GRAHAM CITY COUNCIL
REGULAR SESSION
AUGUST 1, 2024

COUNCIL MEMBERS PRESENT
Mayor: Alex Heartfield
Mayor Pro-Tem/Place 1: Shana Weatherbee-Wolfe
Councilmember Place 2: Jeff Dickinson
Councilmember Place 3: Jack Little
Councilmember Place 4: Brant Lundgren (Entered Meeting at 10:44 a.m. via Facetime by Phone)

COUNCIL MEMBERS ABSENT
None.

STAFF PRESENT
Eric Garretty, City Manager
B.J. Cook, Code Enforcement Officer
Brent Bullock, Chief of Police
Carla Ritchie, Municipal Court Clerk
Cassie Kieschnick, Executive Assistant
Chris Denney, IT Director
Grant Ingram, Assistant City Manager
Jack Edwards, Street Department Supervisor
Jim Don Laurent, Fire Chief
Jon Delamarter, Airport Manager
Randall Dawson, Director of Public Works/Building Official

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 72 HOURS 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
   Mayor Pro-Tem/Place 1: Shana Weatherbee-Wolfe
   Councilmember Place 2: Jeff Dickinson
   Councilmember Place 3: Jack Little

4. **OPENING PRAYER**
   Gary Elrod led the invocation.

5. **PUBLIC FORUM:**
   Mary Brown spoke about being upset that the City Council did not approve her request to pay for her sewer backup repairs. Also stated that she is elderly and on a low income.

6. **REPORTS**
   Individual Department Heads provided overviews for Council on ongoing updates of their respective departments which included: Code Enforcement, Street Department, Airport, Municipal Court, Police, Chamber/Visit Graham, Public Works, and GEIC. City Manager Eric Garretty provided reports on the Lake Graham Water Level, Key Dates and Upcoming Events, Boards Update, Update on Plug Power payments, Cost of Living Adjustment Comparison, and Project Status Report.

7. **CONSENT AGENDA.**
   Following a motion by Shana Weatherbee-Wolfe and seconded by Jack Little, the following Consent Agenda was approved unanimously 4 – 0.

   a. Approve the Minutes of the two Public Hearings and the Regular Called Meeting held on July 18, 2024; and

   b. Approve a request for the use of Firemen's Park, and the roadways in the vicinity of Spivey Hill, in support of the Spivey Hill Challenge to be held on November 9,

2024; and

c. Authorize the City Manager to advertise for bids for janitorial services for City Hall and the Chamber of Commerce; and

d. Authorize the City Manager to advertise for bids for citywide concrete curb and gutter repairs.

8. **CONSIDER AND ACT TO APPROVE A VARIANCE REQUEST FROM ANDERSON FINE HOMES, RELATED TO CERTAIN REAL PROPERTY LOCATED AT 1016 WOODLAWN STREET, FOR VARIANCES DESCRIBED AS FOLLOWS:**
Motion made by Jack Little and seconded by Jeff Dickinson to approve a variance request from Anderson Fine Homes, related to certain real property located at 1016 Woodlawn Street. Motion passed unanimously 4 – 0.

   a. A rear yard setback of 20 feet, as unanimously recommend by the Planning and Zoning Commission for approval; and

   b. A perimeter fence, six feet in height, around the entire perimeter of the property, as recommend by a vote of the Planning and Zoning Commission, with three commissioners voting for approval of the variance, and one commissioner voting against approval of the variance.

9. **CONSIDER AND ACT TO APPROVE RESOLUTION NO. 183, CALLING UPON THE UNITED STATES INTERNATIONAL TRADE COMMISSION, AND THE UNITED STATES DEPARTMENT OF COMMERCE, TO SUPPORT CERTAIN PENDING TRADE CASE ON IMPORTS OF ALUMINUM EXTRUSIONS AND FURTHER NOTING THE ADVERSE ECONOMIC IMPACT OF A FAILURE TO SUPPORT TRADE CASES REGARDING SAME.**
Motion made by Jack Little and seconded by Jeff Dickinson to approve **Resolution No. 183**, calling upon the United States International Trade Commission, and the United States Department of Commerce, to support certain pending trade case on imports of Aluminum Extrusions and further noting the adverse economic impact of a failure to support trade cases regarding same. Motion passed 3 – 0 with Alex Heartfield abstaining.

