GRAHAM CITY COUNCIL
REGULAR SESSION
MAY 14, 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
Councilmember Place 4: Brendan Weatherman

COUNCIL MEMBERS ABSENT
None.

STAFF PRESENT
Eric Garretty, City Manager
Marci Bueno, City Secretary/Finance Director
Chris Denney, IT Director
Cassie Short, Executive Assistant
DeAnna Bullock, Library Director
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. **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
   Councilmember Place 4: Brendan Weatherman

4. **OPENING PRAYER FOLLOWED BY U.S. PLEDGE AND TEXAS PLEDGE**
   Cathy Partridge led the invocation followed by the U.S. Pledge and Texas Pledge.

5. **PROCLAMATION CEREMONY**
   City Manager Eric Garretty presented the following proclamation:

   a. Mayor's Memorial Day Proclamation (**May 25, 2026**)

6. **PUBLIC FORUM**
   Phil Denny congratulated the newly appointed City Council members and thanked Shana Weatherbee-Wolfe for her service to the City. He also thanked City Manager Eric Garretty for assisting with the National Police Week.
   Greg Bonzalar stated he is favor of Agenda Item No. 16. He also stated Headwater Site Development is only the developer, and they have promised and under delivered.
   Michael Armstrong thanked the City Council, the Sponsors and the City staff for their support in the 3rd Annual Cinco De Mayo festival.
   Zach Reynolds, new publisher of the Graham Leader, introduced himself to the City Council and stated he is here to support the Graham Leader and not reinvent it.

7. **REPORTS**
   Individual Department Head reports were omitted for the first meeting of the month. City Manager Eric Garretty provided reports on the Lake Graham Water Level, Key Dates and Upcoming Events, Boards Update, and the Project Status Report.

8. **CONSENT AGENDA.**
   Following a motion made by Jack Little and seconded by Jeff Dickinson, the following Consent Agenda was approved unanimously 4 – 0. *(Vote is 4 – 0, Brendan Weatherman was absent during this agenda item due to going out of order)*

a. Approve the Minutes of the Regular Called Meeting and Public Hearings held on **April 30, 2026**; and.

b. Approve the Minutes of the Special Called Meeting held on **April 30, 2026**; and

c. Declare certain assets of the City as excess to requirements and authorize the City Manager to dispose of same at public auction, further noting that the list of certain assets is provided at Exhibit 'A' to the Consent Agenda, and further still noting that: (a) any proceeds from the disposition of said assets will be credited to the appropriate financial account, (b) said proceeds shall be used to defray expenses of the City, and (c) disposal of said assets is in accordance with Texas Local Government Code Sections 51.015 and 51.034; and

d. Approve a request from Cayley Strickland, on behalf of the Graham Chamber of Commerce for the use of the interior of the southern half of the Square and the closure of Oak Street, from Second Street to Seventh Street, during the hours of 5:30 a.m. until 3:00 p.m. on **Saturday, June 6, 2026**, in support of the Possum Pedal Bike Ride.

9. **CONSIDER AND ACT TO APPROVE, ON FIRST AND FINAL READING, RESOLUTION NO. 251 CERTIFYING THE RESULTS OF THE MAY 2, 2026, CITY GENERAL ELECTION.**
Motion made by Jack Little and seconded by Brendan Weatherman to approve, on FIRST AND FINAL reading, **Resolution No. 251** certifying the results of the May 2, 2026, City General Election. Motion passed unanimously 5 – 0.

10. **CITY SECRETARY ADMINISTRATION OF THE OATH OF OFFICE TO NEWLY ELECTED COUNCILMEMBERS.**
City Secretary Marci Bueno administered the Oath of Office to the newly elected Councilmembers below:

a. Mayor, Alex Heartfield; and
b. Councilmember Place 1, Sarah Lundgren; and
c. Councilmember Place 2, Jeff Dickinson.

11. **FORMAL SEATING AND WELCOME OF NEWLY ELECTED COUNCILMEMBER SARAH LUNDGREN.**
Mayor Alex Heartfield and City Manager Eric Garretty welcomed Councilmember Sarah Lundgren as the official seat for Councilmember Place 1.

12. **FAREWELL OF COUNCILMEMBER SHANA WEATHERBEE-WOLFE.**
Mayor Alex Heartfield and City Manager Eric Garretty presented a plaque of recognition to Councilmember Shana Weatherbee-Wolfe for her 6 years of dedicated service to the City Council.

