GRAHAM CITY COUNCIL
REGULAR SESSION
MAY 28, 2026

COUNCIL MEMBERS PRESENT
Mayor: Alex Heartfield
Councilmember Place 1: Sarah Lundgren
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
B.J. Cook, Code Enforcement Officer
Brent Bullock, Chief of Police
Cassie Short, Executive Assistant
Chris Denney, IT Director
David Aleshire, Assistant Fire Chief
DeAnna Bullock, Library Director
Jim Don Laurent, Fire Chief
Julie Elrod, Arena Manager
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. **OPENING PRAYER FOLLOWED BY U.S. PLEDGE AND TEXAS PLEDGE**
   Gary Elrod led the invocation followed by the U.S. Pledge and Texas Pledge.

4. **ROLL CALL OF MEMBERS PRESENT**
   Mayor: Alex Heartfield
   Councilmember Place 1: Sarah Lundgren
   Mayor Pro-tem/Place 2: Jeff Dickinson
   Councilmember Place 3: Jack Little
   Councilmember Place 4: Brendan Weatherman

5. **PUBLIC FORUM**
   None.

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

7. **CONSENT AGENDA.**
   Following a motion made by Jack Little and seconded by Brendan Weatherman, the following Consent Agenda was approved unanimously 5 – 0.

   a. Approve the Minutes of the Regular Called Meeting held on **May 14, 2026**; and.

b. Approve a street closure request from Jessica McClanahan, on behalf of First Baptist Church (FBC) of Graham, for the closure of the 500 block of Cherry Street, during the hours of 5:00-8:30 p.m., on **June 1, 2026 through June 4, 2026,** in support of FBC's Vacation Bible School; and

c. Approve a donation from Randy Cantin, valued at three thousand four hundred fifty dollars and no cents ($3,450.00), for the repair and refurbishment of stalls at the Young County Arena; and

d. Authorize the City Manager to advertise a Request for Proposal for Concession Services at the Young County Arena.

8. **CONSIDER AND ACT TO NOMINATE A SITTING COUNCILMEMBER (OR COUNCILMEMBERS) TO SERVE AS MAYOR PRO TEMPORE.**
Motion made by Jack Little and seconded by Sarah Lundgren to nominate Councilmember Jeff Dickinson to serve as Mayor Pro Tempore. Motion passed 4 – 0 – 1 with Jeff Dickinson abstaining.

9. **CONSIDER AND ACT TO ELECT A DULY NOMINATED COUNCILMEMBER TO SERVE AS MAYOR PRO TEMPORE.**
Motion made by Jack Little and seconded by Brendan Weatherman to elect Councilmember Jeff Dickinson to serve as Mayor Pro Tempore. Motion passed 4 – 0 – 1 with Jeff Dickinson abstaining.

10. **CONSIDER AND ACT ON AN APPEAL FOR DENIAL OF A ZONING CHANGE, RELATED TO A REQUEST FROM RAMON AND MARIA MORALES FOR A PERMANENT ZONING CHANGE FROM ZONING CLASSIFICATION MOBILE HOME (MH) TO ZONING CLASSIFICATION COMMERCIAL (C), WITH SUCH ZONING ACTION RELATED TO CERTAIN REAL PROPERTY LEGALLY DESCRIBED AS "HOWARD ADDITION, LOTS 1-3, CITY OF GRAHAM, YOUNG COUNTY, TEXAS", WITH SUCH REAL PROPERTY BEARING A PHYSICAL ADDRESS OF 203 TENNESSEE STREET, AND FURTHER NOTING THAT THE PLANNING AND ZONING COMMISSION RECOMMENDED DISAPPROVAL OF THE REQUESTED CHANGE TO ZONING CLASSIFICATION.**
Motion made by Jeff Dickinson and seconded by Jack Little to act on an appeal for denial of a zoning change, related to a request from Ramon and Maria Morales for a permanent zoning change from zoning classification Mobile Home (MH) to zoning classification Commercial (C), with such zoning action related to certain real property legally described as "Howard Addition, Lots 1-3, City of Graham, Young County, Texas", with such real property bearing a physical address of **203 Tennessee Street**, and further noting that the Planning and Zoning Commission recommended disapproval of the requested change to zoning classification. Motion passed unanimously 5 – 0.

