City of Graham
City Council Meeting Agenda
April 14, 2026

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

CALL TO ORDER: Mayor Chelsea Dickey

INVOCATION & PLEDGE OF ALLEGIANCE

Invocation – Pastor Chris Howe, First Baptist Church

PROCLAMATIONS:

- Denim Day – Sexual Assault Awareness Month – April 29, 2026
- Litter Sweep Week – April 11-25, 2026
- Arbor Day – April 24, 2026

RECOGNITION:

- Jay Cook – 2025 Volunteer of the Year

PRESENTATION:

- 2025-26 Audit - Patricia Rhodes, Stout Stuart McGowen & King
- City of Graham Appearance Commission

CONSENT AGENDA:

A. To approve the minutes of the March 10, 2026 City Council meeting and Closed Session.

B. To approve a street closure of the 100 block of E. Elm Street for The Big C Community Christian Concert on Saturday, April 25, 2026, from 7:00 a.m. to 8:00 p.m.

C. To adopt a resolution approving the Water Service Utility contract with the Town of Green Level.

D. To approve a Utility Interlocal Agreement between the Town of Swepsonville and Alamance County in support of the County installing a water line.

E. To approve a resolution authorizing the conveyance of excess asphalt millings to the Alamance County Landfill pursuant to North Carolina General Statute 160A-274 due to the City's recent repaving efforts and generating excess asphalt millings.

F. To approve a resolution for Graham-Mebane Water Treatment Plant Reliability Improvements Construction Project funding application to perform additional improvements.

G. To approve a resolution authorizing a request to the State of North Carolina for the City of Graham to convert 3.88 acres at Graham Regional Park from recreational use to be used as a future site for a fire station, and that the City shall purchase 10.2 acres located at 1771 North Jim Minor to replace the acreage taken out of recreational use.

H. To approve a resolution awarding a police badge and service sidearm to Sergeant Crystal Sharpe O'Neal, who recently retired with 25 years of service.

I. To approve the intent to purchase a DuraPack Python 28-year body mounted on a 2026 Kenworth L770 Chassis to replace a 2007 sanitation truck. Due to upcoming changes regarding emissions, the City will receive significant cost savings if ordered by July 1, 2026.

J. To approve a budget amendment for $60,000 for the Garage Department due to two winter storm events, an unexpected retirement, an increase in fuel prices, and costly repairs.

K. To approve a budget amendment for $38,000 for the Sanitation Department due to an increase in fuel prices, unexpected repairs, and an increase in the cost of recycling/trash carts.

L. To approve a budget amendment for $15,279 for the purchase of buoys to be placed on Graham-Mebane Lake.

M. To approve a budget amendment for $82,530, comprised of Non-Departmental Professional Services ($34,430) and Non-Departmental Contracted Services ($48,100).

N. To approve a budget amendment for $10,000 for the Land Development Plan Update, Inspections Professional Services.

O. To approve a budget amendment for $2,460 for the purchase of sponsor banners to be displayed at Graham Recreation and Park Department facilities and events and $1,341 for the purchase of marketing materials and archival supplies to store photographs at the Graham Historical Museum.

P. To approve a budget amendment for $36,612 in surplus vehicles auction proceeds revenue and to increase the Police Department Capital Outlay Equipment budget by $36,612.

Q. To approve a budget amendment for $410,893.36 for FEMA funding reimbursement related to the Tropical Storm to be placed in the Utilities Fund.

OLD BUSINESS:

1. ACTA FUNDING

City Council will consider a request of $6,500 from the Alamance County Transportation Authority to help fund the increasing ridership.

2. NEW DOWNTOWN PARK UPDATE

City Staff will update Council on the progress of the new downtown park.

PUBLIC HEARINGS:

3. DEVELOPMENT ORDINANCE AMENDMENT – ACCESSORY DWELLING UNITS

A public hearing has been set to consider approving an amendment to the Development Ordinance for Accessory Dwelling Units.

4. ADOPTION – FUTURE LAND USE PLAN

A public hearing has been set to consider adopting the Future Land Use Plan.

5. PERMANENT STREET CLOSING – WILTON DRIVE

A public hearing has been set to consider approving a resolution ordering the permanent closing of Wilton Drive.

NEW BUSINESS:

6. STREET CLOSURE – 9/11 COMMEMORATIVE 5K ROUTE

City Council will consider supporting the closure of Maple Street and W. Interstate Service Road for the amended 9/11 Commemorative 5K route on Saturday, September 12, 2026, from 6:00 a.m. to 11:30 a.m.

7. BOARDS AND COMMISSIONS ORDINANCE UPDATE

City Council will consider approving amendments to the Boards and Commissions ordinance.

8. VOTING DELEGATE – NCLM CITYVISION

City Council will consider designating a delegate to vote in the electronic voting process for the North Carolina League of Municipalities Board elections.

PUBLIC COMMENT PERIOD

CITY STAFF COMMENTS

CITY COUNCIL COMMENTS

ADJOURNMENT

Proclamation

Proclaiming April 29, 2026
as
"Denim Day - Sexual Assault Awareness Month"
in the City of Graham

WHEREAS, April is nationally recognized as Sexual Assault Awareness Month, a time to raise public awareness about sexual violence and to educate communities on how to prevent it; and

WHEREAS, sexual assault affects individuals of every age, gender, race, and socioeconomic background, and the impacts can have lasting physical, emotional, and psychological consequences for survivors, their families, and the community; and

WHEREAS, Denim Day began as an international campaign to stand in solidarity with survivors and to challenge harmful myths and misconceptions about sexual violence; and

WHEREAS, Denim Day serves as a visible demonstration of support for survivors and a commitment to fostering a culture of respect, consent, and accountability; and

WHEREAS, raising awareness through education, advocacy, and community engagement plays a critical role in preventing sexual violence and supporting survivors; and

WHEREAS, communities are encouraged to wear denim as a symbol of protest against victim-blaming and to promote conversations about consent, respect, and the importance of ending sexual violence.

NOW, THEREFORE, I, Mayor Chelsea Dickey, and the Graham City Council do hereby proclaim April 29, 2026, as ***Denim Day*** in recognition of ***Sexual Assault Awareness Month***, and encourage all residents, employees, and community members to wear denim, support survivors, and participate in activities that promote awareness, prevention, and respect for all.

This the 14th day of April 2026.

Mayor Chelsea Dickey
City of Graham

Proclamation

Proclaiming April 11 – 25, 2026
as
"Litter Sweep Week"
in the City of Graham

WHEREAS, the North Carolina Department of Transportation (NCDOT) sponsors "Litter Sweep," a biannual statewide litter removal initiative; and

WHEREAS, volunteers and maintenance crews devote time during the Sweep to safely remove litter from our roadways; and

WHEREAS, all municipalities and citizens in Alamance County are invited to participate in Litter Sweep by New Leaf Society, a nonprofit organization that partners with local governments and NCDOT to improve the county's curb appeal; and

WHEREAS, local governments play an essential role in promoting clean communities through public works, leadership, and environmental stewardship; and

WHEREAS, clean and beautiful outdoor spaces build a sense of belonging, enhance livability, and support economic development; and

WHEREAS, spring is traditionally a time to celebrate nature and renewal.

NOW, THEREFORE, I, Mayor Chelsea Dickey, and the Graham City Council do hereby proclaim April 11-25, 2026, as

"LITTER SWEEP"

IN THE CITY OF GRAHAM

FURTHERMORE, I urge all residents to support efforts to protect and enhance the appearance of our City by reducing litter.

This the 14th day of April 2026.

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Chelsea Dickey, Mayor
City of Graham

PROCLAMATION

Proclaiming April 24, 2026, as Arbor Day in the City of Graham

WHEREAS, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing oxygen, and providing habitat for wildlife; and

WHEREAS, trees are a renewable resource that gives us paper, wood for our homes, fuel for our fires, and countless other wood products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community.

NOW, THEREFORE, I, Mayor Chelsea Dickey and the Graham City Council, proclaim **April 24, 2026,** as **ARBOR DAY** in the City of Graham and challenge all citizens to celebrate Arbor Day and support efforts to protect our trees and woodlands.

This is the 14th day of April 2026.

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Chelsea Dickey, Mayor

STAFF REPORT

SUBJECT:	RECOGNIZE JAY COOK AS GRAHAM RECREATION AND PARKS DEPARTMENT'S 2025 VOLUNTEER OF THE YEAR
PREPARED BY:	BRIAN FAUCETTE, DIRECTOR OF RECREATION AND PARKS

REQUESTED ACTION:

The Graham Recreation and Parks Department (GRPD) requests City Council recognize Jay Cook as GRPD's 2025 Volunteer of the Year.

BACKGROUND/SUMMARY:

Over the past several decades, Jay Cook has volunteered countless hours serving the Graham community.

Beginning in the 1980s, Jay has served our community as a coach in various leagues of the GRPD and at Graham High School, being recognized as the Mid-State 2A Tennis Coach of the Year in 2011.

In 2002, Jay was appointed to the Graham Recreation and Parks Commission and shortly after joining the Commission, he spearheaded the creation of the Graham Sports Hall of Fame and has maintained active membership on both boards.

In 2016, Jay helped to establish the Friends of Graham Recreation and Parks, a 501c3 organization with the mission to receive and distribute the gifts of donors or other contributors to deserving projects associated with the City of Graham Recreation and Parks Services.

Jay has also served on numerous steering committees that directed the creation of Master Plans for the Graham Recreation and Parks Department.

FISCAL IMPACT:

No fiscal impact.

STAFF RECOMMENDATION:

GRPD staff recommends City Council formally recognize Jay Cook as GRPD's 2025 Volunteer of the Year during the April 14th Council meeting.

Recognition and Appreciation

Honoring

Jay Cook

"2025 Volunteer of the Year"

by

Graham Recreation and Parks Department
Graham City Council

WHEREAS, Mr. Jay Cook has served on the Graham Recreation and Parks Commission since 2002, serving as Chair for over 10 years; and

WHEREAS, Mr. Cook co-founded the Graham Sports Hall of Fame, serving on the board since 2002; and

WHEREAS, Mr. Cook co-founded the Friends of Graham Recreation and Parks, serving on the board since 2016; and

WHEREAS, Mr. Cook has also served on numerous steering committees that directed the creation of Master Plans for the Graham Recreation and Parks Department; and

WHEREAS, Mr. Cook has coached countless youth in recreation and school leagues.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GRAHAM MAYOR AND COUNCIL MEMBERS THAT Mr. Jay Cook be commended for his outstanding efforts and dedication in making Graham a better place to live and play.

Presented this, the 14th day of April 2026.

