

**CITY OF GRAHAM
CITY COUNCIL SPECIAL MEETING MINUTES
MONDAY, DECEMBER 13, 2021**

The City Council of the City of Graham held a special meeting beginning at 6:00 p.m. on December 13, 2021, in the Council Chamber of the Municipal Building located at 201 South Main Street, Graham, NC.

Council Members Present:

Mayor Jerry Peterman
Mayor Pro Tem Chip Turner
Council member Melody Wiggins
Council member Jennifer Talley
Council member Ricky Hall

Staff Present:

Megan Garner, City Manager
Aaron Holland, Assistant City Manager
Darby Terrell, City Clerk
Bob Ward, City Attorney
Bryan Coleman, City Attorney- *absent*

CALL TO ORDER:

Mayor Jerry Peterman called the meeting to order and presided at 6:00 p.m.

INTRODUCTION TO COUNCIL MEETING PROCEEDINGS

Mayor Peterman welcomed Council Members Elect Bobby Chin and Joey Parsons. Mayor Peterman reviewed meeting proceedings and the organization of special meetings.

REVIEW OF DECEMBER 14, 2021 REGULAR SESSION AGENDA

Mayor Peterman discussed how the organization of the new City Council would take place. He then reviewed agenda items the former Council members would act upon. He asked City Clerk Darby Terrell to add the administering the Code of Ethics before the approval of minutes and the Old Business item the former Council would be voting on. All agreed to add the Code of Ethics statement. Mayor Pro Tem Chip Turner and Council member Melody Wiggins then exited the meeting.

Mayor Peterman handed the meeting over to Mayor-Elect Jennifer Talley to review agenda items with the newly elected Council members. Mayor-Elect Talley suggested a 20-minute recess, after the oath of office was administered, for photos and greeting visitors in attendance. Council members Elect agreed to a recess.

Council discussed the process of filling the vacant City Council member seat. Mayor-Elect Talley suggested a questionnaire for those interested in serving to complete and submit for consideration. Ms. Talley also suggested having Option A, the motion and vote method on interested candidates, until Council reached a majority vote on a candidate.

Tom Boney, Alamance News, asked staff and Council what options they were choosing from by deciding how to fill the vacancy.

City Manager, Megan Garner, stated the legal experts suggested two options at the UNC School of Government used by most local governments when filling a vacant seat. Megan Garner said Option A was the motion-and-vote method, and Option B was the motion-and-ballot method.

Tom Boney, Alamance News, asked if Council would be able to see how many applicants they received before deciding on how to vote.

Bob Ward, City Attorney, answered that, yes, legally they could see how many people applied and then decide how to choose the next council member. However, they should announce what procedure they will be using beforehand on how they would decide who would be taking the vacant seat.

Mayor-Elect Talley, began reviewing agenda items. She asked the City Clerk, Darby Terrell to include the correct language for motions on each agenda item for the new Council members.

Mayor Peterman asked if he needed to be present for the Audit Report since the Mayor is automatically on the Audit Committee for the City of Graham. Bob Ward, City Attorney, said he does not need to be present. The Council members discussed accepting the report and asking for public comment.

Council discussed the consent agenda and how the going off Council proceeded to vote on those items. Mayor Peterman did inform the new Council that these were mostly non-controversial items that did not need to be discussed, but Council members could pull any items off if they had questions for staff.

Tom Boney, Alamance News, asked if the annexation items on the December 14, 2021 agenda have any addresses. Or if they have any more descriptions on which parcels these properties are being discussed.

Aaron Holland, Assistant City Manager, answered that the listed properties do not receive addresses until further in the annexation process.

Mayor-Elect Talley suggested tabling New Business Item E, so the new Council members will have more time to review the proposed changes.

Council and staff discussed Item F, the Rezoning on East Harden street. Mayor-Elect Talley asked if the representative will be present and if staff was aware of their efforts to reach out to the adjacent property owners. Darby Terrell, City Clerk answered that Mr. Chad Huffines was the representative, and it was more than likely he would be present. Aaron Holland, Assistant City Manager answered that he wasn't aware of Mr. Huffines or Maple View Inc's efforts to contact the adjacent property owners.

Mayor-Elect Talley suggested tabling the Planning and Board of Adjustment vacant seat appointment item to allow staff to advertise the vacancy and receive additional applications for review.

Mayor-Elect Talley asked City Clerk Terrell to move the position of City Staff Comments before the City Council Comments.

ADJOURN

Council member Ricky Hall motioned to adjourn at 7:13 p.m., Council member Talley seconded the motion, the motion passed unanimously.


 Darby Terrell, City Clerk