CITY OF GRAHAM
REGULAR SESSION
TUESDAY, DECEMBER 4, 2018
7:00 P.M.

The City Council of the City of Graham met in regular session at 7:00 p.m. on Tuesday, December 4, 2018, in the Council Chambers of the Municipal Building located at 201 South Main Street.

Council Members Present:
Mayor Jerry Peterman
Mayor Pro Tem Lee Kimrey
Council Member Griffin McClure
Council Member Chip Turner
Council Member Melody Wiggins

Also Present:
Frankie Maness, City Manager
Aaron Holland, Assistant City Manager
Darcy Sperry, City Clerk
Keith Whited, City Attorney
Nathan Page, Planning Director
Jeff Prichard, Police Chief

Mayor Jerry Peterman called the meeting to order and presided at 7:00 p.m. Council Member Griffin McClure gave the invocation and everyone stood to recite the Pledge of Allegiance.

Consent Agenda:

a. Approval of Minutes – November 6, 2018 Regular Session
b. Tax Releases

CITY OF GRAHAM
RELEASE ACCOUNTS

DECEMBER COUNCIL MEETING

ACCT #	YEAR	NAME	REASON FOR RELEASE	AMOUNT RELEASED
597235	2018	EDWARDS, JUSTIN COOK	JET SKI NOT IN CITY OF GRAHAM ON JAN 1	13.08
667214	2018	DBD/MONROE X LLC (PRESS)	VALUE CORRECTION-NON DEPRCIABLES	9.76
28725-1784	2018	CONCEPT BUILDERS		$159.25
539936-8326	2018	WINDSOR INVESTMENTS LLC		$5.58
539936-8323	2018	WINDSOR INVESTMENTS LLC	BUILDERS INVENTORY DEFERMENT REMOVED	$5.07
660352-1457	2018	CENTRAL ALAMANCE SCENIC	& FULL VALUE BILLED TO NEW OWNER	$6.12
660352-1466	2018	CENTRAL ALAMANCE SCENIC		$5.71
660352-1458	2018	CENTRAL ALAMANCE SCENIC		$5.33
660352-1482	2018	CENTRAL ALAMANCE SCENIC		$5.25
660352-1477	2018	CENTRAL ALAMANCE SCENIC		$4.55
660352-1480	2018	CENTRAL ALAMANCE SCENIC		$5.42
660352-1479	2018	CENTRAL ALAMANCE SCENIC		$4.61
33635	2018	THOMPSON, MATTIE G.	QUALIFIED FOR HOMESTEAD EXEMPTION	200.09
652020	2018	LEBERT, DONALD	QUALIFIED FOR HOMESTEAD EXEMPTION	15.93
539936	2018-8510	WINDSOR INVESTMENTS LLC		102.38
539936	2018-8511	WINDSOR INVESTMENTS LLC	BLDRS INVENTORY DEFFERMENT SHOULD NOT	102.38
539936	2018-8512	WINDSOR INVESTMENTS LLC	HAVE BEEN REMOVED, RELEASE BILL	493.38
539936	2018-8513	WINDSOR INVESTMENTS LLC	CREATED ON 9/5/18 THAT WAS BILLED TO THE	102.38
539936	2018-8514	WINDSOR INVESTMENTS LLC	NEW OWNER.	102.38
539936	2018-8515	WINDSOR INVESTMENTS LLC		102.38
539936	2018-8516	WINDSOR INVESTMENTS LLC		102.38
656364	2018-4179	KEYSTONE GROUP INC	BLDRS INV DEFRMNT REMVD, BILL NEW OWNE	91.00
486701	2018	PRO BOOKS LLC	BUSINESS CLOSED 12/31/17	5.91
8901	2018	STILES, JAMES D	QUALIFIED FOR HOMESTEAD EXEMPTION	239.19
435366	2018	GALBRAITH, ARTHUR	QUALIFIED FOR DISABLED VETERANS EXEMPT	204.75
			TOTAL RELEASES	*2094.26*

