

**GRAHAM CITY COUNCIL
REGULAR SESSION
DECEMBER 4, 2025**

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
B.J. Cook, Code Enforcement Officer
Brent Bullock, Chief of Police
Carla Ritchie, Municipal Court Clerk
Cassie Kieschnick, Executive Assistant
Chris Denney, IT Director
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. OPENING PRAYER AND PLEDGES TO U.S. AND TEXAS FLAGS

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

5. PUBLIC FORUM

Mayor Alex Heartfield read a letter from the Mayor for the Holiday season.
Ryan Mote stated he is opposed to the data center and he encouraged the City Council to make sure our resources are protected.
Tony Nevara questioned why the location of the proposed data center is by Lake Graham. He also stated his concerns of what information will be ran through the data center.
Debbie Rhodes is opposed to the data center and stated when one data center is allowed, more will follow.
Charlotte King is opposed to the data center. She stated her opinion on making the data center pay taxes and not offer a tax abatement, encouraged the City Council to protect the citizens.
Rita McCall stated the data center will take over the agricultural land and cause environmental disruption.
Greg Bonzelar encouraged the citizens to ask questions to the City Council and Headwaters Site Development Group.
Michael Hub stated he is for the data center. He stated the tax revenue will help the hospitals and schools in Young County.
Travis Michael stated this project could turn into another Plug Power project. He questioned where the money will come from to keep the roads maintained during the construction process and will the cost be put on the taxpayers.

Don Sexton encouraged the City Council to measure the cost versus benefits of the data center and to listen to the numbers.

Neal Blanton asked the individuals that are opposed to the data center what they don't want to see, teacher salaries increasing, hospitals improving. He encouraged the citizens to ask questions to the City Council and Headwaters Site Development Group.

6. 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, and Plug Power Payments Update.

7. CONSENT AGENDA.

Following a motion made by Jeff Dickinson and seconded by Jack Little, the following Consent Agenda was approved unanimously 4 – 0.

- a. Approve the Minutes of the Regular Called Meeting held on November 20, 2025; and
- b. Accept the resignation of Darrell Morgan from the Graham Municipal Airport Board of Directors.

8. PRESENTATION BY CITY MANAGER IN RESPONSE TO CERTAIN QUESTIONS ABOUT THE STATUS OF THE CITY'S CURRENT AGREEMENTS WITH PLUG POWER INCORPORATED (LATHAM, NEW YORK) AND QUESTIONS RELATED TO POSSIBLE CITY PARTICIPATION IN A PROPOSED DATA CENTER PROJECT IN YOUNG COUNTY.

City Manager Eric Garretty presented a presentation in response to certain questions about the status of the City's current agreements with Plug Power Incorporated (Latham, New York) and questions related to possible City participation in a proposed data center project in Young County.

9. PRESENTATION BY STREAM DATA CENTERS AND HEADWATERS SITE DEVELOPMENT GROUP REGARDING A PROPOSED DATA CENTER PROJECT IN YOUNG COUNTY.

Headwaters Site Development Group presented a presentation regarding a proposed data center project in Young County.

MAYOR ALEX HEARTFIELD RECESSED THE COUNCIL AT 10:56 A.M.

MAYOR ALEX HEARTFIELD RECONVENED THE COUNCIL AT 11:03 A.M.

10. CONSIDER AND ACT TO APPROVE, ON SECOND AND FINAL READING, ORDINANCE NO. 1201, RELATED TO TECHNICAL AMENDMENTS TO AIRPORT MINIMUM STANDARDS WHICH WILL PROVIDE SPECIFICATIONS FOR THE CONSTRUCTION OF APPROACHES TO AIRPORT HANGAR LEASE SPACES.

Motion made by Shana Weatherbee-Wolfe and seconded by Jeff Dickinson to approve, on SECOND AND FINAL READING, Ordinance No. 1201, related to technical amendments to Airport Minimum Standards which will provide specifications for the construction of approaches to Airport Hangar Lease Spaces. Motion passed unanimously 4 – 0.

11. CONSIDER AND ACT TO AUTHORIZE THE CITY MANAGER TO CREATE THE 'TENNESSEE & KENTUCKY STREETS WATERLINE REPLACEMENT' PROJECT; AND FURTHER, AUTHORIZE THE APPROPRIATION OF \$300,000 FROM EXISTING FUNDS, IN THE WATER CAPITAL FUND, IN SUPPORT OF SAME.

Motion made by Jack Little and seconded by Jeff Dickinson to authorize the City Manager to create the 'Tennessee & Kentucky Streets Waterline Replacement' project; and further, authorize the appropriation of \$300,000 from existing funds, in the Water Capital Fund, in support of same. Motion passed unanimously 4 – 0.

12. DISCUSSION REGARDING PROPOSED FUTURE AGENDA ITEMS.

Future Agenda Items included budget amendments and authorization for City Manager to negotiate with Headwaters Site Development Group.

13. RECESS INTO EXECUTIVE SESSION UNDER THE FOLLOWING PROVISION OF THE TEXAS LOCAL GOVERNMENT CODE: Mayor Alex Heartfield recessed the Council into Executive Session at 11:09 a.m.

Sec. 551.072 – Deliberations about Real Property

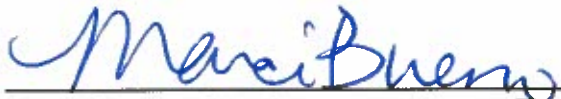
- Deliberations the value of all real property currently owned by the City in and around the shores of Lake Graham and further, deliberate matters related to the exchange thereof.

14. **RECONVENE FROM EXECUTIVE SESSION AND TAKE SUCH ACTION AS MAY BE REQUIRED.** Mayor Alex Heartfield reconvened from Executive Session at 11:27 a.m.

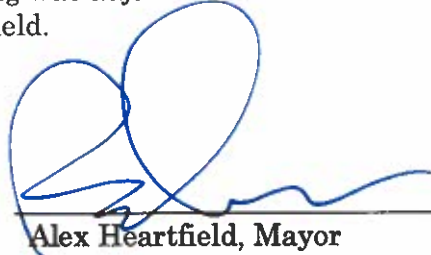
NO ACTION WAS TAKEN.

15. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 11:27 a.m. Motion made by Jack Little and seconded by Alex Heartfield.



Marci Bueno, City Secretary/Finance Director



Alex Heartfield, Mayor