10. **CONSIDER AND ACT TO APPROVE RESOLUTION NO. 184, GRANTING 'EMERGENCY CONTRACTING AUTHORITY' TO CITY MANAGER ERIC GARRETTY, IN SUPPORT OF A PUBLIC WORKS PROJECT TO AFFECT THE IMMEDIATE REPAIR AND CONSTRUCTION OF 900 FEET OF WATERLINE IN THE VICINITY OF THE 900 BLOCK OF VIRGINIA STREET AND FURTHER, AUTHORIZING APPROPRIATION OF NOT MORE THAN $300,000, IN AVAILABLE FUNDS, FROM THE WATER CAPITAL FUND, IN SUPPORT OF SAME.**
Motion made by Jack Little and seconded by Shana Weatherbee-Wolfe to approve **Resolution No. 184**, granting 'Emergency Contracting Authority' to City Manager Eric Garretty, in support of a public works project to affect the immediate repair and construction of 900 feet of waterline in the vicinity of the 900 block of Virginia Street and further, authorizing appropriation of not more than $300,000, in available funds, from the water capital fund, in support of same. Motion passed unanimously 4 – 0.

11. **CONSIDER AND ACT TO APPROVE THE WASTE CONNECTIONS ANNUAL CONSUMER PRICE INDEX (CPI) RATE INCREASE OF 5.03 PERCENT, PURSUANT TO A PRIOR CONTRACTUAL AGREEMENT FOR SAME.**
Motion made by Shana Weatherbee-Wolfe and seconded by Jeff Dickinson to approve the Waste Connections annual Consumer Price Index (CPI) rate increase of 5.03 percent, pursuant to a prior contractual agreement for same. Motion passed 3 – 1 with Jack Little voting NO.

12. **CONSIDER AND ACT TO DIRECT THE CITY MANAGER TO DEVELOP A REQUEST FOR PROPOSALS FOR SOLID WASTE SERVICES.**
Motion made by Jack Little and seconded by Jeff Dickinson to direct the City Manager to develop a Request for Proposals for Solid Waste Services. Motion passed unanimously 4 – 0.

13. **DISCUSSION REGARDING CITY STAFF ANALYSIS OF VACANT COMMERCIAL STRUCTURES IN THE CITY AND FURTHER, CONSIDER AND ACT TO DIRECT THE CITY MANAGER REGARDING INSPECTION OF SAME.**
City staff discussed the vacant commercial structures in the City.

14. **DISCUSSION REGARDING THE PROPOSED 2025 - 2040 STRATEGIC PLAN FOR THE CITY.**
City Manager Eric Garretty presented the proposed 2025 - 2040 Strategic Plan for the City.

15. **CONSIDER AND ACT TO DIRECT THE CITY MANAGER TO IMPLEMENT A PLAN FOR THE MAINTENANCE OF ALLEYWAYS IN THE CITY.**
Motion made by Jeff Dickinson and seconded by Jack Little to direct the City Manager to implement one full time person and one part-time person for the maintenance of alleyways in the City. Motion is defeated with Alex Heartfield and Shana Weatherbee-Wolf voting NO.
Motion made by Alex Heartfield and seconded by Shana Weatherbee-Wolfe to direct the City Manager to implement two full time people for the maintenance of alleyways in the City. Motion is defeated with Jack Little and Jeff Dickinson voting NO.

MAYOR ALEX HEARTFIELD RECESSED THE MEETING AT 10:35 A.M.

MAYOR ALEX HEARTFIELD RECONVENED THE MEETING AT 10:44 A.M.

COUNCILMEMBER BRANT LUNDGREN ENTERED MEETING VIA FACETIME BY PHONE AT 10:44 A.M.

Motion made by Brant Lundgren and seconded by Jeff Dickinson to direct the City Manager to implement one full time person and one part-time person for the maintenance of alleyways in the City. Motion passed 3 -2 with Alex Heartfield and Shana Weatherbee-Wolf voting NO.

16. **REVIEW OF THE PROPOSED FISCAL YEAR 2024-2025 ANNUAL BUDGET AND FURTHER, CONSIDER AND ACT TO AMEND THE PROPOSED FISCAL YEAR 2024-2025 ANNUAL BUDGET.**
City Manager Eric Garretty presented the Proposed Fiscal Year 2024-2025 Annual Budget.

17. **CONSIDER AND ACT TO APPROVE ON SECOND READING, ORDINANCE NO. 1179, PROPOSING THE ADOPTION OF THE FISCAL YEAR 2024-2025 ANNUAL BUDGET, AS AMENDED (THIS IS A RECORDED VOTE, BY COUNCILMEMBER).**
Motion made by Jack Little and seconded by Jeff Dickinson to approve on **SECOND READING, Ordinance No. 1179**, proposing the adoption of the Fiscal Year 2024-2025 Annual Budget, as amended. Motion passed unanimously 5 – 0.

