS) IN SUPPORT OF MATCHING FUNDS FOR THE 'CULVERT UNDER RUNWAY 03-21' PROJECT AT THE GRAHAM MUNICIPAL AIRPORT.**
Motion made by Jack Little and seconded by Jeff Dickinson to approve and adopt, on FIRST AND FINAL READING, **Resolution No. 248**, which reappropriates $250,000.00 (two hundred fifty thousand dollars and no cents) in support of matching funds for the 'Culvert Under Runway 03-21' project at the Graham Municipal Airport. Motion passed unanimously 3 – 0.

18. **CONSIDER AND ACT TO APPROVE, ON SECOND READING, THE FOLLOWING ORDINANCES:**
Following a motion made by Jack Little and seconded by Jeff Dickinson, the following Ordinances were approved unanimously 3 – 0.

    a. **Ordinance No. 1213**, which provides for the annexation of certain territory consisting of 1.343 acres, with such territory located in the vicinity of **2120 State Highway 16 South, Graham, Texas**, noting that said territory lies within the City's Extra-Territorial Jurisdiction, noting that the territory to be annexed was previously described in an annexation request accepted by the City Council on **April 2, 2026**, and further noting that said annexation is made at the request of the owners, H Bar H Holding Company; and

    b. **Ordinance No. 1214**, which provides for the assignment of a permanent Zoning Classification of Planned Development District No. 3 (PDD 3) to certain tracts of real property located in the vicinity of **2120 State Highway 16 South, Graham, Texas**, described as two tracts consisting of 1.343 acres, and noting that the two certain tracts to be zoned were previously described in a zoning request, and a replat request, accepted by the City Council on **April 2, 2026**.

19. **DISCUSSION REGARDING PROPOSED FUTURE AGENDA ITEMS.**
Future agenda items included changing the city council meeting time, noise ordinances, garbage on the Square, and a public hearing for Casey's Convenience Store.

20. **RECESS INTO EXECUTIVE SESSION UNDER THE FOLLOWING PROVISION OF THE TEXAS LOCAL GOVERNMENT CODE:** Mayor Alex Heartfield recessed the Council into Executive Session at 9:38 a.m.

    NOTE: COUNCILMEMBERS SHANA WEATHERBEE-WOLFE AND BRENDAN WEATHERMAN WERE ABSENT FOR EXECUTIVE SESSION.

    Sec. 551.087 – Deliberations Regarding Economic Development

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

    Sec. 552.071 – Consultation with the City's Attorney

    - 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

    - 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 a certain real property adjacent to the shores of Lake Eddleman.

21. **RECONVENE FROM EXECUTIVE SESSION AND TAKE SUCH ACTION AS MAY BE REQUIRED.** Mayor Alex Heatfield reconvened from Executive Session at 10:22 a.m.

    NO ACTION WAS TAKEN.

22. **ADJOURNMENT.**
    There being no further business, the meeting was adjourned at 10:43 a.m. Motion made by Jack Little and seconded by Alex Heartfield.

R. Alex Heartfield, Mayor

Marci Bueno, City Secretary/Finance Director