13. **RECESS. THE MAYOR WILL CALL A BRIEF RECESS, TO ALLOW TRANSITION TIME AND AN OPPORTUNITY FOR PHOTOS.**
Mayor Alex Heartfield recessed the meeting at 8:58 a.m.

COUNCILMEMBER BRENDAN WEATHERMAN EXITED THE MEETING AT 8:58 A.M.

Mayor Alex Heartfield reconvened the meeting at 9:04 a.m.

14. **CONSIDER AND ACT TO APPROVE AND ADOPT ON FIRST AND FINAL READING, RESOLUTION NO. 252, WHICH SUSPENDS, FOR 45 DAYS, THE EFFECTIVE DATE PROPOSED BY THE TEXAS GAS SERVICE COMPANY, A DIVISION OF ONE GAS, INCORPORATED, IN ITS APPLICATION FILED ON OR ABOUT MARCH 10, 2026, PURSUANT TO SECTION 104.301 OF THE GAS UTILITY REGULATORY ACT.**
Motion made by Jack Little and seconded by Sarah Lundgren to approve and adopt on FIRST AND FINAL READING, **Resolution No. 252**, which suspends, for 45 days, the effective date proposed by the Texas Gas Service Company, a Division of ONE Gas, Incorporated, in its application filed on or about March 10, 2026, pursuant to Section 104.301 of the Gas Utility Regulatory Act. Motion passed unanimously 4 – 0.

15. **CONSIDER AND ACT TO APPROVE AND ADOPT ON FIRST AND FINAL READING, ORDINANCE NO. 1217, WHICH AMENDS THE FISCAL YEAR 2025-2026 ADOPTED ANNUAL BUDGET FOR MUNICIPAL PURPOSES.**
Motion made by Jeff Dickinson and seconded by Jack Little to approve and adopt on FIRST AND FINAL READING, **Ordinance No. 1217**, amends the Fiscal Year 2025-2026 adopted annual budget for municipal purposes. Motion passed unanimously 4 – 0.

16. **CONSIDER AND ACT TO APPROVE ON, FIRST READING, ORDINANCE NO. 1218, AMENDING CHAOTER 25, SECTION 25-13 'WATER SERVICE CHARGES – GENERALLY', AND SECTION 25-16 'SEWER SERVICE CHARGES', OF THE CODE OF ORDINANCES (AS AMENDED), TO PROVIDE FOR: (A) A SEVEN PERCENT INCREASE TO BASE AND VOLUMETRIC CHARGES, (B) UP TO A $30 PER MONTH INCREASE IN BASE SEWER SERVICE CHARGES, AND (C) A THREE PERCENT INCREASE IN SEWER SERVICE VOLUMETRIC CHARGES; WITH SUCH INCREASES TO BE EFFECTIVE WITH THE BILLING PERIOD BEGINNING OCTOBER 15, 2026.**
Motion made by Jack Little and seconded by Jeff Dickinson to approve on, FIRST READING, **Ordinance No. 1218**, amending Chapter 25, Section 25-13 'Water Service Charges – Generally', and Section 25-16 'Sewer Service Charges', of the Code of Ordinances (as amended), to provide for: (a) a seven percent increase to base and volumetric water service charges, (b) up to a $30 per month increase in base sewer service charges, and (c) a three percent increase in sewer service volumetric charges; with such increases to be effective with the billing period beginning **October 15, 2026**. Motion passed unanimously 4 – 0.

17. **CONSIDER AND ACT TO SET A PUBLIC HEARING FOR TUESDAY, JUNE 9, 2026, WITH SUCH HEARING TO BE HELD AT 6:00 P.M. (OR SHORTLY THEREAFTER), AT THE CITY HALL COUNCIL CHAMBERS, 608 ELM STREET, GRAHAM, TEXAS, FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT ON ORDINANCE NO. 1218, AN ORDINANCE WHICH PROPOSES CERTAIN INCREASES TO WATER AND SEWER BASE RATES AND VOLUMETRIC CHARGES.**
Motion made by Jeff Dickinson and seconded by Sarah Lundgren to set a Public Hearing for Tuesday, **June 9, 2026**, with such hearing to be held at 6:00 p.m. (or shortly thereafter), at the City Hall Council Chambers, 608 Elm Street, Graham, Texas, for the purpose of receiving public comment on **Ordinance No. 1218**, an Ordinance which proposes certain increases to water and sewer base rates and volumetric charges. Motion passed unanimously 4 – 0.

