NOTICE OF PUBLIC MEETING
CITY OF GRAHAM CITY COUNCIL
SEPTEMBER 17, 2026 - 8:30 A.M.
COUNCIL CHAMBERS, 608 ELM STREET, GRAHAM, TEXAS

PURSUANT TO THE TEXAS OPEN MEETINGS ACT, NOTICE IS HEREBY GIVEN THAT A REGULAR CALLED MEETING OF THE CITY COUNCIL OF THE CITY OF GRAHAM, TEXAS WILL BE HELD ON **SEPTEMBER 17, 2026, AT 8:30 A.M., IN THE COUNCIL CHAMBERS AT THE GRAHAM CITY HALL, 608 ELM STREET, GRAHAM, TEXAS,** AT WHICH MEETING, THE AGENDA ITEMS LISTED WILL BE CONSIDERED. ITEMS ON THE REGULAR CALLED MEETING AGENDA ARE SUBJECT TO ACTION. THE CITY COUNCIL RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION ON AN AGENDA ITEM SHOULD THE NEED ARISE AND, IF APPLICABLE, PURSUANT TO AUTHORIZATION BY TITLE 5, CHAPTER 551 OF THE TEXAS LOCAL GOVERNMENT CODE.

REGULAR MEETING AGENDA:

1. **Call to Order Time: _____**

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**

4. **Roll Call of Members Present**

5. **Mayor's Proclamation - Constitution Week, September 17-23, 2026**

6. **Public Forum:** This forum is for citizens to comment on any City of Graham subject. No discussion can be had by the Council; however, items commented upon may be placed on a future agenda for discussion and possible action. Comments shall be limited to five minutes per speaker. The Presiding Officer reserves the right, under the Texas Open Meetings Act, to reasonably limit total comment time related to a single subject.

7. **Reports**

   a. Department Reports

   b. City Manager Report

      i. Lake Graham Water Level
      ii. Key Dates and Upcoming Events
      iii. Boards Update
      iv. Hotel Occupancy Tax Report
      v. Sales Tax Report
      vi. Project Status Report

8. **Consent Agenda.** All items listed on the Consent Agenda will be enacted on a single motion, second, and vote by the City Council, without additional consideration*:

   a. Approve the Minutes of the Regular Called Meeting held on **September 3, 2026;** and

   b. Authorize the City Manager to approve a request from the Library of Graham Board of Directors which would allow for the sale and consumption of alcoholic beverages, at the Library, on **October 21, 2026**, in support of the Board's second annual Booktacular fundraising event, noting that the alcoholic beverages will be sold and served by a licensed commercial vendor.

   **Note: Any Councilmember may request that an item be removed from the Consent Agenda for additional consideration. Items removed from the Consent Agenda shall be considered, in the order in which they were removed, immediately after consideration of the remaining items on the Consent Agenda.*

9. Presentation by Library Director Deanna Bullock one the management of the Library of Graham book collection and matters related to the laws of the State of Texas regarding appropriate books for minors.

10. Consider act to approve and adopt, on FIRST AND FINAL READING, **Resolution No. 268**, which authorizes Library of Graham Director Deanna Bullock to accept a gift of permanent art sculpture from the Wichita Falls Art Council, and further authorizes same to oversee the installation of said art sculpture at the Library of Graham.

11. Consider and act to grant the City Manager emergency purchasing authority, in an amount not to exceed one hundred thousand dollars and no cents ($100,000.00), with such authority related to the immediate acquisition of a high-pressure breathing air compressor for the Fire/Rescue Department; noting that said acquisition is directly related to a life-safety issue for Firefighters and further noting that funding for said acquisition is available in the General Fund reserve.

12. Consider and act to approve a variance application from Jonathan Gonzalez, owner of "JG 411 Contracting", a Texas Limited Liability Company (Graham, Texas), noting that said variance would allow for a 3-foot setback of the side yard, with such variance related to certain real property legally described as Ben Hill/Graham Addition Block 91, Tract 35, a property which bears a physical address of **1329 Fourth Street**, Graham, Texas, and further noting that the requested setback was allowed when the current structure was built in 1945, and further still noting the Planning and Zoning Commission recommend approval of this variance application.

13. Consider and act to approve a variance application from Jonathan Gonzalez, owner of "JG 411 Contracting", a Texas Limited Liability Company (Graham, Texas), noting that said variance would allow for a 3-foot setback of the side yard, with such variance related to certain real property legally described as Ben Hill/Graham Addition Block 91, Tract 40, a property which bears a physical address of **1401 Fourth Street**, Graham, Texas, and further noting that the requested setback was allowed when the structure was built in 1945, and further still noting the Planning and Zoning Commission recommend approval of this variance application.

14. Consider and act to approve and adopt, on FIRST AND FINAL READING, **Resolution No. 266**, a Resolution which accepts a donation in the amount of Twenty-five thousand dollars and no cents ($25,000) from **Jocelyn and Walter Greeman**, a donation designated exclusively for the purpose of supporting the needs of the Graham Fire/Rescue Department; and further directing the City Secretary/Director of Finance to declare such donation as unanticipated revenue and deposit same to the "Fire Department Grant Fund".