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Chelsea Dickey, Mayor
City of Graham

City of Graham
City Council Meeting Minutes
March 10, 2026

The City Council of the City of Graham held a regularly scheduled meeting on March 10, 2026, at 6:00 p.m. in the Council Chamber, City Hall Municipal Building, 201 South Main Street, Graham, NC.

Council Members Present:
Mayor Chelsea Dickey
Mayor Pro Tem Ricky Hall
Council Member Bobby Chin
Council Member Bonnie Whitaker
Council Member Jim Young

Staff Present:
Megan Garner, City Manager
Aaron Holland, Assistant City Manager
Bob Ward, City Attorney
Bryan Coleman, City Attorney
Renee Ward, City Clerk

CALL TO ORDER: Mayor Chelsea Dickey

INVOCATION & PLEDGE OF ALLEGIANCE

Invocation - Pastor Josh Gresham, Trailhead Church

PRESENTATIONS:

- **Invictus Task Force** – Deputy Justin Trogdon, Randolph County Sheriff's Department

  Deputy Trogdon, Invictus Task Force, consists of law-enforcement agencies from Alamance, Randolph, Davidson, and Forsyth counties, with additional participation from the North Carolina SBI and Homeland Security Investigations. Recently, Rockingham County and the Liberty Police Department were added. Although the task force formally began in 2024, the agencies started collaborating informally in 2023. Each county sheriff, along with state and federal leadership partners, serves on the executive committee that oversees operations.

  The mission of the task force is to move law-enforcement efforts addressing crimes against children from a reactive model to a proactive one. The task force is described as unique in North Carolina, modeled by similar efforts in Florida and Tennessee. They operate as a fully collaborative task-force team across all participating jurisdictions.

  One of their distinguishing features is an in-house digital forensics lab, which helps reduce recurring technology and equipment costs. They have full-time specialists in digital forensics and intelligence, and they prioritize a victim-centered approach. A nonprofit organization closely supports them, helping fund equipment, operations, and other needs.

  Their primary investigative areas include: • **Cyber tips** – Reports of child exploitation sent by online platforms to the National Center for Missing & Exploited Children (NCMEC), which forwards them to state authorities and then local ICAC (Internet Crimes Against Children) teams.

• **Peer-to-peer file-sharing investigations** – Complex cases involving direct sharing of illegal content between individuals.

• **Proactive undercover operations** – Officers pose as minors or adults to prevent crimes before they occur, guided by legal and best-practice standards.

Deputy Trogdon explained a dramatic rise in cyber tips. North Carolina received over 52,000 such reports last year—a 1,000% increase since 2019. The growth is tied partly to increased use of major social media and messaging platforms during the COVID-19 years. Instagram was the top source of reports in the previous year.

He noted that offenders no longer fit old stereotypes (such as someone driving a suspicious vehicle); most activity now occurs through phones and digital platforms. Emerging challenges include artificial-intelligence-generated harmful content and online extortion schemes that target minors.

Over the past two years, the task force reported:

- Over 200 arrests
- Engagement with more than 11,000 residents
- Identification of more than 500 victims
- 23 emergency rescues of children in immediate danger
- Cases spanning 27 states

Deputy Trogdon highlighted a major local operation, "Operation Ghost Wire," conducted in Alamance County in October, resulting in 23 arrests.

- **Alamance County Transportation Authority** (ACTA) Update – Executive Director Peter Murphy

Executive Director Peter Murphy explained that many new residents are unaware Alamance County offers public transportation, so outreach was important. Alamance County Transportation Authority (ACTA) was created in 2002 and serves as the County's official transportation provider. They offer a wide range of services beyond simple "dial-a-ride," including rides to medical appointments, jobs, shopping, dialysis, and other daily needs. Most riders are elderly or individuals with disabilities, groups with significant mobility needs.

ACTA has seen substantial growth, providing about 62,000 trips per year. Ridership increased 13% in one fiscal year and 16% in the following calendar year—growth Mr. Murphy attributes to service improvements and new technology. A new design for their vehicles highlights "micro transit," a national trend that uses smaller vehicles for efficiency instead of running large buses.

In late 2024, ACTA added its first fixed-route bus service to connect the southern parts of the county, such as Saxapahaw, Swepsonville, ACC, and Graham. This route was heavily used by students. However, after implementing new dispatching software in 2025, ACTA transitioned the route to demand-response service in January 2026. Now riders can call a day in advance, a week in advance, or even same-day to be picked up at the former route stops without the inefficiency of an empty bus.

A major upgrade of a mobile app that now allows riders to create an account, book rides, and receive reminders. Riders receive a call the day before confirming their scheduled pickup, and again 15 minutes before the vehicle arrives.

With the upgraded software, ACTA launched micro transit—same-day, on-demand, premium service for a small fee (for example, $2 within Graham). Usage has steadily increased each month. The new system also groups trips more efficiently, allowing ACTA to move more people using the same fleet size.

In January 2026, ACTA also added a new micro transit zone in Mebane. Anyone located inside the zone (not just residents) can request same-day rides within the zone for $2. Trips that cross between micro transit zones cost $5. Riders have used this service for destinations such as the Tanger Outlets.

Mr. Murphy highlighted ridership growth in Graham specifically: annual trips increased from 7,000 to 7,500, but the most dramatic shift was the number of individual riders, which grew from about 200 to nearly 950. This shows many new people tried the service, even if briefly.

ACTA requested $6,500 from the City of Graham.

- **Former Mayor Jennifer Talley received a framed picture of the downtown Court House by the City Council.**



ADD-ON: To add a personnel issue to the Closed Session pursuant to N.C.G.S. 143-318.11(a)(6).

Motion by Mayor Pro Tem Hall to approve the add-on, seconded by Council Member Chin. The motion passed unanimously.

CONSENT AGENDA:

A. To approve the following minutes:
- February 9, 2026 – Special City Council Meeting
- February 10, 2026 – City County Meeting and Closed Session Minutes
- February 17, 2026 – Special City Council Meeting
- February 23, 2026 – Special City Council Meeting.

B. To approve a street closure of the 100 block of W. Elm Street for the 6th Annual Esperanza Hispanic Heritage Festival on Saturday, September 26, 2026, from 8:00 a.m. to 11 p.m.

C. To approve a street closure of E. Market Street between North Main Street and North Marshall Street for the FUMC of Graham Touch-a-Truck Easter Celebration on Saturday, March 21, 2026, from 9:00 a.m. to 3:00 p.m.

D. To approve a Resolution declaring the intention of the City of Graham to consider the permanent closing of Wilton Drive and setting a public hearing for April 14, 2026.

RESOLUTION DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF GRAHAM TO CONSIDER THE PERMANENT CLOSING OF WILTON DRIVE AND SETTING A PUBLIC HEARING

WHEREAS, the City of Graham has received a petition from adjoining property owners seeking the permanent closure of unconstructed Wilton Drive, a public street beginning at a computed point on the Eastern R/W of Wilton Drive, point being S 39°55'25" W a distance of 50.40' from an EIP at the NW corner of PIN: 143966 and SW corner of PIN: 143970; thence S 39°55'25" W a distance of 126.55' to a computed point, the SE corner of PIN: 143966 and in the line of PIN: 171975; thence N 46°50'39" W a distance of 40.06' to an EIP, along the line of PIN: 171975 and SE corner of PIN: 143959; thence N 39°55'24" E a distance of 124.10' to a computed point, in the line of PIN: 143959 and on the Western R/W of Wilton Drive; thence S 50°21'19" E a distance of 40.00' to a computed point, on the Eastern R/W of Wilton Drive; which is the point of beginning, having an area of 5,013 SF, 0.115 AC.; and

WHEREAS, G.S. 160A-299 authorizes the City Council to close public streets and alleys; and

WHEREAS, the City Council considers it advisable to conduct a public hearing for the purpose of giving consideration to the closing of Wilton Drive.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Graham that:

(1) A meeting will be held at 6:00 p.m. on the 14th day of April 2026, in the Council Chambers of the Graham City Hall, to consider the permanent closing of Wilton Drive.
(2) The City Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks in The Alamance News, or another newspaper of general circulation in the area.
(3) The City Clerk is hereby directed to transmit by registered or certified mail to each property abutting upon said street, a copy of this Resolution of Intent.
(4) The City Clerk is further directed to cause adequate notices of this Resolution of Intent and the scheduled public hearing to be posted as required by G.S. 160A-299.

This the 10th day of March 2026.

E. To approve a resolution granting an easement area across North Jim Minor Road to Duke Energy Carolinas, LLC, for the purpose of transmitting and distributing electrical energy and for communication purposes.

EASEMENT

State of North Carolina
County of Alamance

THIS EASEMENT ("**Easement**") is made this 10th day of March 2026, from **CITY OF GRAHAM, a North Carolina Municipal Corporation** ("**Grantor**", whether one or more), to **DUKE ENERGY CAROLINAS, LLC**, a North Carolina limited liability company ("**Grantee**").

Grantor, for and in consideration of the sum of One and 00/100 Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "**Facilities**").

Grantor is the owner of that certain property described in that instrument recorded in **Deed Book 2957, Page 92, and Deed Book 2958, Page 84**, Alamance County Register of Deeds ("**Property**").

The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows:

A strip of land thirty feet (30') in uniform width for the overhead portion of said Facilities and a strip of land twenty feet (20') in uniform width for the underground portion of said Facilities, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any Grantee enclosure/transformer, vault and/or manhole, (hereinafter referred to as the
"Easement Area").

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area.
5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.

8. The rights granted in this Easement include the right to install Facilities wherever needed on the Property to serve future development on the Property and adjoining lands. Portions of the Facilities may be installed immediately, and other portions may be installed in the future as the need develops. Facilities installed in the future shall be installed at locations mutually agreeable to the parties hereto if they are to be located outside of the Easement Area. Upon any future installations of Facilities at mutually agreed locations, the Easement Area shall be deemed to include such future locations.
9. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privileges, and easements unto Grantee, its successors, licensees, and assigns, forever. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

F. To approve an amendment to the audit contract with Stout, Stuart, McGowen & King to allow for a time extension to March 24, 2026.

G. To approve a budget amendment to recognize $2,348 in insurance proceeds revenue and increase the Police Department Repair and Maintenance of Vehicles budget by $2,348.

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE
2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT
THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.
EXPENDITURES

DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Repair & Maintenance Vehicles	80,000.00	**82,349.00**	**2,349.00**		**2,349.00**
			-		-
	80,000.00	**82,349.00**	**2,349.00**	-	**2,349.00**

Section 2.
REVENUES

	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Insurance Proceeds	$2,600.00	$4,949.00	$2,349.00		$2,349.00
	2,600.00	**4,949.00**	**2,349.00**	-	**2,349.00**

Adopted this 10th day of March 2026.