18. **CONSIDER AND ACT TO APPROVE ON SECOND READING, ORDINANCE NO. 1180, PROPOSING THE ADOPTION OF A PROPERTY TAX RATE OF 66.5 CENTS PER $100 OF ASSESSED VALUATION, THE CURRENT PROPERTY TAX RATE. (THIS IS A RECORDED VOTE, BY COUNCILMEMBER).**
Motion made by Jeff Dickinson and seconded by Shana Weatherbee-Wolfe, **AS AMENDED**, to approve on **SECOND READING, Ordinance No. 1180**, proposing the adoption of a Property Tax Rate of 65.5 cents per $100 of assessed valuation, the current property tax rate. Motion passed 4 – 1 with Jack Little voting NO.

19. **CONSIDER AND ACT TO APPROVE ON SECOND READING, ORDINANCE NO. 1181, AMENDING:**
Motion made by Jeff Dickinson and seconded by Jack Little to approve on **SECOND READING, Ordinance No. 1181**, amending the following. Motion passed unanimously 5 – 0.

    a. Chapter 25 - 'Water and Sewers', Section 25-2, 'Sewer Connections - Generally', for the purpose of increasing tap fees for sewer service connections; and amending

    b. Chapter 25 - 'Water and Sewers', Section 25-13, ' Water Service Charges-Generally' for the purpose of increasing tap fees for water service connections, increasing rates for water service, and implementing a rate differential for water service to customers whose meter connection is outside the corporate limits of the City; and amending

    c. Chapter 25 - 'Water and Sewers', Section 25-16, 'Sewer Service Charges' for the purpose of increasing rates for sewer service.

20. **DISCUSSION REGARDING A PROPOSAL FROM THE CITY MANAGER TO SEEK GRANT FUNDING FOR THE RECONSTRUCTION OF THE TEXAS STREET ROADWAY.**
City Manager Eric Garretty presented a proposal to seek grant funding for the reconstruction of the Texas Street roadway.

21. **CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO CREATE A PROJECT RELATED TO THE INSTALLATION OF SECURITY CAMERAS IN FIREMEN'S PARK AND FURTHER, AUTHORIZE THE APPROPRIATION OF UP TO $60,000 IN FUNDING, IN SUPPORT OF SAME.**
Motion made by Jack Little and seconded by Shana Weatherbee-Wolfe to authorize the City Manager to create a project related to the installation of Security Cameras in Firemen's Park and further, authorizing the appropriation of up to $60,000.00 in funding, from Fiscal Year 2023-2024 Budget from the Parks Special Fund. Motion passed unanimously 5 – 0.

22. **DISCUSSION REGARDING PROPOSED FUTURE AGENDA ITEMS.**
Future agenda items included seeking grant options for Texas Street roadway project.

23. **RECESS INTO EXECUTIVE SESSION UNDER THE FOLLOWING PROVISION OF THE TEXAS LOCAL GOVERNMENT CODE:** Mayor Alex Heartfield convened the Council into Executive Session at 11:39 a.m.

Sec. 551.072 – Deliberations about Real Property

- Deliberations regarding the maintenance of common driveways, and associated structures, as pertains to certain real property, owned by the City, in the vicinity of Lake Graham; and

- Deliberations regarding an offer from Terry & Emma Jenkins to purchase Lake Lot #123R; and

- Deliberations regarding an offer from Amy Shackelford to purchase Lake Lot #141R; and

- Deliberations regarding an offer from Brad Downing & Gina Beauchamp to purchase Lake Lot #501R; and

- Deliberations regarding an offer from Greg & Kristin Almond to purchase Lake Lots #537R and #538R; and

- Deliberations regarding an offer from Timothy & Angela Clark to purchase Lake Lots #568R and #569R.

24. **RECONVENE FROM EXECUTIVE SESSION AND TAKE SUCH ACTION AS MAY BE REQUIRED.** Mayor Alex Heartfield reconvened from Executive Session at 11:56 a.m.

Motion made by Jeff Dickinson and seconded by Jack Little to direct the City Manager to coordinate with Young County for the development of an Interlocal Agreement for the maintenance of certain roadways in and around Lake Graham. Motion passed unanimously 5 – 0.

Motion made by Jeff Dickinson and seconded by Jack Little to approve purchase offers, in the amount of $30,000 from:

a. Terry & Emma Jenkins for Lake Lot #123R; and
b. Amy Shackelford for Lake Lot #141R; and
c. Brad Downing & Gina Beauchamp for Lake Lot #501R

Motion passed unanimously 5 – 0.

Motion made by Jeff Dickinson and seconded by Jack Little to approve purchase offers, in the amount of $60,000 and $75,000, respectively from:

a. Greg & Kristin Almond for Lake Lots #537R and #538R; and
b. Timothy & Angela Clark for Lake Lots #568R and #569R.

Motion passed unanimously 5 – 0.

25. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 11:58 a.m. Motion made by Jack Little and seconded by Alex Heartfield.

R. Alex Heartfield, MAYOR

Marci Bueno, City Secretary/Financial Official