NOTICE OF PUBLIC HEARING AND PUBLIC MEETING
CITY OF GRAHAM CITY COUNCIL
JULY 31, 2025 - 8:30 A.M.
COUNCIL CHAMBERS, 608 ELM STREET, GRAHAM, TEXAS

PURSUANT TO THE TEXAS OPEN MEETINGS ACT, NOTICE IS HEREBY GIVEN THAT THE CITY OF GRAHAM WILL HOLD A **PUBLIC HEARING**, ON **JULY 31, 2025, 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:

INCREASE TO WATER AND SEWER SERVICE CHARGES

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

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 **JULY 31, 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 AGENDA 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.

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

PUBLIC HEARING AGENDA

INCREASE TO WATER AND SEWER SERVICE CHARGES

1. **Call to Public Hearing 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 a proposed seven percent increase to water and sewer services charges.

4. **Notice Posted.** Notice of this Public Hearing was duly advertised in a newspaper of local circulation on July 2, 2025, and July 23, 2025. In addition, said Notice was duly posted on the City's website and posted on the Notice Board at City Hall. Notice of this Public Hearing Agenda was posted at least three business days 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 proposed seven percent increase to fees and charges for water and sewer services.

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.

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

8. **Adjourn Public Hearing** **Time:** _____

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. **Roll Call of Members Present**

4. **Opening Prayer and Pledges to U.S. and Texas flags**

5. **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.

6. **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. Plug Power Payments Report
      vi. Town Hall Update
      vii. 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 Regular Called Meeting held on **July 17, 2025**; and

   b. Authorize the City Manager to order the closure of certain roadway segments in and around the Downtown Square including segments of Oak Street, Second Street, and Third Street, on **Saturday, August 9, 2025,** in support of the Hudson Westbrook concert and further, authorize the closure of public parking inside the Square from **6:00 p.m. on Friday, August 8, 2025**, until concert end.

c. Approve a street closure request from First Baptist Church to close a certain segment of Third Street, and Cherry Street from Fourth Street to Third Street, on **Wednesday, September 24, 2025**, in support of the "See You at the Pole" youth event.

8. Presentation on the status of Tax Year 2025 Tax Rate Calculations – Joint Presentation by the Young Central Appraisal District and the City Manager.

9. Consider and act to approve a variance request from Melissa Garcia, related to the emplacement of a manufactured home on Lake Lot No. 576 and Lake Lot No. 577, and further directing that if such variance be approved that it be appended to the lease documentation for said Lake Lots.

10. Notification of non-renewal of a certain contract for the provision of water from water well fields previously under lease to the City.

11. Consider and act to approve on FIRST READING, **Ordinance No. 1197**, an Ordinance which rezones certain real property from zoning classification 'Office' (O) to zoning classification 'Apartment (A), with such real property considered for rezoning bearing legal descriptions of CRANE, LOTS 1-4, EAST 50 FEET OF LOT 9, AND WEST 150 FEET OF LOT 9, CITY OF GRAHAM, YOUNG COUNTY, TEXAS, and with such real property further described as bearing physical addresses of 914 Fourth Street, 912 Fourth Street, 906 Fourth Street, and 505 East Street; and further still noting that the Planning and Zoning Commission duly held a Public Hearing on this rezoning action and recommended same for approval to the City Council.

12. Consider and act to approve on FIRST READING, **Ordinance No. 1198**, an Ordinance which rezones certain real property from zoning classification 'Local Retail' (LR) to zoning classification 'Townhouse' (TH), with such real property considered for rezoning bearing a legal description of ROLLING HILLS, BLOCK 4, LOTS 1-6, CITY OF GRAHAM, YOUNG COUNTY, TEXAS, and with such real property further described as bearing a physical address of 1103 Indiana Street; and further still noting that the Planning and Zoning Commission duly held a Public Hearing on this rezoning action and recommended same for approval to the City Council.