H. To accept a donation of one Antigravity Drone for the Graham Fire Department from the Children of Fallen Heroes organization.

I. To approve a budget amendment to recognize $86,813 received from FEMA and $413,323 in insurance proceeds, as indicated in the attached budget ordinance, due to damage to utility equipment and lift stations from Tropical Storm Chantal.

2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.
EXPENDITURES

DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Capital Outlay Equipment	150,000.00	**236,813.00**	**86,813.00**		**86,813.00**
Capital Outlay Equipment	950,000.00	**1,363,323.00**	**413,323.00**		**413,323.00**
	1,100,000.00	**1,600,136.00**	**500,136.00**	-	**500,136.00**

Section 2.
REVENUES

	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
FEMA Revenue	$0.00	**$86,813.00**	**86,813.00**		**$86,813.00**
Insurance Proceeds	$750,000.00	**$1,163,323.00**	**413,323.00**		**$413,323.00**
	750,000.00	**1,250,136.00**	**500,136.00**	-	**500,136.00**

Adopted this 10th day of March 2026.

J. To approve a budget amendment in the amount of $11,350 and to amend the contract with WithersRavenel to complete a cost estimate for the Northeast section of Graham Regional Park.

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE
2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.
EXPENDITURES

DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
		-			-
Recreation - Professional Services	4,000.00	**15,350.00**	**11,350.00**		**11,350.00**
	4,000.00	**15,350.00**	**11,350.00**	-	**11,350.00**

Section 2.
REVENUES

	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Current Year Tax	$7,559,000.00	$7,570,350.00	11,350.00		$11,350.00
	$7,559,000.00	**$7,570,350.00**	**11,350.00**	-	**11,350.00**

Adopted this 10th day of March 2026.

K. To approve a budget amendment in the amount of $19,700 for website redesign with ReVize.

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE
2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.
EXPENDITURES

DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
		-			-
IT - Contracted Services	30,000.00	**49,700.00**	**19,700.00**		**19,700.00**
	30,000.00	**49,700.00**	**19,700.00**	-	**19,700.00**

Section 2.
REVENUES

	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Current Year Tax	$7,559,000.00	$7,578,700.00	19,700.00		$19,700.00
	7,559,000.00	**7,578,700.00**	**19,700.00**	-	**19,700.00**

Adopted this 10th day of March 2026.

L. To approve a budget amendment for the Governing Body in the amounts of $84,000 for Professional Services and ~~$1,500 for a donation~~. *($1,500 donation was not approved)*

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE
2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT
THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.
EXPENDITURES

DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
		-			-
City Council - Contracted Services	-	**84,000.00**	**84,000.00**		**84,000.00**
	-	**84,000.00**	**84,000.00**	-	**84,000.00**

Section 2.
REVENUES

	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Current Year Tax	$7,559,000.00	$7,643,000.00	84,000.00		$84,000.00
	7,559,000.00	**7,643,000.00**	**84,000.00**	-	**84,000.00**

Adopted this 10th day of March 2026.

M. To approve a budget amendment in the amount of $60,000 for the Utilities Fund Non-Departmental to cover expenditures in insurance and bonds, including those for property/liability and workers' compensation increases.

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE
2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT
THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.
EXPENDITURES

DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Non-Dept. (Fund 31)Contracted Services	110,223.00	**170,223.00**	**60,000.00**		**60,000.00**
	110,223.00	**170,223.00**	**60,000.00**	-	**60,000.00**

Section 2.
REVENUES

	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Water Charges	$3,296,000.00	$3,356,000.00	60,000.00		$60,000.00
	3,296,000.00	**3,356,000.00**	**60,000.00**	-	**60,000.00**

Adopted this 10th day of March 2026.

N. To approve tax refunds in the amount of $3.67 and tax releases in the amount of $43.06.

Council Member Whitaker asked the City Manager to expound on Item L.

City Manager Garner stated Item L was a two-part budget amendment; $84,000 was for professional services, legal fees, and $1,500 was a donation received to cover Mayor Dickey's request to attend the

NC Main Street conference.

Council Member Whitaker shared the Council had never used private donations for travel to attend any type of conference. She shared that the previous Council had decided not to participate in NC Main Street. She asked Mayor Dickey, for the record, if she had any interactions with the donor regarding anything on agendas since she became Mayor that she had voted on.

Mayor Dickey stated the donation came in anonymously, and throughout the time until the Council requested the name of the donor, she was not aware of who the donor was.

Council Member Whitaker asked again if Mayor Dickey had interactions or communications with the donor regarding anything that has been on the agenda since she became Mayor that she had voted on.

Mayor Dickey stated now that she was aware of who it was, she said yes, the donor was an active community member, and she has been in the community trying to represent the community as best she could and had worked with this community member.

Council Member Whitaker stated it was highly inappropriate and could lead one to believe there could be some impropriety there, even if it is or is not, it could be perceived as such. She stated this was a bad look for Council and was not something they wanted to start doing, even though it was a very generous donation.

Mayor Dickey stated for those who do not know, NC Main Street is an organization that is highly invested in downtowns. They serve as resources on how to elevate and revitalize downtowns. She stated the previous Council decided they did not want to pursue that, but she saw extreme value in being a part of the organization.

Motion by Council Member Whitaker to approve the consent agenda except Item L, remove the $1,500 donation, and return it to the donor, seconded by Council Member Chin. The motion passed 3-2. Mayor Dickey and Council Member Young voted no.

OLD BUSINESS:

ITEM 1: ADOPT RULES OF PROCEDURE FOR CITY COUNCIL – REPEAL "ITEMS NOT ON TONIGHT'S AGENDA" POLICY

City Council will consider reviewing and adopting the Rules of Procedure for City Council and repealing the "Items Not on Tonight's Agenda Policy.

Mayor Dickey stated after speaking with community members, she would like to amend and take off the 30-minute cap for public comments and pass it.

Council Member Whitaker asked to amend Rule 16 as well and move the public comments back to the end of the meeting agenda, remove the 30-minute limit, and give everyone three minutes to comment on non-agenda items. She stated that the only reason she suggested the 30-minute was to accommodate the Mayor's option to move the public comment to the beginning of the meeting but she was concerned about the people who were on the agenda to speak and many of these people bring expensive attorney's and she did not want them to pay attorney's to wait until the public comment period was over. She stated she was not trying to limit the time people could speak. She asked to move the public comment back to the

end of the meeting, give each person three minutes, and remove the 30-minute limit.

Council Member Chin expressed that City Council meetings were business meetings to conduct the business of the community. He asked to move public comments back to the end of the agenda.

Council Member Young said he would like for public comments to stay at the beginning of the meeting, change it to 3 minutes, and take the 30-minute cap off.

Motion by Council Member Young to amend Rule 16, taking off the 30-minute cap and allowing 3 minutes per person to speak, and adopt the procedure, seconded by Mayor Dickey. The motion failed 2 – 3. Mayor Dickey and Council Member Young voted yes, and Mayor Pro Tem Hall and Council Members Whitaker and Chin voted no.

Motion by Council Member Whitaker to amend Rule 16, move the Public Comment Period to the end of the agenda, remove the 30-minute limit, and give everyone 3 minutes to speak on non-agenda items, seconded by Council Member Chin. The motion passed 4-1. Mayor Dickey voted no.

City Manager Garner asked the Council to repeal the previously adopted "Items Not on Tonight's Agenda" policy that was originally adopted on March 6, 2012, as those elements identified by the Council were included in the Rules of Procedure that were just adopted.

Motion by Council Member Chin to adopt the Rules and Procedures for City Council and to repeal the "Items Not on Tonight's Agenda" policy, seconded by Council Member Young. The motion passed unanimously.

ITEM 2: DESIGNATE ARTS AROUND THE SQUARE – DOG-FRIENDLY EVENT

City Council considered designating Arts Around the Square as a dog-friendly event.

Recreation and Parks Director Brian Faucette stated at the last meeting, the Council expressed concerns regarding our insurance coverage in allowing dogs at this event. He shared that the insurance company responded, stating the City had an obligation to maintain safe premises. To establish a defensible position, the City must, at a minimum, make the public aware of all applicable rules (e.g., leash requirements, mandatory waste clean-up, and immediate removal of aggressive dogs). The rules should be clearly posted at the event and, most importantly, consistently enforced.

Mr. Faucette stated staff would post event rules and information on signage at each intersection "entrance" to Arts Around the Square, and Graham Police Department officers would be on site to enforce city ordinances. He shared that all dogs would need to be on a maximum 6-foot leash, and it would be for this event only.

Motion by Council Member Young to approve a dog-friendly event at Arts Around the Square, seconded by Council Member Whitaker. The motion passed unanimously.

ITEM 3: ART IN AMERICA FILM PROJECT

City Council discussed participation in the Art in America Film Project.

Council Member Young expressed the City may not get its money's worth.

Council agreed. Council consensus was not to participate in the Art in America Film Project.

PUBLIC HEARINGS:

ITEM 4: HISTORIC LANDMARK DESIGNATION – CHILDREN'S CHAPEL UNITED CHURCH OF CHRIST

City Council considered approving the Historic Landmark Designation application for Children's Chapel United Church of Christ, located at 334 East Harden Street.



Assistant City Manager Holland stated this was an awesome opportunity, and this was a designation the church was seeking. He stated the report had been reviewed by the State Historic Preservation Office, and they have provided comments to the applicant. The report was then reviewed by the Historic Resource Commission and received a favorable vote. He shared that part of the process was to hold a public hearing to get approval from the Council and adopt an ordinance that would then be included with the application and submitted to the State Historic Preservation Office.

The public hearing was opened, and the following spoke:

Jennifer Talley, 808 Sideview Street, Graham, spoke in favor of the church's historic designation.

Reverend Fox asked the Council to consider approval of the designation.

Deacon Mebane also asked the Council to consider approval and thanked the City Council for sharing in the church's 150th Anniversary.

Ms. Zipporah Clark-Baldwin thanked the City Council, Historic Resources Commission, former Mayor Jennifer Talley, and Reverend Fox for being a part of the community and for their help in making this a reality.

Motion by Council Member Whitaker to close the public hearing, seconded by Mayor Pro Tem Hall. The motion passed unanimously.

Motion by Council Member Whitaker to approve the Historic Landmark Designation application for the Children's Chapel United Church of Christ located at 334 East Harden Street, seconded by Mayor Pro Tem Hall. The motion passed unanimously.