18. **CONSIDER AND ACT TO SET A SPECIAL CALLED MEETING, FOR TUESDAY, JUNE 9, 2026, WITH SUCH MEETING TO BE HELD SHORTLY AFTER THE ADJOURNMENT OF A PUBLIC HEARING SCHEDULED FOR 6:00 P.M., AT THE COUNCIL CHAMBERS, 608 ELM STREET, GRAHAM, TEXAS, FOR THE PURPOSE OF CONDUCTING A BUDGET WORKSHOP IN THE FURTHERANCE OF THE DEVLOPMENT OF THE FISCAL YEAR 2026-2027 ANNUAL BUDGET.**
Motion made by Jeff Dickinson and seconded by Jack Little to set a Special Called Meeting, for **Tuesday, June 9, 2026**, with such meeting to be held shortly after the adjournment of a Public Hearing scheduled for 6:00 p.m., at the Council Chambers, 608 Elm Street, Graham, Texas, for the purpose of conducting a Budget Workshop in the furtherance of the development of the Fiscal Year 2026-2027 annual budget. Motion passed unanimously 4 – 0.

19. **CONSIDER AND ACT TO AUTHORIZE THE CITY SECRETARY/FINANCE DIRECTOR TO CREATE THE 'DEBT SERVICE RESERVE FUND' FOR THE PURPOSE OF CREATING A DESIGNATED FINANCIAL REPOSITORY TO HOLD MONIES EXCLUSIVELY RESERVED TO MEET THE ANNUAL DEBT SERVICE REQUIREMENTS OF THE CITY.**
Motion made by Jeff Dickinson and seconded by Jack Little to authorize the City Secretary/Finance Director to create the 'Debt Service Reserve Fund' for the purpose of creating a designated financial repository to hold monies exclusively reserved to meet the annual debt service requirements of the City. Motion passed unanimously 4 – 0.

20. **CONSIDER AND ACT TO APPROVE THE QUARTERLY INVESTMENT REPORT FOR THE PERIOD ENDING MARCH 31, 2026, (SECOND QUARTER, FISCAL YEAR 2025-2026).**
Motion made by Jack Little and seconded by Sarah Lundgren to approve the Quarterly Investment report for the period ending **March 31, 2026**, (Second Quarter, Fiscal Year 2025-2026). Motion passed unanimously 4 – 0.

21. **DISCUSSION REGARDING PROPOSED FUTURE AGENDA ITEMS.**
Future Agenda items included discussion of possible timelines of display for decorations around the Square, budget workshop.

22. **RECESS INTO EXECUTIVE SESSION UNDER THE FOLLOWING PROVISION OF THE TEXAS LOCAL GOVERNMENT CODE:** Mayor Alex Heartfield recessed the Council into Executive Session at 9:53 a.m.

    a. **Sec. 551.087 – Deliberations Regarding Economic Development**

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

    b. **Sec. 552.071 – Consultation with the City's Attorney**

    (1) Consult with the City's Attorney regarding the factual background, legal issues, and a potential settlement related to a lawsuit regarding the previous termination of a lease contract pertaining to certain real property adjacent to the shores of Lake Eddleman; and

    (2) 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.

23. **RECONVENE FROM EXECUTIVE SESSION AND TAKE SUCH ACTION AS MAY BE REQUIRED.** Mayor Alex Heatfield reconvened from Executive Session at 10:41 a.m.

    Motion made by Jeff Dickinson and seconded by Jack Little to authorize the Director of Finance to appropriate, and disburse upon demand, the sum of $139,500, with such monies to be debited from the Lake Fund, pursuant to a legal settlement agreement between the City of Graham and RKJ Adventures, a Texas Limited Liability Company (Fort Worth, Texas). Motion passed 3 – 0 – 1 with Sarah Lundgren abstaining.

24. **ADJOURNMENT.**
There being no further business, the meeting was adjourned at 11:32 a.m. Motion made by Jack Little and seconded by Alex Heartfield.

R. Alex Heartfield, Mayor

Marci Bueno, City Secretary/Finance Director