

# City of Graham

## City Council Meeting Agenda

### June 10, 2025



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

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**CALL TO ORDER:** Mayor Jennifer Talley

### **INVOCATION & PLEDGE OF ALLEGIANCE**

**RECOGNITION:** Parks and Recreation Staff – Arts Around the Square

**FY2024 AUDIT PRESENTATION:** Patricia Rhodes, Stout Stewart McGowen & King, LLP, will present to the City Council the results of the FY2024 audit.

### **CONSENT AGENDA:**

- A.** To approve the May 13, 2025, City Council Meeting and Closed Session minutes and May 20, 2025, Budget Work Session minutes.
- B.** To approve a resolution adopting the Eno-Haw Regional Hazard Mitigation Plan to be eligible for FEMA funds in the event of disasters.
- C.** To approve the following revisions to the City of Graham's Personnel Policy:

Section 6-7. Supplemental Retirement Income for Non-Sworn Employees

Section 6-8. Supplemental Retirement Income Plan for Sworn Law Enforcement Officers

Section 7-6. Vacation Accrual Rate Chart

Section 7-15. Acceptance of Immediate Prior NC Governmental Employer Sick Leave Balance and Years of Service for Vacation Accrual Rates

- D.** To approve the following street closures for downtown programs in 2026:

- **Arts Around the Square:** closure of the 100 blocks of East and West Elm Streets, 100 blocks of North and South Main Streets, the public parking lot at the intersection of East Elm Street and Marshall Street, and the public parking lot on the 100 block of West Elm Street on Saturday, May 16, 2026 from 5:00 am to 6:00 pm. No rain dates.
- **Thursdays at Seven Concert Series:** closure of the 100 block of West Elm Street on May 28, June 25, July 23, August 27, September 10, & September 24 for the 2026 Thursdays at Seven Concert Series. All closures will begin at 5:00 pm and re-open by 11:30 pm. In the event a concert must be postponed, we also request the same closure as above on the following dates: June 4, 11, 18; July 2, 9, 16, 30; August 6, 13, 20; September 3, 17; October 1, 8, 15.
- **Slice of Summer:** block designated parking spaces (roughly 20 spaces) on West Elm Street to install water hoses from fire hydrants to the attractions from 8:00 am to 1:30 pm, and closure of the 100 and 200 Blocks of West Elm Street, and 100 Blocks of North and South Maple Streets from 1:30 pm to 8:00 pm on Saturday, June 27, 2026. No rain dates.

- **9/11 Commemorative 5K Event:** closure of the northbound lane of Maple Street from Pine Street to McAden Street, McAden Street from South Main Street to Maple Street, the southbound lane of South Main Street from Pine Street to McAden Street, Pine Street from South Main Street to Maple Street from 6:00 am to 11:00 am on Saturday, September 12, 2026. No rain dates.
  - **Pumpkin Bash:** closure of the 100 blocks of East and West Elm Streets on Friday, October 30, 2026, from 3:00 pm to 10:30 pm and North and South Main Streets from 4:00 pm to 10:30 pm. No rain dates.
- E.** To approve a budget amendment to allocate \$40,000 in fund balance appropriation to Non-Departmental (Professional Services).
- F.** To approve a Capital Project Ordinance in the amount of \$490,000 for the Harden Street Waterline Replacement Project.
- G.** To approve tax refunds in the amount of \$7,520.26 and tax releases in the amount of \$126.17.

## **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, April 8, 2025, and May 13, 2025, Council meetings) (Petitioner has requested to table to the July 8, 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). (Planning Board recommended denial 6-0) (Continued from the April 8 and May 13, 2025, Council meeting.) (Petitioner has requested to table to the July 8, 2025, Council meeting)

### **3. JOINT ANNEXATION ORDINANCE– BURLINGTON-GRAHAM – RACE TRACK ROAD**

A public hearing has been continued to 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. (Continued from the May 13, 2025, Council meeting.)

### **4. REZONING – 24.18 ACRES – JIM MINOR ROAD**

A public hearing has been scheduled to consider rezoning 24.18 acres of property from Un-zoned to C-R (Conditional Residential) to construct a maximum of 143 town homes located on Jim Minor Road.

**5. ANNEXATION – 24.18 ACRES – JIM MINOR ROAD**

City Council will consider approving an Annexation Ordinance to extend the corporate limits of the City of Graham for a tract of land totaling 24.18 acres located off Jim Minor Road.2

**6. SPECIAL USE PERMIT – 1205 E HARDEN STREET**

City Council will consider a Special Use Permit for a Unified Business Development (UBD) for property located at 1205 E Harden Street for the use of a multi-tenant building.

**7. FY2025-2026 BUDGET**

City Council will consider adopting the Fiscal Year 2025-2026 Budget.

**NEW BUSINESS:**

**8. MUNICIPAL ENGINEERING SERVICES**

City Council will consider approving the retention of Alley Williams Carmen and King for municipal engineering services.

**PUBLIC COMMENT PERIOD**

**CITY STAFF COMMENTS**

**CITY COUNCIL COMMENTS**

**ADJOURN**