AN ORDINANCE DESIGNATING THE CHILDREN'S CHAPEL UNITED CHURCH OF CHRIST IN THE PLANNING JURISDICTION OF THE CITY OF GRAHAM, NORTH CAROLINA, A HISTORIC LANDMARK

WHEREAS, the property located at 334 East Harden Street, Graham, NC, is owned by Children's Chapel Christian Church; and

WHEREAS, the General Assembly of the State of North Carolina authorized the creation of the Graham Historic Resource Commission for the City of Graham and otherwise provided for the preservation of certain historic sites and buildings by the passage of 160D-945 of the North Carolina General Statutes; and

WHEREAS, the Graham Historic Resources Commission has made an investigation and recommended that the following property be designated a historic landmark; and

WHEREAS, the State Historic Preservation Office has declared the Children's Chapel United Church of Christ a pivotal structure in the City of Graham; and

WHEREAS, on the 10th day of March 2026, a public hearing was held in the Council Chamber of Graham City Hall, Graham, North Carolina, before the City Council of the City of Graham to determine whether the hereinafter described property should be designated a historic landmark; and

WHEREAS, all requirements of 160D-945, 946 (2), and 946 (3) of the North Carolina General Statutes, preceding the adoption of this ordinance, have been complied with.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM, NORTH CAROLINA THAT:

Section 1. The property designated as the Children's Chapel United Church of Christ, in the planning jurisdiction of the City of Graham, North Carolina, be and declared a Graham Historic Landmark. Said property being more particularly described as follows:

The property located at 334 East Harden Street, Graham, North Carolina, owned by Children's Chapel Christian Church, that property described in deed book 8, page 653, recorded in Alamance County Registry, comprising approximately 1.55 acres.

Section 2. Those elements of the property that are integral to its historical, prehistorical, architectural, archeological, and/or cultural significance, or any combination thereof, are as follows:

The Children's Chapel Church of Christ is a largely intact Gothic Revival-style red brick church constructed in 1911 and located on a deep, grassy lot in an early twentieth-century Graham Neighborhood. The Church is distinguished by numerous finely crafted stained-glass windows and a wealth of decorative corbelled brickwork. The main elevation is composed of a center one-and-one-half-story gabled bay, dominated by large pointed-arch stained-glass windows and flanking uneven towers, each containing a double-leaf entrance.

A continuous corbeled drip course accents the windows, forms a string course on the towers, and extends around the sides of the building. Other corbeled string courses mark the stages of the towers. The two-story tower has a flat roof with ornate corbeling at the eaves; the two-and-a-half-story tower is topped by a cross-gable roof covered with patterned tin shingles and crowned by a fanciful pyramidal spire and metal finial.

Small, unobtrusive one-story side and rear wings were added to the church in 1945. Behind the church is a shady cemetery with approximately fifty gravesites dating from 1885 to the present. A variety of granite markers and some crude, unmarked stones mark the graves.

Section 3. No portion of the exterior features of any building, site, structure, or object (including windows, walls, fences, light fixtures, steps, pavement, paths, or any other appurtenant features), trees, nor above ground utility structure located on the hereinbefore described property that is designated in the ordinance may be altered, restored, moved, remodeled, or reconstructed so that a change in design, material or outer appearance occurs unless and until a certificate of appropriateness is obtained from the Graham Historic Resources Commission or its successors; provided however that the Graham Development Ordinance allows for staff approvals.

Section 4. No building, site, structure, or object (including walls, fences, light fixtures, steps, pavement, paths or any other appurtenant features), trees, nor above ground utility structure located on the hereinbefore described property that is designated in this ordinance may be demolished unless and until either approval of a demolition is obtained from the Graham Historic Resources Commission or a period of three hundred sixty-five (365) days has elapsed following final review by the Commission of a request for demolition (or any longer period of time required by N.C. G.S. 160A-400.14 as it may be amended hereafter); provided however, that demolition may be denied by the Graham Historic Resources Commission in the event that the State Historic Preservation Officer determines that the building, site, or structure has statewide significance as provided by N.C. G. S. 160A-400.14.

Section 5. The Graham Historic Resources Commission shall have no jurisdiction over the interior features of the property.

Section 6. All owners and occupants of the property hereinabove described, whose identity and addresses can be ascertained by the exercise of due diligence, shall be sent by certified mail a copy of this ordinance.

Section 7. This ordinance shall be indexed after the property owner's name in the grantor and grantee indexes in the Office of the Register of Deeds in Alamance County.

Section 8. In the event the Children's Chapel Church of Christ designated by this ordinance is demolished in accordance with the ordinances of the City of Graham, this ordinance shall be automatically null and void.

Section 9. Any violation of this ordinance shall be unlawful as provided by law.

Adopted this 10th day of March 2026, by the City Council of the City of Graham, North Carolina.

ITEM 5: REZONING – 808 E. PARKER STREET - 0.79-ACRE LOT – B-2 GENERAL COMMERCIAL TO L-1 LIGHT INDUSTRIAL

City Council held a public hearing to consider rezoning a 0.79-acre lot at 808 E. Parker Street from B-2 (General Commercial) to L-1 (Light Industrial) for the purpose of utilizing the existing warehouse space for a landscaping company to store and run operations.

Assistant City Manager Holland stated this request was to rezone a 0.79-acre lot at 808 E. Parker Street from B-2 (General Commercial) to I-1 (Light Industrial) for the purpose of utilizing the existing warehouse space for a landscaping company to store and run their operations out of. The B-2 zoning currently supports contractors' offices, but does not permit the use of outside storage.

The public hearing was opened, and the following spoke:

Nick Melfi, Asset Manager, City Plat Commercial Real Estate, Raleigh, NC, representing the landlord, shared that this request would permit the use of extra parking for vehicles.

Calvin Stephenson, Vice President, Ben F. Kushner Company, Atlanta, Georgia, stated they needed the storage on the outside that was fenced in and would place screening on the fence.

Motion by Mayor Pro Tem Hall to close the public hearing, seconded by Council Member Chin. The motion passed unanimously.

Mayor Dickey announced that her company had submitted a quote to Mr. Stevenson and asked to be recused from voting on this matter.

Motion by Council Member Whitaker to allow Mayor Dickey to be recused on this item, seconded by Council Member Young. The motion passed unanimously.

Council Member Whitaker stated the rezoning was appropriate for that area and had no issues.

Motion by Council Member Whitaker to approve the rezoning for 808 E. Parker Street 0.79-acre lot at 808 E. Parker Street from B-2 (General Commercial) to L-1 (Light Industrial) for the purpose of utilizing the existing warehouse space for a landscaping company to store and run operations and that it would be consistent with the current with the current land zoning and land use plan for the overall goal of occupying the structure on the lot and rezoning the property would be consistent/not consistent with the Industrial/Warehousing type and furthers policy 2.1.1, 2.3.2, and 2.4.2, as put forth by the Graham 2035 Comprehensive Plan, seconded by Council Member Chin. The motion passed 4-0. Mayor Dickey did not vote.

Motion by Council Member Chin to allow Mayor Dickey back to open session, seconded by Council Member Whitaker. The motion passed unanimously.

ITEM 6: REZONING – 602 WASHINGTON STREET -0.22-ACRES – B-3, (NEIGHBORHOOD BUSINESS) TO C-B, (CONDITIONAL BUSINESS)

City Council held a public hearing to consider rezoning 0.22 acres of land at 602 Washington Street from B-3 (Neighborhood Business) to C-B (Conditional Business) to allow a life counseling use within the existing building on site.

Assistant City Manager Holland stated this was a request to rezone 0.22 acres of land at 602 Washington Street from B-3 (Neighborhood Business) to C-B (Conditional Business) for the purpose of allowing a life counseling use to be utilized inside the existing building on site. He stated the City's Development Ordinance does not currently permit this use inside the B-3 zoning district. The applicant is requesting a condition that all of the B-3 uses for the property remain, but allow for the life counseling use to be permitted at this location as well. Planning Board recommended approval of the conditional rezoning at a vote of 7-0 with the conditions to allow the conditions listed on the applicant's condition sheet, require a fence be installed on the lot were proposed on the condition sheet, allow for the applicant to have operating hours from 8 am to 8 pm, and to only allow the Applied Behavior Analysis Therapy type of life counseling use on the property, excluding any therapy related to substance abuse.

The public hearing was opened, and the following spoke:

Applicant, Ms. Brianna Hutchinson, 409 South 2nd Street, Mebane, asked the Council to approve the rezoning to allow for the counseling center. She shared that the center would serve children, young adults, and families within the community who currently face long waits or travel long distances to access behavioral health services.

Motion by Mayor Pro Tem Hall to close the public hearing, seconded by Council Member Young. The motion passed unanimously.

Motion by Council Member Chin to approve the rezoning of 0.22 acres of land at 602 Washington Street from B-3 (Neighborhood Business) to C-B (Conditional Business) to allow a life counseling use within the existing building on site and that it is consistent with the current land zoning and land use plan for the overall goal of occupying the structure on the lot and rezoning the property would be consistent with the Industrial/Warehousing type and furthers policy 2.1.1, 2.3.2, and 2.4.2, as put forth by the Graham 2035 Comprehensive Plan, and the conditions set forth by the Planning Board, seconded by Mayor Pro Tem Hall. The motion passed unanimously.

NEW BUSINESS:

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ITEM 7: BOARDS AND COMMISSIONS APPOINTMENTS

City Council considered appointing members to the Historic Resources Commission.

Applicants for Historic Resources Commission – Two Vacancies

Jim Albright	David Heath
Kay Alspach	Ricky Hurtado (2nd choice)
Samuel Cohoon	Timothy Moore
Corbin Craig (2nd choice)	Jensen Roll
Sandra Hall	Richard Shevlin

Mayor Dickey shared she would consider Jim Albright, Corbin Craig, Samuel Cohoon, Sandra Hall, and Ricky Hurtado, according to their applications.

Council Member Whitaker suggested Sandra Hall, Timothy Moore, and Richard Shevlin.

Council Member Chin suggested Sandra Hall, Richard Shevlin, and Kay Alspach.

Mayor Dickey stated Ms. Alspach did not write any comments down.

Council Member Chin stated someone had recommended her and spoke very highly of her. He shared she was present if she needed to speak.

Mayor Dickey stated if Council used that method, then we should hear from everyone or have them come and speak.

Council Member Chin stated he would withdraw her name.

Mayor Pro Tem Hall suggested Sandra Hall, Richard Shevlin, and Timothy Moore.

Council Member Young suggested Timothy Moore and Sandra Hall.

Motion by Council Member Chin to appoint Richard Shevlin to serve an unexpired term ending June 30, 2028, seconded by Mayor Pro Tem Hall. The motion passed 4-1. Mayor Dickey voted no.

