NOTICE OF PUBLIC HEARINGS AND PUBLIC MEETING
CITY OF GRAHAM CITY COUNCIL
DECEMBER 5, 2024 - 8:30 A.M.
COUNCIL CHAMBERS, 608 ELM STREET, GRAHAM, TEXAS

PUBLIC HEARING NO. 1

PURSUANT TO THE TEXAS OPEN MEETINGS ACT, NOTICE IS HEREBY GIVEN THAT THE CITY OF GRAHAM WILL HOLD A **PUBLIC HEARING**, ON **DECEMBER 5, 2024, AT 8:30 A.M.**, IN THE **COUNCIL CHAMBERS AT THE GRAHAM CITY HALL, 608 ELM STREET, GRAHAM, TEXAS,** AT WHICH HEARING, THE CITY OF GRAHAM WILL HEAR PUBLIC COMMENT ON THE FOLLOWING MATTER:

ZONING REQUEST – CITY OF GRAHAM – AIRPORT

PUBLIC HEARING NO. 2

PURSUANT TO THE TEXAS OPEN MEETINGS ACT, NOTICE IS HEREBY GIVEN THAT THE CITY OF GRAHAM WILL HOLD A **PUBLIC HEARING**, ON **DECEMBER 5, 2024, AT 8:30 A.M.** (OR SHORTLY THEREAFTER), IN THE **COUNCIL CHAMBERS AT THE GRAHAM CITY HALL, 608 ELM STREET, GRAHAM, TEXAS,** AT WHICH HEARING, THE CITY OF GRAHAM WILL HEAR PUBLIC COMMENT ON THE FOLLOWING MATTER:

ZONING REQUEST – CITY OF GRAHAM –
ZONING ALONG CLIFF DRIVE

THE AGENDA FOR EACH PUBLIC HEARING NOTICED ABOVE, AND THE AGENDA FOR THE REGULAR CALLED MEETING FOLLOWS

PUBLIC HEARING NO. 1
ZONING REQUEST – CITY OF GRAHAM –AIRPORT

PUBLIC HEARING NO. 1 AGENDA:

1. **Call to Public Hearing No. 1 to Order** **Time: _____**

2. **Opening Prayer followed by U.S. Pledge and Texas Pledge**

3. **Roll Call of Members Present**

4. **Purpose of Hearing.** The purpose of this Public Hearing is to receive public comments regarding the assignment of proposed zoning of 'M-1 Manufacturing District' to all real property located within the confines of the Graham Municipal Airport.

5. **Notice Posted.** Notice of this Public Hearing was duly advertised in a newspaper of local circulation on November 27, 2024, and also duly posted on the City's website. Notice of this Public Hearing Agenda was posted at least 72 hours prior to the date and time of this Public Hearing, in accordance with the Texas Open Meetings Act.

6. **Presentation.** Presentation by the City Manager on the assignment of proposed zoning to all real property located within the confines of the Graham Municipal Airport.

7. **Public Comments.** The Public is invited to comment on the topic of this Public Hearing. Speakers are requested to limit their comments to no more than five minutes to allow time for multiple speakers. Councilmembers are not required to answer any questions posed during the comment period. Speakers are asked to limit their comments to no more than five minutes in duration to provide time for multiple speakers.

8. **Councilmember Comments.** Councilmembers are invited to provide comments on the topic of this Public Hearing.

9. **Adjourn Public Hearing No. 1.** **Time: _____**

PUBLIC HEARING NO. 2
ZONING REQUEST – CITY OF GRAHAM
ZONING ALONG CLIFF DRIVE

PUBLIC HEARING NO. 2 AGENDA:

1. **Call to Public Hearing No. 2 to Order** **Time:** _____

2. **Roll Call of Members Present**

3. **Purpose of Hearing.** The purpose of this Public Hearing is to receive public comments regarding the assignment of proposed zoning of 'R-1 Single Family Dwelling District' to the southern tract of certain real property legal described as 'South Ferguson, A-96, 7.34 acres' and bearing Young Central Appraisal District Property ID No. 10355.

4. **Notice Posted.** Notice of this Public Hearing was duly advertised in a newspaper of local circulation on November 27, 2024, and also duly posted on the City's website. Notice of this Public Hearing Agenda was posted at least 72 hours prior to the date and time of this Public Hearing, in accordance with the Texas Open Meetings Act.

5. **Presentation.** Presentation by the City Manager on the assignment of proposed zoning to certain real property described at Agenda Item No. 3.

6. **Public Comments.** The Public is invited to comment on the topic of this Public Hearing. Speakers are requested to limit their comments to no more than five minutes to allow time for multiple speakers. Councilmembers are not required to answer any questions posed during the comment period. Speakers are asked to limit their comments to no more than five minutes in duration to provide time for multiple speakers.

7. **Councilmember Comments.** Councilmembers are invited to provide comments on the topic of this Public Hearing.