c. Appoint Christina Taylor to the Appearance Commission with a term to expire June 30, 2021

d. Approve Rescheduling the January 1, 2019 Regular Session City Council Meeting to 7:00 p.m. on Tuesday, January 8, 2019

e. Approve Amended Audit Contract with Stout, Stuart, McGowen & King, LLP

Mayor Peterman asked if anyone would like to pull any items from the Consent Agenda. Mayor Pro Tem Lee Kimrey asked to pull item "e". Council Member Chip Turner made a motion to approve items "a", "b", "c" and "d", seconded by Council Member Melody Wiggins. All voted in favor of the motion.

Mayor Pro Tem Kimrey asked City Manager Frankie Maness why the audit contract needs to be amended. Mr. Maness advised the current audit contract stipulates that the audit must be completed by October 31, 2018. He added that the City, like others, is experiencing a delay in finalizing the auditing process due to a delay in receiving the City's GASB Statement No. 75 Report of the City's Health Care Plan. Mayor Pro Tem Kimrey made a motion to approve item "e", seconded by Council Member McClure. All voted in favor of the motion.

Recommendations from Planning Board:

a. Public Hearing: Sizemore (RZ1807). Request by Joseph Sizemore to rezone property located at 105 West Moore Street/133 South Main Street from R-12 Residential District to B-2 General Business (GPIN# 8883264486, 8883265642, 8883267292, 8883268103, 8883263268, 8883267360, 8883264112, 8883265184)

Mr. Page advised that this property is surrounded by two development types; Business District (general business) B-2 and R-12 Residential District (medium density). This request is to rezone all of these properties from R-12 to B-2. He added that several of the lots are currently undeveloped and three of the parcels are occupied by single family homes.

Following a brief discussion between Council Members and staff regarding a couple of the parcels being split zoned, Mayor Peterman opened the Public Hearing.

Mr. Joseph Sizemore of 5648 Mt. Hermon Rock Creek Road Snow Camp stepped forward to answer questions Council may have. With no questions forthcoming, Mayor Peterman closed the Public Hearing.

Mayor Pro Tem Kimrey made a motion that the application be approved, the application is consistent with The Graham 2035 Comprehensive Plan and that this action is reasonable and in the public interest for the following reason: The quantity of vehicle traffic of the Highway 87 corridor as well as the Future Land Use Map suggest that commercial uses may be better suited to this site than residential. Council Member Wiggins seconded the motion and all voted in favor of the motion.

City Attorney Succession Discussion:

Mayor Peterman advised that City Attorney Keith Whited has informed the City that he will be stepping down from his position effective February 28, 2019.

Council and staff spent a great deal of time discussing what, if any, changes need to be made to the current agreement with the City Attorney position. Staff was in agreement that they would never turn down an agreement which includes more hours. Mr. Maness advised that ultimately it is the Council's decision to determine what level of service they want for the City. Mayor Peterman asked City Clerk Darcy Sperry to create a Doodle Poll to find a date and time suitable for all to hold a special meeting by which Council can set the parameters for a search. He asked Mr. Maness to compile data for what other municipalities our size are currently doing. Lastly, he asked Council Members to start thinking of questions to ask perspective applicants.

Issues Not on Tonight's Agenda:

Mr. Whited apologized for putting Council through the search for a new City Attorney at this time.

Council Member Wiggins recognized the staff of Recreation & Parks, Police and Fire Departments for an outstanding job done on the Christmas Parade and festivities this past weekend.

Mayor Pro Tem Kimrey thanked Mr. Whited for his service to the City and stated it was his honor to have worked with him.

Mr. Maness informed those attending the Community Leaders breakfast at Alamance Community College on December 5, 2018 that carpooling would be available.

Mayor Peterman recognized and thanked those who worked on the Veteran's Day Parade.

At 7:50 p.m. Mayor Pro Tem Kimrey made a motion to adjourn, seconded by Council Member Turner. All voted in favor of the motion.

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Darcy Sperry, City Clerk