Motion by Mayor Pro Tem Hall to appoint Sandra Hall to serve a four-year term expiring June 30, 2030, seconded by Council Member Young. The motion passed unanimously.

ITEM 8: NEW PARK CONCEPT

City Council discussed a new park concept for the proposed downtown park located off W. Elm Street.

Assistant City Manager Holland stated at the Special meeting on February 17, 2026, the City Council voted and approved for staff to move forward with Stewart, Inc. to design the new park downtown off W. Elm Street. Stewart provided two concepts for the Council to review and consider. He stated that after discussions, the staff was requesting the Council to choose one of the two options to move forward with the next phase of the project. He shared this would then go before the Historic Resources Commission to approve the Certificate of Appropriateness (COA).

Council Member Whitaker stated she liked The Green proposal with the pavilion in the middle, and the location would leave 26 parking spaces in the back parking lot and create four new spaces in the front of the park on Elm Street.

Council Member Chin agreed with The Green concept. He stated he provided open space and was accessible.

Mayor Pro Tem Hall stated he liked The Green concept because it has a better overall appearance.

Council Member Young stated it looked great and liked The Green concept.

Mayor Dickey asked for clarification: if the Council was to vote on the plan, would Stewart, Inc. then put it out for bid?

Assistant City Manager Holland replied it would then need to go to the Historic Resources Commission for them to approve the Certificate of Appropriateness for the materials used for the pergola, make sure

that the brick is in line with the area, and then bids to have the work done would go out.

Mayor Dickey stated she did not think the City should be moving forward with this park, and she would not weigh in on which design she liked. She expressed that without having the budget numbers, without a grant, and having a park that people wanted to keep.

Motion by Mayor Pro Tem Hall to go with The Green plan for this project and move forward with taking it to the HRC Board, seconded by Council Member Chin. The motion passed 3-2. Mayor Dickey and Council Member Young voted no.

THE GREEN









PUBLIC COMMENT PERIOD

Jeff Benes, 1407 E. Gilbreath Street, Graham, expressed displeasure with the Council limiting the public comments from four minutes to three minutes. He also expressed displeasure with how the Council handled City business.

Ronnie Isley, 510 Mendel Terrace, Graham, spoke in opposition to moving the park and getting the old Culp Mills cleaned up.

Jill Bullis, 500 Wildwood Lane, Graham, spoke in opposition to moving the park, Council's actions regarding the park, and the motel off Interstate 40, which is a huge eyesore and needs to be torn down.

Jennifer Talley, 808 Sideview, Graham, asked the Council if tractor-trailers could be restricted from using the road going to the Piedmont Crematory because they are damaging the asphalt.

Daniel Alvis, 1022 Noah Road, Graham, spoke in opposition to the new park due to losing parking spaces.

Hume Lillet, 3756 Green Hill Road, Snow Camp, asked Council to stop talking and get something done about the park due to it being unsafe.

Sam Cahoon, 219 South Melville, Graham, spoke in opposition to moving the park and questioned the lack of talking to other community members.

Maria Clapp, who lives in Burlington but owns two homes in the City limits of Graham and is a business owner of two businesses in downtown Graham, spoke in opposition to moving the park and to save the parking.

Keith Westbrook, 604 Trock Wilder Court, Graham, spoke in reference to having the Public Comment period at the beginning of the meeting. He also spoke about sidewalks and asked if there was a plan to build more sidewalks, specifically on East Elm Street from Graham High School to downtown.

Eric Crissman, 208 Albright Avenue, Graham, spoke displeasure with how the Council has conducted business, restricting public comments, and the lack of service to its citizens. He is opposed to moving the park. He also asked Mayor Pro Tem Hall, Council Members Whitaker and Chin, to resign their positions immediately.

Paul Keller, 410 Stone Hedge Drive, Graham, commented that if the Council were listening to the public, the public comment section would not take as long. He shared his displeasure with how the Council handled the creation of a new park and that he was opposed to selling the land where the park is currently located due to losing parking spaces. He asked to get on a future agenda regarding access issues to Avalon Acres due to flooding.

CITY STAFF COMMENTS

Assistant City Manager Holland asked if the Council would like staff to look into options for Bruce Turney Road regarding tractor-trailers using the road.

Council consensus was to have staff look into options for Bruce Turney Road.

Assistant City Manager Holland shared that advertising for vacancies with Boards and Commissions will be coming up soon, and asked to revise the Economic Development & Marketing Committee bylaws to create broader outreach to get the board staffed.

City Manager Garner stated there was a tentative date of May 19, 2026, for a City Council budget work session. She asked Council to confirm that date.

Mayor Dickey asked if this could be scheduled for a Saturday.

Council consensus was to hold the budget work session on Wednesday, May 19, 2026, at 6:00 p.m.

CITY COUNCIL COMMENTS

Council Member Whitaker stated she had asked to take down the Sesquicentennial Park a year ago because of safety concerns. She shared that the park floor had sunk an extra foot.

Council Member Whitaker shared that the downtown banners were in bad shape and asked if there were plans to have them replaced.

City Manager Garner shared that in years past, it was a joint effort between the City and GABA.

Assistant City Manager Holland shared that they had to be careful with the banners because Duke Energy does not allow for extra banners because they now charge a rental fee. He shared the Public Relations Specialist was working with the Appearance Commission on getting options for them to consider.

Council Member Chin stated he wanted to clarify comments being made about the Downtown Development organization and why he did not support the function. He stated he did some research and found out the organization offered a lot of services, but at a price. He shared it required a full-time City staff member whose starting salary was at least $60,000, join the Main Street organization at annual fee of $1,000 per year, donate an amount equal to what the staff person is paid, and if you wanted to apply for a grant which is applied to only publicly owned property, and expected to contribute 5% of the grant amount. He shared there were very few spaces downtown to rent. He stated he was not opposed to downtown development, but rather what the organization asked from cities as a community, and the rate of return would not be there for Graham. He also shared that it would force the City to impose an additional tax on downtown businesses.

Council Member Young stated Graham's downtown was awesome and not like Burlington's downtown. He said he has had conversations with Chick-fil-A about coming into Graham, but needed to find a suitable place. He expressed that the area of the dilapidated hotel could be a great spot, but it needed to be cleaned up. He entertained the idea of quarterly Town Hall-style informal meetings to allow the public to come speak about any issue.

Mayor Dickey asked the City Clerk and the Assistant City Manager to look at the guidelines for the Boards and Commissions. She stated it needed to reflect a little more of what Council wanted or did not want. She asked if Council could review the current policy and email any changes to the Clerk or Mr. Holland.

Mayor Dickey shared she had talked to a lot of downtown businesses about the 2-hour parking limit. She stated the magic number for having people come to a downtown, you want them to spend four hours. She asked to task staff to bring an ordinance update to the next Council meeting to consider the parking time limit from 2 hours to 4 hours.

Council consensus was to have staff research the parking limit and speak to the Police Department about any impacts, and change the traffic schedule ordinance. Mayor Pro Tem Hall said he was good with leaving it 2-hour parking.

Mayor Dickey asked to bring the benches back downtown.

Council Member Chin stated that in the evening time the benches tend to attract vagrants.

Mayor Pro Tem Hall stated the vagrants have been known to relieve themselves on the benches.

Council Member Young stated he disagreed, and we should not deny people benches to sit on because of a few segments of people.

Council Member Whitaker stated she had no issue with the benches.

Council consensus was to get more information from the Police Department and bring it back to the Council at the next meeting.

Council Member Chin stated there was someone in the audience who wished to speak.

PUBLIC COMMENTS REOPENED:

Motion by Council Member Chin to reopen the Public Comment period, seconded by Council Member Young. The motion passed unanimously.

Jennifer Talley, 808 Sideview Street, Graham, spoke in opposition to putting benches back out where businesses did not want them, and it needed to be placed on the agenda and advertised so the downtown businesses could come and share their experiences.

Jeff Benes, 1407 E. Gilbreath Street, Graham, spoke in favor of replacing benches downtown.

Richard Shevlin, 510 Wildwood Lane, Graham, thanked the Council for appointing him to the Historic Resources Commission.

Sam Cahoon, 219 South Melville, Graham, spoke in favor of replacing benches downtown.

Jim Albright, 232 South Marshall Street, Graham, shared that he was encouraged by two Council Members to apply for the Historic Resources Commission, and that those two Council Members did not consider him for that commission. He shared it was interesting that the public had a limited time to speak, but the City Council's comments had no limit. He shared that on January 13, 2026, the Council voted for the move of the park without it being advertised or shared with the public in advance.

Eric Crissman, 208 Albright Avenue, Graham, asked about the number of chairs businesses put outside their businesses, but no benches. He stated he did not think the Council respected its citizens. He referenced how the Council was dressed and that it showed a lack of respect.

City Manager Garner stated that May 19, 2026, was a regularly scheduled Planning Board meeting, and asked Council to consider an alternate location or date.

Mayor Dickey asked about May 26. Mayor Pro Tem Hall asked about May 20.

Council consensus was to set the Budget Work Session for Wednesday, May 20, 2026, at 6:00 p.m.

CLOSED SESSION

City Council went into closed session to consult with the attorney in accordance with N.C.G.S. Section 143-318.11(a)(3), City of Mebane versus City of Graham, Case #25CV007126-000, and to discuss a personnel issue in accordance with N.C.G.S. 143-318.11(a)(6).

Motion by Council Member Young to go into closed session to consult with the attorney in accordance with N.C.G.S. Section 143-318.11(a)(3), City of Mebane versus City of Graham, Case #25CV007126-000, and to discuss a personnel issue in accordance with N.C.G.S. 143-318.11(a)(6), seconded by Council Member Whitaker. The motion passed unanimously.

The closed session was held.

Motion by Mayor Pro Tem Hall to return to open session, seconded by Council Member Chin. The motion passed unanimously.

No action was taken.

ADJOURN

Motion by Mayor Pro Tem Hall to adjourn, seconded by Council Member Chin. The motion passed unanimously. (10:13 p.m.)

Renee M. Ward, CMC
City Clerk

STAFF REPORT

SUBJECT:	STREET CLOSURE REQUEST BY JACKIE FORTNER FOR THE BIG C COMMUNITY CHRISTIAN CONCERT
PREPARED BY:	AARON HOLLAND, ASSISTANT CITY MANAGER

REQUESTED ACTION:

Consider a request to close the 100 block of E. Elm Street for The Big C Community Christian Concert.

