

City of Graham City Council
Regular Meeting Agenda
October 12, 2021
6:00 p.m.



CALL TO ORDER: Mayor Jerry Peterman

INVOCATION & PLEDGE OF ALLEGIANCE

OATH OF OFFICE: Darby Terrell

CODE OF ETHICS DISCLOSING CONFLICTS OF INTEREST: Darby Terrell, City Clerk

WASTE WATER TREATMENT PLANT- PROJECT UPDATE: Hazen & Sawyer

CONSENT AGENDA:

- a. To approve the minutes of the September 14, 2021, City Council regular session meeting.
- b. To approve an Engineering Contract #2 by Alley, Williams, Carmen & King, in the amount of \$340,500, which are fully reimbursable through the NCDEQ State Loan and Water Infrastructure Fund Grant, for the Boyd Creek Pump Station.
- c. To approve administrative edits the Development Ordinance pursuant to Sections 10.4(A) and (B) to correct grammar, spelling, punctuation, numbering, capitalization, and other non-substantive changes to. These changes are non-substantive and do not change the meaning of the ordinance. (To view the updated Development Ordinance follow the link <https://www.cityofgraham.com/ordinances/>)
- d. To approve a Sewer Disconnection Policy for delinquent “sewer only” accounts.
- e. To award a contract, in the amount of \$275,000, to Stewart-Cooper-Newell Architects for design services for the proposed fire station project.
- f. To approve a Sanitary Sewer Permitting Policy to limit the accumulation of wastewater permitted at State mandated flows per bedroom (Paper Flow) which impacts available wastewater treatment and pump station capacity in order to maintain capacity for future projects.
- g. To approve Water and Wastewater System Extension and Connection policy to extend its water and wastewater systems to better serve the needs of the citizens of Graham as well as those who desire to connect to the City’s water and wastewater system.

h. To approve the following tax releases in the amount of \$2,580.33:

CITY OF GRAHAM RELEASE ACCOUNTS				
OCTOBER				
ACCT #	YEAR	NAME	REASON FOR RELEASE	AMOUNT RELEASED
11892	2021	KEYSTONE GROUP INC	DISCOVERED NEW 2021 OWNER, RELEASE BUILDER	\$1,074.40
469640	2021	COBLE, REVOCABLE LIVING TRUST	QUALIFIED FOR HOMESTEAD EXEMPTION	\$180.71
684791	2021	GRANGER, CHARLES H	QUALIFIED FOR HOMESTEAD EXEMPTION	\$356.07
697205	2021	MABE, STEPHEN GLENN	BOAT LOCATED IN BURLINGTON	\$9.38
699210	2021	STUDION ELM INC	BUSINESS LOCATED IN SAXAPAHAW	\$104.52
700133	2021	GRAHAM EXPRESS WASH LLC	TAX DOUBLE BILLED	\$855.25
TOTAL RELEASES				\$2,580.33

OLD BUSINESS:

1. A public hearing has been continued to consider an application by Ben Green Hyconic Holdings LLC, to rezone 38 acres on E. Gilbreath Street from I-1, (Light Industrial) and R-G, (General Residential) to C-MXR, (Conditional Mixed Use Residential) to allow for 453 dwelling units, including 396 apartments and 57 townhomes (GPIN 8883885270, 8883872722, 8883886903). *(Continued from the September 14, 2021, City Council Meeting.)* (CR2101) **(Due to the extent of changes to the original proposal, the Planning Board has requested this item be tabled to the November 9, 2021, City Council meeting.)**
2. A public hearing has been continued to consider a text amendment to the Development Ordinance: Special Use Permits. Development Ordinance Amendments as recommended by City Council regarding Special Use Permits - Hearings before the Board of Adjustment, Article 4, Division 7 (Sections 10.137 to 10.148). *(Continued from the September 14, 2021, City Council Meeting.)* (AM2102) **(Planning Board has requested this item be tabled to the November 9, 2021, City Council Meeting.)**

PUBLIC COMMENT PERIOD

CITY COUNCIL COMMENTS

CITY STAFF COMMENTS

CLOSED SESSION

City Council will consider a Closed Session pursuant to the Terms of N.C.G.S. §. 143-318-11 (a) (6), to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee.

ADJOURN