15. Consider and act to approve and adopt, on THIRD AND FINAL READING, **Ordinance No. 1224** an Ordinance which adopts the proposed Fiscal Year 2026-2027 Annual Budget, as amended, and which provides for an effective date of **October 1, 2026** (this is a recorded vote, by Councilmember).

16. Consider and act to approve and adopt on THIRD AND FINAL READING, **Ordinance No. 1225**, which adopts and Ad Valorem Tax Rate (also known as a "Property Tax Rate") of **seventy-seven cents ($0.77) per $100 of assessed valuation**, which is an increase from the current Property Tax Rate of eleven point fifty-nine (11.59) percent; providing for a certain General Maintenance and Operation component of the Property Tax Rate; providing for a certain Interest and Sinking Fund component of the Property Tax Rate; and further providing that said Property Tax Rate is in support of the Fiscal Year 2026-2027 Annual Budget; and further still providing for an effective date of **October 1, 2026** (this is a recorded vote, by Councilmember).

17. Consider and act to approve, on FIRST AND FINAL READING, **Resolution No. 267**, a Resolution which ratifies the Fiscal Year 2026-2027 Annual Budget as required by Texas Local Government Code Section 102.007(c) (this is a recorded vote, by Councilmember).

18. Consider and act to approve and adopt, on THIRD AND FINAL READING, **Resolution No. 260**, a Resolution which adopts the Fiscal Year 2026-2031 Capital Improvement Plan, as amended.

19. Consider and act to approve and adopt, on FIRST AND FINAL READING, **Ordinance No. 1226,** an Ordinance which amends the Fiscal Year 2025-2026 adopted annual budget for municipal purposes.

20. Consider and act to approve on FIRST READING, **Ordinance No. 1227**, which proposes a Master Rate and Fee Schedule for the City, setting such rates and fees as authorized the City Charter, the Code of Ordinances (as amended), and the laws, rules, and regulations of the State of Texas.

21. Consider and act to set a Public Hearing for **Thursday, October 15, 2026**, at 8:30 a.m., at City Hall, 608 Elm Street, Graham, Texas, for the purpose of receiving public comment on **Ordinance No. 1227**, an Ordinance which sets rates and fees for certain utilities, goods, and services provided by the City and concurrently proposes increases to certain rates and fees contained therein.

22. Consider and act to approve on SECOND READING, **Resolution No. 264** (as amended) which approves the draft "City of Graham Strategic Plan 2050".

23. Discussion regarding proposed future agenda items.

EXECUTIVE SESSION TIME CERTAIN FOR 9:30 A.M.

24. Recess into Executive Session under the following provisions of the Texas Government Code:

a. Sec. 551.071 - Consultation with the City's Attorney

1) Consult with the City's Attorney regard the regarding the factual background, and legal issues regarding the potential settlement of a lawsuit related to an explosion which occurred at the City's Water Treatment Plant on **November 2, 2023**; and

2) Consult with the City's Attorney regarding proposed modifications to the City Manager's Employment Agreement; and

b. Sec. 551.087 – Deliberations Regarding Economic Development

1) Deliberate a proposed Letter of Intent from Headwaters Site Development, a Texas Limited Liability Company (Graham, Texas), related to Project Saltworks.

c. Section 551.072 - Deliberations Regarding Real Property

1) Deliberate a proposed lease agreement related to certain real property located within Downtown Development District No. 1.

(Enter into Executive Session _____Time)

25. Reconvene from Executive Session and take such action as may be required.

(Exit from Executive Session _____Time)

26. Adjournment. **Time:** _____

Eric Garretty, City Manager

NOTICE

The City Council of City of Graham, Texas reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations Regarding Real Property), 551.073 (Deliberations Regarding Prospective Gift), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 – (Deliberations Regarding Economic Development). Before any closed session is convened, the Presiding Officer will publicly identify the section or sections of the act authorizing the closed session. All final votes, actions, or decisions will be taken in open session.

I, the Undersigned Authority, do hereby certify that the above notice of Meeting of the Governing Body of the City of Graham, Texas is a true and correct copy of said notice posted at the City of Graham, Texas, and a place convenient and readily accessible to the general public at all times.

Witness my hand and seal of the City of Graham this 11th day of September, **2026**, at 2:45 pm and remained so posted continuously for at least three business days preceding the scheduled time of meeting.

City of Graham

By: Marci Bueno
Marci Bueno, City Secretary

ACCESSIBILITY NOTICE

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation and interpretive services must be made 48 hours prior to the meeting. Contact City Hall at (940) 549-3324.

I hereby certify that the above shown notice was removed from the posting location at the Graham City Hall, 612 Elm Street, Graham, Texas 76450, at _____ a.m./p.m. on the _____ day of _____ **2026**, and satisfies the three business days posting requirement.

By: _____
Marci Bueno, City Secretary