BACKGROUND/SUMMARY:

Jackie Fortner of the Big C Community Christian Concert, Inc. has submitted an application requesting to close the 100 block of E. Elm Street for a Community Christian Concert. According to the application, the event is being requested for April 25, 2026, from 7 am to 8 pm (includes setup and cleanup).



FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

Approval. The various City departments that may be involved have reviewed the request and have provided the organizer with pertinent information that will need to be satisfied.

SUGGESTED MOTION(S):

I move we approve the request from Jackie Fortner to close the 100 block of E. Elm Street on April 25, 2026, from 7 am to 8 pm for The Big C Community Christian Concert.

CITY OF GRAHAM SPECIAL EVENT APPLICATION

Thank you for considering Graham to host your Special Event, we're glad you see our City as a great place to hang out!

All requests for parade and street events under the City of Graham's ordinance Chapter 20, Article V, Section 171 - 174 and 183 - 185 will be reviewed by the Graham Special Events Committee (SEC). Any Street closures or use of public spaces will need City Council approval.

SEC* - Public Works Director, Fire Chief, Police Captain, Recreation Director, and Assistant City Manager

Next Steps** - Depending on the location of the event and the request(s), applicants may be required to provide event insurance which names the City as an additional insured, schedule public safety through Extra Duty Solutions, provide an event map, give detail for sanitation purposes, and other similar logistical information. **Please be sure to notify the affected businesses of the proposed event and provide the City with a copy of the notification.**

Applicants are encouraged to reach out to the Assistant City Manager prior to completing this form if they have any questions pertaining to the City's requirements, event locations, event logistics, etc.

City of Graham
Aaron Holland, Assistant City Manager
201 South Main Street
Graham, NC 27253
336.570.6700
aholland@cityofgraham.com

1. Your email: jackie.fortner@alamancecountync.gov

2. Event name (if applicable): The Big C Concert

3. Reason for the event (be specific): Free Christian Concert for First Responders and citizens of Alamance County and ALCOVETS

4. Event date(s): Saturday April 25, 2026

5. Provide your event's setup, start, end, and cleanup times. (Ex: Name of Event 6:30 a.m. - 8 a.m. setup | 8 a.m. event start | 2 p.m. event ends | 2 p.m. - 4 p.m. cleanup):

Name of Event-1000-1800 Set up time-0700 clean up and out by 2000

6. Event category

Please check all that apply appropriate category for your event.

_✓_ Concert/Performance

____ Exhibit

____ Farmer's Market

____ Festival/Fair

____ Parade/Procession

____ Run/Walk

____ Food Truck Rodeo

____ Other: _____

7. Where are you requesting for your event to occur?

Be specific identifying street names or City facilities being requested for use?

E. Elm St. Graham, NC

8. Does your event include the request to close streets?

Yes _✓_ No _____

9. Identify the street(s) you are requesting to have closed for your event.

Court Circle and E. Elm St. to Marshall St. Graham NC

10. Identify your street closure time(s) and will you anticipate when they will return to normal traffic flow.

0700-2000

11. What is your anticipated event attendance total? 200-500 people

12. Does your event include musical entertainment?

✓ Yes ___ No

13. Where will your musical entertainment be located?

E. Elm St.

14. Will sound amplification be used? ✓ Yes ___ No

If yes, provide the start time and end time.

1000-1800

15. Will inflatables or similar devices be used at your event? ___ Yes ✓ No

If yes, please describe. *Please note, Insurance requirements must be met in order to offer this activity.

16. Does your event include the use of fireworks, rockets, lasers, or other pyrotechnics?

____ Yes ✓ No

If yes, please describe. ***Note: These requests will be subject to the approval of the City of Graham Police & Fire Departments in conjunction with State Laws governing this type of activity.

17. Will alcohol be served, sold or consumed at your event?

___ Yes ✓ No

If you answered yes to the question above, please check all that apply to your event.

___ Alcohol will be available free of charge

___ Alcohol will be by purchase only

___ Alcohol being served and or sold at my event includes

___ Beer only

___ Wine only

___ Beer & Wine

18. Describe your security plan to ensure the safe sale and or distribution of alcohol at your event.

N/A

19. Does your event include food concession and/or food preparation areas?

Yes ✓ No___

If yes, please select the method of cooking that pertains to your event.

___ Gas

___ Electric

___ Charcoal

✓ Other: food trucks

20. Do you plan to provide portable toilets at your event?

Yes ✓ No___

If yes, list the total number of portable toilets: 2

21. Portable toilet company name: Piedmont Portables

If no, please explain _____

22. Explain your plan for cleanup and removal of trash, waste, and garbage during & after your event.

_____

Does your event require additional trash receptacles?

Yes ✓ No____

If yes, what is the requested number of additional trash receptacles? Request extra City trash cans at least 4

23. Will there be any tents, canopies or temporary structures at your event?

Yes ✓ No _____

24. Applicant name and affiliated agency if applicable

Jackie Fortner The Big C Community Concert Inc.

25. Applicant's Address

7668 Oak Flat Lane Snow Camp, NC 27349

26. Applicant's phone number

336-269-7218

27. Applicant's email address

jackie.fortner@alamancecountync.gov

28. Provide the event's point of contact if different from the applicant. (First & Last name, Phone number, & Email Address)

29. How many years has this event taken place? 6 years This will be the 7th year

STAFF REPORT

SUBJECT:	RESOLUTION APPROVING WATER SERVICE UTILITY CONTRACT WITH THE TOWN OF GREEN LEVEL
PREPARED BY:	AARON HOLLAND, ASSISTANTCITY MANAGER

REQUESTED ACTION:

Adopt the Resolution Approving the Water Service Utility Contract with the Town of Green Level.

BACKGROUND/SUMMARY:

The Town of Green Level has been under contract with the City of Graham for the purchase of water since at least 1993. The existing contract with the Town of Green Level was approved on May 7, 2013 and expired in 2023. The proposed agreement is similar to the prior agreement.

FISCAL IMPACT:

Town of Green Level represents one of the largest demand users for the City of Graham and thus a major source of revenue for the Water/Sewer Fund.

STAFF RECOMMENDATION:

Approval. The new agreement secures and furthers the longstanding relationship with the Town of Green Level.

SUGGESTED MOTION(S):

I move we adopt the Resolution Approving the Water Service Utility Contract with the Town of Green Level.

RESOLUTION APPROVING WATER SERVICE UTILITY CONTRACT WITH THE TOWN OF GREEN LEVEL

WHEREAS, The City of Graham and the Town of Green Level engaged in a water service utility contract in October 2003;

WHEREAS, the prior contract expired in 2023;

WHEREAS, The Town of Green Level represents one the largest demand users for the City of Graham and thus a major source of revenue for the Water/Sewer Fund;

WHEREAS, it is the desire of the City of Graham to continue this relationship for an additional term of 10 years.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Graham that:

The City of Graham approves the water service utility contract with the Town of Green Level for the sale of water in accordance with the provisions of the said contract.

BE IT FURTHER RESOLVED THAT the Mayor and City Clerk are hereby authorized to execute the contract on behalf of the City.

Adopted this 14th day of April 2026.

_____
Mayor Chelsea Dickey

Attest:

_____

Renee Ward, City Clerk

STATE OF NORTH CAROLINA
ALAMANCE COUNTY

WATER SERVICE UTILITY CONTRACT

This WATER SERVICE UTILITY CONTRACT made and entered the _____day of _____ 2026, between the City of Graham, a North Carolina Municipality, hereinafter, referred to as the "Provider" and the Town of Green Level, a North Carolina Municipality, hereinafter, referred to as the "Customer".

WI T N E S E T H:

WHEREAS, the Customer is chartered by the State of North Carolina as a Municipality and provides for its citizens a water supply system within its corporate limits and areas adjoining such corporate limits as described in plans now on file with the Customer, and to accomplish this service, the Customer will require a supply of treated water; and

WHEREAS, the Provider owns and operates a water supply distribution system with a capacity currently capable of providing its citizens, residents, and industries with treated drinking water and the estimated number of water users to be served by the said Customer as shown in the plans of the system now on file in the office of the Customer; and

WHEREAS, by Resolution enacted on the _____day of _____ 2026, by the Provider, the sale of water to the Customer in accordance with the provisions of the said contract was approved, the execution of the contract carrying out the said provisions by the City of Graham and attested by the City Clerk, was duly authorized; and

WHEREAS, by Resolution enacted on the _____ day of _____ 2026 by the Customer, the purchase of water from the Seller in accordance with the terms set forth in said contract was approved, the execution of the contract by the Town of Green Level was attested by the Town Clerk.

NOW, THEREFORE, in consideration of the foregoing and the mutual agreements hereinafter set forth,

1. Purpose. The purpose of this Agreement is to set forth the terms and conditions by which Customer shall purchase, and the Provider shall sell, treated drinking water for resale by Customer to its constituents, citizens, residents, and industries.

2. Purchase and Sale. CUSTOMER agrees to buy from PROVIDER, and PROVIDER agrees to sell and deliver to CUSTOMER, treated drinking water on the terms hereinafter set forth. The water being sold by PROVIDER shall at all times meet the standards for safe drinking water as those standards are established by the SAFE DRINKING WATER ACT, and according to the rules set forth in 40 CFR 140-143, all as may be amended from time to time, which said

standards have been adopted by the State of North Carolina, Department of the Environment and Natural Resources, and under which standards PROVIDER produces water at its water treatment plant.

3. Delivery. PROVIDER shall furnish the CUSTOMER, at the point of delivery hereinafter specified, during the term of this contract or any renewal or extension thereof, properly treated water meeting applicable standards of the State of North Carolina in such quantity as is considered by the Seller to be surplus water available at the time of need, but not to exceed Five Million, Five Hundred Thousand (5,500,000) Gallons per month. The CUSTOMER can request a greater number of Gallons per month if the CUSTOMER requires above this amount in the future, and the PROVIDER shall not unreasonably deny any reasonable request if the PROVIDER can reasonably supply the extra amount.

4. Point of Delivery and Pressure. PROVIDER shall provide water to the CUSTOMER at a reasonably constant pressure calculated at 100 PSI from an existing 10 inch main supply at a point located at the intersection of Highway 70 and Trollingwood Road. If a greater pressure than the 100 PSI normally available at the point of delivery is required by the CUSTOMER, the cost of providing such greater pressure shall be borne by the CUSTOMER. Emergency failures of pressure or supply due to main supply line breaks, power failure, flood, fire and use of water to fight fire, earthquake or other catastrophe shall excuse the PROVIDER from this provision for such reasonable period of time as may be necessary to restore service. It is understood, however, that the PROVIDER shall not be liable to any person, firm or corporation for any damages suffered from any cause arising from its failure to provide water to the CUSTOMER under the terms hereof.

