NOTICE OF PUBLIC MEETING
CITY OF GRAHAM CITY COUNCIL
SEPTEMBER 11, 2025 - 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 11, 2025, 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. **Honors to First Responders** - Anniversary of September 11, 2001

6. **Mayor's Proclamation** – U.S. Constitution Week – September 17-23, 2025

7. **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 discussed may be placed on a future agenda for discussion and action.

8. **Department and City Manager Reports**

   a. Department Reports (omitted-first meeting of the month)

   b. City Manager Report

      i. Lake Graham Water Level
      ii. Key Dates and Upcoming Events
      iii. Boards Update
      iv. Plug Power Payments Report
      v. Project Status Report

9. **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. 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.

   a. Approve the Minutes of the Regular Called Meeting held on **August 28, 2025;** and

   b. Authorize the closure of certain entrances to the Square, and a portion of Third Street, in support of the 'Trunk or Treat' event, during 4:00 p.m. to 7:00 p.m. on Friday, **October 31. 2025**.

   c. Authorize the closure of the interior of the Square to parking and closure of certain segments of, Elm Street, Oak Street, and Second, Third, and Fourth Streets, in support of the 2025 Christmas Stroll and Lighted Parade, during 3:00 p.m. to 9:00 p.m. on Thursday, **December 4, 2025**.

10. Consider and act to authorize the City Manager to negotiate and conclude a certain Interlocal Agreement by and between the City and the Young County Commissioners' Court related to the preservation of the William P. Johnston Cemetery and its environs.

11. Consider and act to approve and adopt on THIRD AND FINAL READING, **Ordinance No. 1196** which adopts a Property Tax Rate of 69.0 cents per $100 of assessed valuation, an increase in the Property Tax Rate of 5.34 percent and further, that said proposed Property Tax Rate is in support of the adopted Fiscal Year 2025-2026 Annual Budget (this is a recorded vote, by Councilmember).

12. Consider and act to authorize the City Manager to grant the following variance requests:

a. A signage variance request from Stephanie Campbell, on behalf of Campbell Farm and Ranch, a certain business located at 801 Elm Street, Graham, Texas, with such variance allowing for the emplacement of (a) two items of statuary, and (b) a signage structure, in front of the location of said business; and

b. A setback variance request from Joey Goss, on behalf of Cheldan Homes, a Texas Limited Partnership (Fort Worth, Texas), with such variance allowing for a reduction in the 'rear-yard setback', from 30 feet to 20 feet, a request related to 20 residential lots proposed for development in the Pitcock addition, with such lots further described in Resolution No. 220, a duly adopted Resolution of the City Council, and

c. Further noting that the Planning and Zoning Commission has recommended approval of the variances requested in items (a) and (b) of this Agenda Item.

13. Consider and act to authorize the City Manager to prepare such documents as may be required to effect the abandonment of a certain undeveloped alleyway located in the vicinity of 1410 Normandy Drive, Graham, Texas, noting that the adjoining property owner has requested abandonment, and further noting that the Planning and Zoning Commission has recommended approval of the alleyway abandonment request.

14. Consider and act to approve on SECOND AND FINAL READING, **Ordinance No. 1200,** which establishes a methodology for the calculation of lease rates for Airport Hangar Lease Spaces at the Graham Municipal Airport, noting that the Graham Municipal Airport Board recommends said Ordinance for approval and adoption.

15. Consider and act to reappoint Steve Pierce, Wyatt Pettus, Brant Lundgren, Jim Budarf, Darin Divinia, Darrell Morgan, and Blake Seyler to the Airport Advisory Board, for two-year terms, with an effective date of **October 1, 2025,** or nominate and appoint alternates.

16. Consider and act to approve and adopt **Resolution No. 226,** which formally directs the City Manager to gain specific authorization from the Brazos River Authority (BRA) to use certain monies for park maintenance and operations noting that said certain monies were previously received by the City under a 'buy-out' program sponsored by the BRA; and further noting, said monies are currently exclusively dedicated to capital improvements for park facilities.

17. Consider and act to approve adopt **Resolution No. 227,** which authorizes the City Manager to implement increases and modifications to certain fees, charges, and rates, related to the use of the Graham Memorial Auditorium.

18. Consider and act to approve on SECOND AND FINAL READING, **Resolution No. 225,** which pertains to a certain proposed Incentives Agreement by and between the Graham Economic Improvement Corporation and New Horizons Homecare & Rehab of Graham, LLC, for the purpose of providing a financial incentive of up to $25,000, related to the renovation of the commercial space at 710 Elm Street, Graham, and hire full-time employees, noting said incentive promotes new or expanded business development in the City and is in accordance with Section 505.158, Texas Local Government Code.

19. Consider and act to authorize the City Manager to negotiate and conclude an agreement with MWH Group, a Professional Corporation (Wichita Falls, TX), in an amount not to exceed $80,000, for engagement of financial audit services with same.

20. Consider and act to disestablish the advisory Committee for Downtown Development District No. 1.

21. Consider and act to authorize the City Manager to create the 'Lead Service Line Inventory and Replacement' capital project and further, authorize the Finance Director to prepare Fiscal Year 2026 appropriation authority, in an amount not to exceed $600,000, in support of same .

22. Update from City staff on acquisition of:

a. A new generator for the Police Department; and

b. Three new generators to support the Water Treatment Plant.

23. Recess into Executive Session under the following provision of the Texas Government Code: **Sec. 551.072 – Deliberations about Real Property**

- Deliberations regarding the replat of Lake Lots Nos. 505R and 506R (Lake Graham – East Side of Plat 6); Lake Lot Nos. 30R and 31R (Lake Campsite Lots, Lake Graham); and Lake Lot No. 550R (Northeast Lake Graham Subdivision of Plat 7).

(Enter into Executive Session _____Time)

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

(Exit from Executive Session _____Time)

25. Discussion regarding proposed future agenda items.

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 5th day of September, 2025, at 2:46pm and remained so posted continuously for at least the business days preceding the scheduled time of meeting.

CITY OF GRAHAM, TEXAS

City of Graham

By: Marci Bueno
Marci Bueno, City Secretary/Director of Finance

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 _____ 2025, and satisfies the three business days posting requirement.

By: _____
Marci Bueno, City Secretary/Director of Finance