Adjourn Public Hearing No. 2. **Time:** _____

REGULAR CALLED MEETING

PURSUANT TO THE TEXAS OPEN MEETINGS ACT, NOTICE IS HEREBY A REGULAR CALLED MEETING OF THE CITY COUNCIL OF THE CITY OF GRAHAM, TEXAS WILL BE HELD ON **DECEMBER 5, 2024, AT 8:45 A.M.** (OR SHORTLY THEREAFTER), **IN THE COUNCIL CHAMBERS AT THE GRAHAM CITY HALL, 608 ELM STREET, GRAHAM, TEXAS,** AT WHICH MEETING, THE FOLLOWING AGENDA ITEMS WILL BE CONSIDERED. ITEMS ON THE 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 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**

4. **Award Ceremony:** Presentation of Mayor's Certificates of Appreciation to the Charter Review Working Group Members

5. **Public Forum:** This forum is for citizens to comment on any City of Graham subject. No discussion can be had by Council; however, items discussed may be placed on a future agenda for discussion and action.

6. **Reports**
   - Department Reports
   - City Manager Report
     a. Lake Graham Water Level
     b. Key Dates and Upcoming Events
     c. Boards Update
     d. Update on Plug Power payments
     e. Water Supply Project Update
     f. Pending Ordinance Updates
     g. Project Status Report

7. **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 Special Called Meeting held on **November 19, 2024**; and

    b. Approve the Minutes of the Regular Called Meeting held on **November 21, 2024**; and

    c. Approve a request from the Graham Lions Club for the use of the southern half of the Square during May 2, 2025, through May 12, 2025, in support of the annual Graham Lions Club Carnival; and

    d. Appoint Melinda Brown to the Young County Arena Board of Directors for a term commencing January 8, 2025, and ending October 31, 2028; and

8. Consider and act to nominate Ellen Morris and Denny Berend to the Library of Graham Board of Directors, based on a favorable recommendation from the Board, or nominate alternates.

9. Consider and act to appoint two persons, from an approved slate of nominees, for appointment to the Library of Graham Board of Directors, for two-years terms, with such appointments having an effective date of January 1, 2025.

10. Consider and act to:

    a. Declare Underwood Law, a Professional Corporation (Amarillo, Texas), as the most highly qualified respondent to a previously issued Request for Qualifications for City Attorney Services; and

    b. Authorize City Manager Eric Garretty to execute a General Representation Agreement for City Attorney Services, with Underwood Law, noting an effective date of January 1, 2025.

11. Consider and act to approve a variance of side yard setback requirements, based on a request from Pete Clark, pertaining to certain real property legally described as Indian Trails, Block 6, Lot 15, City of Graham, Young County, bearing Young Central Appraisal District ID No. 1112, and further described by a physical address of 1211 Thomas Lane, and further still, noting a recommendation for approval of same from the Planning and Zoning Commission.

12. Consider and act to approve a replat request from Victor and Blanca Gutierrez, pertaining to certain real property legally described as Tanglewood Estates, Block 10, Lots 18 and 19, City of Graham, Young County, bearing Young Central Appraisal District ID No. 13904, and further described by a physical address of 1511 Northcliff Court, and further still, noting a recommendation for approval of same from the Planning and Zoning Commission.

13. Consider and act to approve a replat request from the City of Graham City Manager pertaining to certain real property legally described as Lake Campsite Lots, Lake Graham Plat 1, Lot Nos.44R and 45R.

14. Discussion regarding a proposal to implement policies and procedures for the rental of spaces to Mobile Food Trucks/Trailers in the area designated as the 'Plaza on the Square.'

15. Consider and act to approve **Resolution No. 203** implementing policies and procedures for the rental of spaces to Mobile Food Trucks/Trailers in the area designated as the 'Plaza on the Square'. (SP 4.1)

16. Discussion regarding a proposal for the rental of sidewalk space, for retail food service, in the vicinity of 526 Oak Street, based on a request from 'Middle Sister', a limited liability company, (Graham, Texas) d/b/a 'Olivet and Oak'.

17. Consider and act to authorize the City Manager to negotiate and conclude a 'Sidewalk Rental Agreement' with 'Middle Sister,' a limited liability company, (Graham, Texas) d/b/a 'Olivet and Oak.' (SP 8)

18. Consider and act to approve on **FIRST READING, Ordinance No. 1185**, related to the assignment of a zoning designation of 'M-1 Manufacturing District' to all real property located within the boundaries of the Graham Municipal Airport.

19. Consider and act to approve on **FIRST READING, Ordinance No. 1186**, related to the assignment of a zoning designation of 'R-1 Single Family Dwelling District' to Tract No. 1 of certain real property legal described as 'South Ferguson, A-96, 7.34 acres' and bearing Young Central Appraisal District Property ID No. 10355. (SP 1)

20. Discussion regarding proposed future agenda items.

21. Recess into Executive Session under the following provision of the Texas Local Government Code:

Sec. 551.074 Personnel Matters

- Deliberations regarding the annual evaluation of the City Secretary/Finance Director; and

- Deliberations regarding the annual evaluation of the City Manager.

(Enter into Executive Session _____Time)

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

(Exit from Executive Session _____Time)

23. 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 27th day of November, 2024 at 8:30am and remained so posted continuously for at least 72 hours proceeding the scheduled time of meeting.

City of Graham

By: Marci Bueno

Marci Bueno, City Secretary

CITY OF GRAHAM, TEXAS

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 _____ 2024 and satisfies the 72-hour posting requirement.