11. **CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO APPROVE A VARIANCE REQUEST FROM BRIAN FORTNER TO RESIDE IN A RECREATIONAL VEHICLE (RV) AT HIS RESIDENCE FOR A PERIOD OF 90 DAYS, AND FURTHER AUTHORIZE THE CITY MANAGER TO GRANT AN EXTENSION OF UP TO AN ADDITIONAL 90 DAYS, WITH SAID RV TO BE LOCATED AT 336 NORTH VICTORY STREET, NOTING THAT SUCH REQUEST IS MADE PURSUANT TO A FIRE WHICH OCCURRED AT SAID RESIDENCE, AND FURTHER NOTING THAT THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL OF THIS VARIANCE REQUEST.**
Motion made by Jeff Dickinson and seconded by Sarah Lundgren to authorize the City Manager to approve a variance request from Brian Fortner to reside in a Recreational Vehicle (RV) at his residence for a period of 90 days, and further authorize the City Manager to grant an extension of up to an additional 90 days, with said RV to be located at **336 North Victory Street**, noting that such request is made pursuant to a fire which occurred at said residence, and further noting that the Planning and Zoning Commission recommended approval of this variance request. Motion passed unanimously 5 – 0.

12. **CONSIDER AND ACT TO APPROVE A REPLAT REQUEST FROM TODD DANLEY RELATED TO REAL PROPERTY LEGALLY DESCRIBED AS "ORIGINAL TOWN OF GRAHAM, BLOCK 22, LOTS 8, 9, AND 10, AND THE SOUTHERN HALF OF LOT 11, CITY OF GRAHAM, YOUNG COUNTY, TEXAS", WITH SUCH PROPERTY BEARING A PHYSICAL ADDRESS OF 415 OAK STREET, AND FURTHER NOTING**

THAT THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL OF THIS REPLAT REQUEST.

Motion made by Brendan Weatherman and seconded by Sarah Lundgren to approve a replat request from Todd Danley related to real property legally described as "Original Town of Graham, Block 22, Lots 8, 9, 10, and the southern half of lot 11, City of Graham, Young County, Texas", with such property bearing a physical address of **415 Oak Street**, and further noting that the Planning and Zoning Commission recommended approval of this replat request. Motion passed unanimously 5 – 0.

13. CONSIDER AND ACT TO APPROVE ON FIRST AND FINAL READING, ORDINANCE NO. 1219, AMENDING CHAPTER 13 – 'GARBAGE AND OTHER SOLID WASTE', SECTION 13-2 'LITTERING', OF THE CODE OF ORDINANCES (AS AMENDED) FOR THE PURPOSE OF PROVIDING PENALTIES FOR FAILURE TO MAKE TIMELY REMOVAL OF DECORATIONS, AND RELATED ITEMS, FROM THE AREA IN AND AROUND THE SQUARE, AFTER THE CONCLUSION OF AN EVENT.

Motion made by Jack Little and seconded by Sarah Lundgren to approve on FIRST READING, **Ordinance No. 1219**, amending Chapter 13 – 'Garbage and Other Solid Waste', Section 13-2 'Littering', of the Code of Ordinances (as amended) for the purpose of providing penalties for failure to make timely removal of decorations, and related items, from the area in and around the Square, after the conclusion of an event. Motion passed unanimously 5 – 0.

14. CONSIDER AND ACT TO APPROVE A REQUEST FROM CATHY PARTRIDGE, ON BEHALF OF VISIT GRAHAM, TO ALLOW FOR USE OF CERTAIN CITY PROPERTY LOCATED ON THE NORTHERN SIDE OF THE 'PLAZA ON THE SQUARE', PURSUANT TO A REQUEST TO INSTALL ARTWORK.

Motion made by Jack Little and seconded by Brendan Weatherman to approve a request from Cathy Partridge, on behalf of Visit Graham, to allow for use of certain City property located on the northern side of the 'Plaza on the Square', pursuant to a request to install artwork. Motion passed unanimously 5 – 0.