13. Consider and act to set two consecutive Public Hearings for **August 14, 2025**, to be held in the City Council Chambers, 608 Elm Street, Graham, Texas, with the first Public Hearing scheduled to begin at 8:30 a.m. (or shortly thereafter), for the purpose of receiving public comment on the proposed rezoning actions described at Agenda Item Nos. 10 and 11 of the Regular Meeting Agenda of the July 31, 2025, meeting of the City Council.

14. Consider and act to establish the Comprehensive Plan Advisory Committee in support of the City's Resilient Communities Program.

15. Consider and act to nominate a slate of persons to serve on the Comprehensive Plan Advisory Committee.

16. Consider and act to appoint certain persons to serve on the Comprehensive Plan Advisory Committee with such persons having been duly nominated for appointment to said Committee.

17. Consider and act to authorize the City Manager to coordinate the publication of a community wide survey in support of the City's Resilient Communities Program.

18. Consider and act to declare Finco Family Enterprises, a Texas Limited Liability Company (Abilene, Texas), as the 'best value' respondent to a Request for Proposals, duly advertised by the City, for the construction of walking trails in and around Firemen's Park, and the Graham Soccer Fields and further, authorize the City Manager to negotiate and conclude a contract with said respondent in an amount not to exceed $247,476, an amount which includes the proposed contract value plus ten percent for contingencies.

19. Consider and act to authorize the City Manager to:

    a. declare a certain Generac Model SG0100, 100-kilowatt, natural gas fired generator as excess to requirements and;

    b. declare a certain Generac Model SG0300, 300-kilowatt natural gas fired generator as excess to requirements and;

    c. authorize the City Manager to advertise a Notice of Public Auction for same, utilizing the competitive sealed bid auction method, a method authorized by Texas Local Government Code and;

    d. set a reserve price for sale of each generator offered at public auction.

20. Consider and act to authorize the City Manager to advertise a Request for Bids for a 60-kilowatt generator, by the competitive sealed bid method, a method authorized by Texas Local Government Code, in support of the acquisition of a new generator for the Police Department, or propose an alternate, authorized method for acquisition of same.

21. Consider and act to authorize the City Manager to:

    a. declare a certain Generac Model SD060, 60-kilowatt generator, currently emplaced at the Police Department, as excess to requirements and;

    b. authorize the City Manager to advertise a Notice of Public Auction for same, utilizing the competitive sealed bid auction method, a method authorized by Texas Local Government Code; and

    c. such sealed bid auction shall conclude not earlier than the date of emplacement of a new generator for the Police Department; and

d. set a reserve price for the generator offered for sale at public auction.

22. Presentation of the Sales Tax report for taxes collected in May 2025.

23. Presentation by the City Manager on the summary results of the Site Condition Assessment of the City's Wastewater Treatment Plant.

24. Discussion regarding withdrawal and resubmission of a proposed agreement, by and between the City of Graham and the Humane Society of Young County, pursuant to negotiation of an Agreement for the provision of animal care services to the City.

25. Consider and act to approve **Resolution No. 221** which denies the rate increase proposed by Texas Gas Service Company ('TGS') in its statement of intent to change rates filed on or about **June 30, 2025**, and further, directing TGS to reimburse the City its reasonable rate case expenses and further still, making other findings and provisions related to the subject including that this Resolution was considered at an open meeting of the City Council.

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

a. Sec. 551.071 Consultation with Attorney

- Consult with the City's attorney regarding potential litigation related to an explosion of a chemical storage tank at the Water Treatment Plant on or about November 2, 2023; and

- Consult with the City's attorney regarding potential litigation related to an extant Solid Waste contract; and

- Consult with the City's attorney regarding the factual background, legal issues and options related to an allegation of employee misconduct reported by Marci Bueno, the City Secretary; and

- Consult with the City's attorney regarding the factual background, legal issues and options related to an allegation of employee misconduct reported to Eric Garretty, the City Manager.

(Enter into Executive Session _____Time)

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

(Exit from Executive Session _____Time)

28. Discussion regarding proposed future agenda items.

29. 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 25th day of July, 2025, at 9:30a.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of meeting.

CITY OF GRAHAM, TEXAS

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 _____ 2025, and satisfies the 72-hour posting requirement.

By: _____

Marci Bueno, City Secretary