

City of Graham

City Council Meeting Agenda

May 13, 2025



6:00 p.m. | City Hall | 201 South Main Street | Graham, NC

CALL TO ORDER: Mayor Jennifer Talley

INVOCATION & PLEDGE OF ALLEGIANCE

RECOGNITION:

- Mr. Clint Morrow – 100th Birthday
- Ms. Angie Solomon – Queens in Pearls

CONSENT AGENDA:

- A.** To approve the April 8, 2025, City Council Meeting and Closed Session minutes.
- B.** To approve a resolution awarding a police badge and service sidearm to Retired Police Officer Marcus Pollock.
- C.** To approve a request from adjoining property owners to abandon an existing sewer easement between Cherry Lane and Jimmie Kerr Road that is no longer needed and to authorize the City Manager and City Attorney to effectuate a quit claim deed with all parties for lots 37, 104, 105 Cherry Creek Phase 2, and 2038 Jimmie Kerr Road.
- D.** To approve a resolution setting a date of public hearing for June 10, 2025, to consider a contiguous annexation for a tract of land totaling 24.22 acres, located off Jim Minor Road, pursuant to General Statute 160A-31.
- E.** To approve an agreement to share costs in the operation of the Animal Services Center to continue providing professional, humane animal sheltering and placement services for pets in respective jurisdictions.
- F.** To approve the following street closure for the Arts Around the Square event to be held on Saturday, May 17, 2025, adding one extra hour for set up:
 - 100 blocks of North and South Main Street and the 100 blocks of East and West Elm Street from 5:00 a.m. to 6:00 p.m.
- G.** To approve an amendment to the Municipal Materials Management Agreement between the City of Graham and Republic Services of North Carolina, LLC, dba Republic Waste Services of Greensboro, extending the term of the Agreement for one year, expiring June 20, 2026.
- H.** To approve a Resolution opposing changes to Local Planning and Zoning as stated in House Bill 765 and related bills by the North Carolina General Assembly.

- I. To approve a budget amendment in the amount of \$24,000, to cover unforeseen maintenance issues with Engine 10 (2014 Sutphen Engine).
- J. To approve a budget amendment recognizing \$57,000 in realized tap fee revenue and increasing the meter valve and hydrant expense (Water & Sewer Distribution) by the same amount.
- K. To approve tax releases in the amount of \$269.77.

PUBLIC HEARINGS:

1. REZONING – 6.27 ACRES – OFF IVEY ROAD AND EAST GILBREATH STREET

A public hearing has been continued to consider rezoning 6.27 acres of property from R-18, Low-Density Residential, to C-R, Conditional Residential, to construct 29 townhomes located off Ivey Road and East Gilbreath Street. (Planning Board Recommended Approval 5-0 with conditions) (Continued from the January 14, February 11, and April 8, 2025, Council meetings) (The petitioner has requested to table this item to the June 10, 2025, Council meeting.)

2. REZONING - 0.51 ACRE LOT – 200 S MARSHALL STREET

A public hearing has been continued to consider rezoning a 0.51-acre lot, located on 2090 S. Marshall Street, from O-I (Office and Industrial) to B-2 (General Business). (Continued from the April 8, 2025, Council meeting.) (Planning Board recommended denial 6-0) (The Petitioner has requested to table this item to the June 10, 2025, Council meeting.)

3. REZONING – 113 W GILBREATH STREET

A public hearing has been set to consider rezoning 0.83 acres located at 113 W Gilbreath Street from R-7 (High Density Residential) to C-B (Conditional Business) to allow for a single-chair hair salon. (Planning and Zoning recommended approval 7-0)

4. JOINT ANNEXATION ORDINANCE– BURLINGTON-GRAHAM – RACE TRACK ROAD

City Council will consider approving an Ordinance and a Memorandum of Understanding for a joint annexation agreement between the Cities of Graham and Burlington for the area of Race Track Road.

NEW BUSINESS:

5. DEVELOPMENT ORDINANCE AMENDMENT – MULTI-TENANT INDUSTRIAL BUILDINGS

City Council will consider amending the Development Ordinance by adding language to define and create a use type for Multi-Tenant Industrial Buildings. (Planning and Zoning recommended approval)

6. POTENTIAL SIGNS AND BANNERS – OCCUPANCY TAX FUNDS

City Council will consider reviewing potential sign options for City Hall and banners for Downtown Graham using Occupancy Tax funds.

7. SESQUICENTENNIAL PARK PROJECT OPTIONS

City Council will review and consider options for the Sesquicentennial Park.

8. OVERCHARGE CLAIM – TRASH PICKUP

City Council will receive an update, at Council Member Parsons's request, regarding an overcharge claim by Graham Furniture Mart for trash pickup.

9. DOWNTOWN MASTER PLAN REWRITE

City Council will discuss the rewriting of the Downtown Master Plan.

10. FY2025-2026 BUDGET PRESENTATION

City Manager Garner will present the Fiscal Year 2025-2026 Budget Proposal.

PUBLIC COMMENT PERIOD

CITY STAFF COMMENTS

CITY COUNCIL COMMENTS

CLOSED SESSION:

City Council will consider going into closed session pursuant to the terms of N.C.G.S. 143-318.11(a)(3) and N.C.G.S. 143-318.11(a)(6) to consult with an attorney employed or retained by the public body to preserve the attorney-client privilege between the attorney and the public body. The closed session is for two separate legal matters: a personnel issue and consulting with the attorney.

ADJOURN