15. CONSIDER AND ACT TO CONCUR WITH THE RECOMMENDATION OF THE 'BANK DEPOSITORY SERVICES SELECTION COMMITTEE' TO SELECT THE GRAHAM BRANCH OF 'INTERBANK INCORPORATED' (OKLAHOMA CITY, OKLAHOMA), AS THE 'BEST VALUE' PROPOSER, FROM AMONG TWO PROPOSALS SUBMITTED FOR BANK REPOSITORY SERVICES, PURSUANT TO A DULY ADVERTISED REQUEST FOR PROPOSALS RELATED TO SAME.

Motion made by Jack Little and seconded by Brendan Weatherman to concur with the recommendation of the 'Bank Depository Services Selection Committee' to select the Graham branch of 'Interbank Incorporated' (Oklahoma City, Oklahoma), as the 'best value' proposer, from among two proposals submitted for bank repository services, pursuant to a duly advertised Request for Proposals related to same. Motion passed unanimously 5 – 0.

16. CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND CONCLUDE A CONTRACT FOR BANK DEPOSITORY SERVICES WITH THE GRAHAM BRANCH OF INTERBANK INCORPORATED (OKLAHOMA CITY, OKLAHOMA); OR AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND CONCLUDE A CONTRACT WITH ANOTHER DULY QUALIFIED PROPOSER FOR SAID SERVICES.

Motion made by Jack Little and seconded by Sarah Lundgren to authorize the City Manager to negotiate and conclude a contract for bank depository services with the Graham Branch of Interbank Incorporated (Oklahoma City, Oklahoma). Motion passed unanimously 5 – 0.

17. PRESENTATION BY CITY STAFF ON A PROPOSED CHANGE TO THE RATE FOR THE PURCHASE OF 'BULK WATER'.

City Manager Eric Garretty presented a proposed change to the rate for the purchase of 'Bulk Water'.

18. DISCUSSION REGARDING RATE SETTING FOR MAXIMUM RESIDENTIAL SEWER SERVICE CHARGES, AND RATE SETTING FOR NEW CUSTOMERS OF THE SEWER SYSTEM.

City Manager Eric Garretty discussed rate setting for maximum residential Sewer Service charge, and rate setting for new customers of the Sewer system.

19. **CONSIDER AND ACT TO APPROVE, ON SECOND 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 SEWER SERVICE CHARGES RELATED TO DEBT FUNDING FOR THE REHABILITATION OF THE WASTEWATER TREATMENT PLANT, AND (C) A THREE PERCENT INCREASE IN SEWER SERVICE BASE AND VOLUMETRIC SERVICE CHARGES; WITH SUCH INCREASES TO BE EFFECTIVE WITH THE BILLING PERIOD BEGINNING OCTOBER 15, 2026; AND FURTHER, PROVIDNG FOR AMENDMENT OF SAID ORDINANCE AT SECOND READING.**
Motion made by Jack Little and seconded by Brendan Weatherman to approve Ordinance No. 1218 on second reading with the following amendment: direction to staff to keep the "Bulk Water Rate" as shown at second reading, but institute a new rate for water drawn from fire hydrant meters, with such rate to be set at $15.51 per thousand gallons. Ordinance 1218 approved on SECOND READING, as amended. Motion passed unanimously 5 – 0.

20. **PRESENTATION OF THE SALES TAX REPORT FOR TAXES COLLECTED IN MARCH 2026.**
City Manager Eric Garretty presented the Sales Tax report for taxes collected in **March 2026**.

21. **DISCUSSION REGARDING PROPOSED FUTURE AGENDA ITEMS.**
Future Agenda items included Ordinance No. 1218.

22. **ADJOURNMENT.**
There being no further business, the meeting was adjourned at 10:40 a.m. Motion made by Jack Little and seconded by Sarah Lundgren.

R. Alex Heartfield, Mayor

Marci Bueno

Marci Bueno, City Secretary/Finance Director