5. Billing. PROVIDER shall furnish the CUSTOMER not later than the 5th day of each month, with an itemized statement of the amount of water furnished the CUSTOMER during the preceding monthly calendar period. CUSTOMER shall pay the PROVIDER, not later than the 18th day of each month, for water delivered in accordance with the schedule of rates as may be established from time to time by the City Council of the PROVIDER. The rate for the treated water sold herein will be equal to the PROVIDER'S residential inside rate per thousand gallons delivered.

6. Equipment. CUSTOMER shall furnish, install, operate, own and maintain at its own expense at point of delivery, the necessary metering equipment, including a meter house or pit, and required devices of standard type for properly measuring the quantity of water delivered to the CUSTOMER and to calibrate such metering equipment when requested by the PROVIDER in writing but not more frequently than once every twelve (12) months. A meter registering not more than two percent (2%) above or below the test result shall be deemed to be accurately calibrated. The previous readings of any meter disclosed by test to be inaccurate shall be corrected for the three (3) months previous to such test in accordance with the percentage of inaccuracy found by such tests unless the readings for any of the past three (3) months do not indicate it was affected by the inaccurate calibration If any meter fails to register for any period, the amount of water furnished during such period shall be deemed to be the amount of water delivered in the corresponding period the year immediately prior to the failure, unless PROVIDER and CUSTOMER shall agree upon a different amount. The metering equipment shall be read on or about the 15th day of each month. An appropriate official of the CUSTOMER at all reasonable times shall have access to the meter for the purpose of verifying its readings.

In the event that CUSTOMER desires to have delivery at a different location, then CUSTOMER, following the issuance of all permits by the State of North Carolina, shall at its own expense, connect its water delivery system to that of the PROVIDER, in accordance with sound engineering practices, and with the prior approval of the PROVIDER, which shall not be unreasonably withheld.

7. Term. This contract shall extend for a term beginning on the date of last approval by both PROVIDER AND CUSTOMER, and continuing thereafter for ten (10) years, inclusive of the day of last approval. IN THE EVENT THAT all water bills have been paid and all other conditions of this contract have been properly complied with by the CUSTOMER, said CUSTOMER may extend this CONTRACT at the same rate established herein for an additional period of ten (10) years, with the WRITTEN consent of the PROVIDER, by giving to the Seller at least sixty (60) days' notice before the end of the initial ten (10) year period. The Contract may 'be terminated at any time prior to the initial ten (10) year term by mutual agreement of both parties. Upon approval and adoption of the annual budget by both PROVIDER AND CUSTOMER, this Contract is deemed ratified for and during the identified budget year.

8. **Breach**. In the event that either party to this contract shall breach this contract, the other party shall give written notice by certified mail of the alleged breach. Upon written notice, the

alleged offending party shall have 30 days from the date the written notice is received to cure the alleged breach, or if the breach is such that it cannot be cured within 30 days and the breaching party has not commenced in good faith to cure the breach within such 30 day period Upon failure to cure, the damaged party shall have the right to terminate this contract 10 days after providing written notice by certified mail that the PROVIDER deems the contract terminated. Such termination of performance hereunder is without prejudice to any right of either party to recover damages through legal action or otherwise.

9. <u>Interruption of Service, Water Shortage or Drought</u>. Temporary or partial failures to deliver water shall be remedied with all possible dispatch, and all available information shall be communicated to the CUSTOMER. Whenever practical, PROVIDER will notify CUSTOMER in writing with at least twenty-four (24) hours' notice prior to any interruption of service necessary due to planned maintenance, repairs, or other foreseeable interruption. In the event of an extended shortage of water, or the supply of water available to the PROVIDER is otherwise diminished over an extended period of time, the supply of water to CUSTOMER shall be reduced or diminished no more than is absolutely necessary to maintain a reasonable water supply in the corporate limits of the PROVIDER. In the event of declared drought conditions, CUSTOMER agrees to abide by the restrictions established by PROVIDER'S declaration.

10. <u>Long-term per Capita Reduction</u>. In accordance with the laws of the State of North Carolina, all PROVIDERS, including this PROVIDER, must include a plan for the reduction of long-term per capita demand on potable water. PROVIDER has implemented a "Best Management Practices" (BMP) plan to meet this requirement. CUSTOMER must supply to PROVIDER a BMP plan that addresses the following:

- A mechanism to provide per capita water audits
- A plan to abate water loss to the system found in the audits
- A practice that inspects and repairs the metering system
- A Plan to encourage and upgrade residential fixtures
- A Public Information plan on the importance of water conservation
- School Education and Outreach
- Irrigation supervision and control
- Landscaping regulations
- Other plans to address Rainwater Harvesting, Condensate Reuse, and Gray Water Use

The PROVIDER shall be entitled to review and audit the performance under the CUSTOMER'S BMP plan at least annually as required for the continuation of this contract.

11. State Regulatory Authority. This contract is subject to such rules, regulations, or laws as may be applicable to similar agreements in the State of North Carolina. The PROVIDER and CUSTOMER will cooperate in obtaining such permits, certificates, or the like, as may be required to comply with the terms of this contract.

12. **Impossibility**. In the event performance hereunder by the CUSTOMER becomes an impossibility and the CUSTOMER is incapable of performing under this contract, any successor of the CUSTOMER, whether the result of legal process, assignment, or otherwise, shall succeed to the right of the CUSTOMER hereunder.

In witness whereof, the parties hereto, acting under the authority of their respective governing bodies, have caused this contract to be duly executed in duplicate counterparts, each of which shall constitute an original.

Seller: City of Graham

By: _____
Chelsea Dickey, Mayor, City of Graham

Attest:

_____
Renee M. Ward, City Clerk

Customer: Town of Green Level

By: _____
Mayor, Town of Green Level

Attest:

_____
Town Clerk

STATE OF NORTH CAROLINA
COUNTY OF ALAMANCE

I, _____, a Notary Public in the aforesaid County and State, hereby certify that Renee Ward, City Clerk of the City of Graham, personally appeared before me this date and acknowledged that she is the City Clerk, duly appointed by the Graham City Council, and that by authority duly given and as an act of the City of Graham, the foregoing instrument was signed by the Mayor in it name, sealed with the corporate seal, and attested to by the her as its City Clerk.

This the ___ day of _____, 2026.

_____
Notary Public

My commission expires: _____

STATE OF NORTH CAROLINA
COUNTY OF ALAMANCE

I, _____, a Notary Public in the aforesaid County and State, hereby certify that _____, City Clerk of the Town of Green Level, personally appeared before me this date and acknowledged that she is the City Clerk, duly appointed by the Green Level Town Council, and that by authority duly given and as an act of the Town of Green Level, the foregoing instrument was signed by the Mayor in it name, sealed with the corporate seal, and attested to by the her as its City Clerk.

This the ___ day of _____ 2026.

_____
Notary Public

My commission expires: _____

STAFF REPORT

SUBJECT:	SUPPORT FOR UTILITY INTERLOCAL AGREEMENT BETWEEN SWEPSONVILLE AND ALAMANCE COUNTY
PREPARED BY:	AARON HOLLAND. ASSISTANT CITY MANAGER

REQUESTED ACTION:

Approve support for Utility Interlocal Agreement between the Town of Swepsonville and Alamance County.

BACKGROUND/SUMMARY:

As indicated in the following agreement, per-and polyfluoroalkyl substances (PFAS) have been discovered in six residential wells along Swepsonville/Saxapahaw Road between its intersections with Alfred Road and Brucewood Road in Alamance County. Alamance County is eligible to receive a Federal Emerging Contaminants in Small or Disadvantaged Communities grant through NCDEQ-DWI to provide a solution.

The Town of Swepsonville operates an existing potable water main along Swepsonville/Saxapahaw Road which the water is purchased from the City of Graham. As part of this agreement, the City of Graham is providing support for the water line that Alamance County is seeking to install for these properties.

FISCAL IMPACT:

N/A. In accordance with the agreement, Alamance County will be responsible for all expenses.

STAFF RECOMMENDATION:

Approval.

SUGGESTED MOTION(S)

I move we approve support for the Utility Interlocal Agreement between the Town of Swepsonville and Alamance County.

STATE OF NORTH CAROLINA

COUNTY OF ALAMANCE

INTERLOCAL UTILITY AGREEMENT
TOWN OF SWEPSONVILLE
and
ALAMANCE COUNTY
Supported by
CITY OF GRAHAM

THIS AGREEMENT, made and entered into this _____day of _____, 2025 by and between the **TOWN OF SWEPSONVILLE**, a municipal corporation existing under the laws of the State of North Carolina (hereinafter referred to as "SWEPSONVILLE"), and the **COUNTY OF ALAMANCE** a body politic and corporate[2] existing under the laws of the State of North Carolina (hereinafter referred to as "ALAMANCE") and the **CITY OF GRAHAM**, a municipal corporation existing under the laws of the State of North Carolina (hereinafter referred to as "GRAHAM").

W I T N E S S E T H :

WHEREAS, pursuant to N.C. Gen. Stats. §§ 160A-461 and 153A-445, North Carolina local governments (like the parties hereto) may enter into an interlocal agreement (like this one) to execute any undertaking otherwise lawfully performed by a North Carolina local government.

WHEREAS, Per- and polyfluoroalkyl substances (hereinafter referred to as "PFAS") have been discovered in six (6) residential wells along Swepsonville/Saxapahaw Road between its intersections with Alfred Road and Brucewood Road, located in the Thompson Township of the **COUNTY OF ALAMANCE**.

WHEREAS, the **TOWN OF SWEPSONVILLE** owns and operates an existing potable water main along Swepsonville/Saxapahaw Road, currently ending at its intersection with Alfred Road. The potable water is sold to the **TOWN OF SWEPSONVILLE** by the **CITY OF GRAHAM** in bulk and metered and sold to individual customers by the **TOWN OF SWEPSONVILLE**.

WHEREAS, the **COUNTY OF ALAMANCE** is eligible to receive a Federal Emerging Contaminants in Small or Disadvantaged Communities grant, administered through the NCDEQ-DWI, subject to its receiving funds from EPA. NCDEQ-DWI Project No.: ECSDC-DA-0004.

WHEREAS, the **COUNTY OF ALAMANCE** has secured a letter of commitment to connect to the proposed waterline from five (5) of the six (6) homeowners identified in the funding application and their acknowledgement of the timeline.

WHEREAS, the **COUNTY OF ALAMANCE** intends to incur engineering, project administration, design, permitting, construction administration/observation costs, with procurement in accordance with N.C. Gen. Stat. §143 Article 3D, and construction costs to include the water main, six services (with water meter and other appurtenances) through the ECSDC Grant.

WHEREAS, the **COUNTY OF ALAMANCE**, through its Engineering Consultant, will prepare the plans, specifications, bidding/contract documents in accordance with state and federal provisions, including, but not limited to, the Davis-Bacon Wage Rate requirements, American Iron and Steel Provisions, and the Build America, Buy America Act (BABA). The aforesaid Plans and Specifications will comply with the regulations and guidelines established through NCDEQ-PWS, NCDOT, and those requirements of the **TOWN OF SWEPSONVILLE**, not inconsistent with the federal and state requirements, and presented to the **TOWN OF SWEPSONVILLE** for their review. The **COUNTY OF ALAMANCE** will file with the NC DEMLR-Winston Salem Regional Office, the Sedimentation and Erosion Control Plan (if required), and pay for all permitting fees.

WHEREAS, the **TOWN OF SWEPSONVILLE** agrees to execute the final NCDEQ-Public Water Supply permit application and NCDOT Encroachment Agreement, in a timely manner, and accept the aforementioned residential customers after completion of the project.

NOW, THEREFORE, for and in consideration of the respective rights, powers, duties, and obligations hereinafter set forth to be performed by the **COUNTY OF ALAMANCE** and the **TOWN OF SWEPSONVILLE**, and by the pledging of support from the **CITY OF GRAHAM**, THE PARTIES mutually agree as follows:

A. DEFINITIONS:

1. **CITY:** City of Graham, North Carolina
2. **COUNTY:** County of Alamance, North Carolina
3. **DEMLR:** Division of Energy, Mineral, and Land Resources
4. **DWI:** Division of Water Infrastructure
5. **ECSDC:** Emerging Contaminants in Small Disadvantaged Communities
6. **EJCDC:** Engineers Joint Contract Documents Committee
7. **EPA:** Environmental Protection Agency
8. **ER:** Engineering Report
9. **LF:** Linear Feet
10. **MCL:** Maximum Contaminant Level
11. **NCDEQ:** North Carolina Department of Environmental Quality
12. **NCDOT:** North Carolina Department of Transportation
13. **NCGS:** North Carolina General Statute
14. **PFAS:** Per- and polyfluoroalkyl Substances (commonly referred to as "forever chemicals")

15. **PWS:** Public Water Supply
16. **TOWN:** Town of Swepsonville, North Carolina

B. SERVICE AREA

The Service Area includes the six (6) residences with contaminated wells along Swepsonville/Saxapahaw Road, approximately 4,800 LF from its intersection with Alfred Road, including the following residences:

1. 3538 Swepsonville/Saxapahaw Road
2. 3660 Swepsonville/Saxapahaw Road
3. 3636 Swepsonville/Saxapahaw Road
4. 3705 Swepsonville/Saxapahaw Road
5. 3708 Swepsonville/Saxapahaw Road
6. 3761 Swepsonville/Saxapahaw Road

While not included in the proposed Construction, the ER will analyze the feasibility of connecting additional homes with PFAS contamination exceeding the MCL.

C. SERVICES

The residences, as mentioned above, will become customers of the **TOWN OF SWEPSONVILLE,** at their in-town rate, starting at the date of service.

D. APPURTENANCES

The extension of the water main from the existing water system to its terminus shall include the following components:

1.	Primary Water Main:	ANSI/AWWA C900 PVC Pipe
2.	Ductile Iron:	Class 50 Ductile Iron
3.	Fittings:	Ductile Cast Iron Compact Mechanical Joint ANSI/AWWA C153/A21.53 with Concrete blocking
4.	Fire Hydrants[1]:	TOWN OF SWEPSONVILLE Standard
5.	Gate Valves:	Iron Body AWWA C-500 or C-509 with cast iron valve box

[1]*Fire hydrants may or may not be required depending online size and available pressure and may include "blow-offs."*

E. OWNERSHIP

The proposed project shall be permitted in the name of the **TOWN OF SWEPSONVILLE**; however, during Design, Permitting, and Construction, the water line shall remain under the control of the **COUNTY OF ALAMANCE** through its Final Completion as defined in the Agreement between the **COUNTY OF ALAMANCE** and the Contractor (lowest qualified responsive bidder) for Construction.

Ownership will be transferred to the **TOWN OF SWEPSONVILLE** by letter of transfer at Final Completion to be issued and accepted upon receipt of the final Engineering Certification, Record Drawings, and Certification of Substantial Completion (EJCDC C-625). The date of Substantial Completion shall mark the start of the one-year warranty period.

Prior to the transfer of Ownership, the **COUNTY OF ALAMANCE**, through its Consulting Engineer, shall transmit to the **TOWN OF SWEPSONVILLE** copies of the following:

1. Sealed Record Drawings
2. Final Engineering Certification
3. Shop Drawings
4. Construction Observation Reports
5. Pressure Tests and Disinfection Reports
6. Bacteriological Report

Upon completion of and transfer of Ownership, the **TOWN OF SWEPSONVILLE** shall be responsible for all regular maintenance and testing required as part of its water system permit.

F. PERMIT COMPLIANCE

The **TOWN OF SWEPSONVILLE** shall and does hereby assume and agree to hold harmless the **COUNTY OF ALAMANCE**, its elected officials, officers, employees, agents, successors, and assigns, from harm and against any and all losses, fines, costs, and expenses, including attorney fees, from any permit violations or other upset conditions upon transfer of Ownership.

G. FORCE MAJEURE:

In the event that either the **TOWN OF SWEPSONVILLE** or the **COUNTY OF ALAMANCE** is unable, in whole or in part, by reason of force majeure, lack of qualified bidders, or lack of sufficient funding from NCDEQ-DWI or EPA, to carry out its obligations, or is unable to construct the project, it is agreed that upon giving notice of such force majeure as soon as possible after the occurrence of the cause relied upon, then the obligation of the **TOWN OF SWEPSONVILLE** or the **COUNTY OF ALAMANCE**, so far as each may be affected by such force majeure, shall be suspended from performance hereunder during the continuance of the inability to perform the tasks described herein, but for no longer period and such cause shall be, as far as possible, remedied with all due speed. The term "Force Majeure" shall mean acts of God, strikes, lockouts or other industrial disturbances, acts of a public enemy, war, pandemics/epidemics, blockades, riots, landslides, droughts, storms, floods, or washouts, arrest and restraints of governments and people, civil disturbances, explosions, unavoidable breakage, accidents to machinery and

equipment, inability to obtain permits and encroachments, equipment and supplies, and lack of sufficient funding or any other cause not within the control of the **TOWN OF SWEPSONVILLE** and/or the **COUNTY OF ALAMANCE**, which by the exercise of reasonable diligence by either party is not preventable.

H. TERM

The Term of this Agreement shall be effective after the date of its approval by the **TOWN OF SWEPSONVILLE** and the **COUNTY OF ALAMANCE**. It shall continue through the Design, Permitting, Construction, and transfer of Ownership.

J. NON-DISCRIMINATION

It is specifically agreed by both parties hereto, as part of the consideration of the signing of this Agreement, that neither party, their agents, officials, employees, or servants shall discriminate in any manner on the basis of race, color, creed, sexual orientation, or national origin with reference to the subject matter of this Agreement.

K. WAIVERS

Neither the failure nor the delay on the part of either party hereto exercise any right, power, or privilege hereunder shall operate as a waiver hereof, nor shall any single or partial exercise of any other right, power, or privilege, nor shall any custom or practice at variance with the terms of this Agreement constitute a waiver of right of either party to demand exact compliance with such terms.

L. INVALID TERMS

Should any one (1) or more of the provisions contained in this Agreement be held invalid, illegal, or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions contained in this Agreement shall not in any way be affected or impaired thereby, and this Agreement shall otherwise remain in full force and effect.

M. CONTROLLING LAW

This Agreement and the rights and obligations of the parties hereunder shall be construed and interpreted in accordance with the laws of the State of North Carolina. They shall be binding upon and inure to the benefit of the successors and, with consent of the other party, the assigns of either party thereto. The court venue for any dispute of this Agreement shall be in the appropriate state or federal court for Alamance County, North Carolina.

N. NOTICES:

Any notices required or permitted under this Agreement, including address changes, shall be made in writing either by mailing registered or certified mail, return receipt requested, and postage prepaid, to the other party at the address shown herein for that party, or at such different address for that party, notice of which has been properly given hereunder, or by personally delivering such notice to an officer of the other party. The notice, if mailed, as

provided for herein, shall be deemed given on the day of receipt or refusal to accept receipt, and if personally delivered, on the date of delivery. The addresses are as follows:

COUNTY OF ALAMANCE:

County Manager
Alamance County
124 West Elm Street
Graham, NC 27253

TOWN OF SWEPSONVILLE:

Town Administrator
Town of Swepsonville
2747 Darrel Newton Drive
Swepsonville, NC 27253

CITY OF GRAHAM

Town Manager
City of Graham
201 South Main Street
Graham, NC 27253

O. ENTIRE AGREEMENT

This Agreement reflects and contains the entire and only Agreement between the parties related to the subject matter herein, and, as such, supersedes all negotiations, commitments, and Agreements, whether oral or otherwise.

P. AMENDMENTS

This Agreement may be amended only by an instrument in writing executed by both parties hereto.

IN WITNESS WHEREOF, the City, Town, and the County have caused this Agreement to be executed by their respective Mayors' or Board of Commissioners' Chairman, and their respective clerks, all by authority of their respective governing bodies, the day and year first written.

TOWN OF SWEPSONVILLE

BY:_____
Hon., Mayor

ATTEST: (Town Corporate Seal)

_____
Amy Albright, Town Clerk

APPROVED (as to form only)

_____
Town Attorney

ALAMANCE COUNTY

BY: _____
Hon., Chairman

ATTEST: (Seal)

_____
Dianne Yancey, Clerk to the Board

APPROVED (as to form only)

_____
County Attorney

IN WITNESS WHEREOF, the **CITY OF GRAHAM** has pledged its support to this Agreement to be executed by the Mayor and their City Clerk, all by authority of their Town Council, the day and year first written.

CITY OF GRAHAM

BY: _____
Hon. Chelsea Dickey, Mayor

(City Corporate Seal)

ATTEST:

_____
Renee M. Ward, CMC, City Clerk

APPROVED (as to form only)

_____
City Attorney

STAFF REPORT

SUBJECT:	DONATION OF ASPHALT MILLINGS TO LANDFILL
PREPARED BY:	AARON HOLLAND. ASSISTANT CITY MANAGER

REQUESTED ACTION:

Approve Resolution Authorizing Conveyance of excess asphalt millings to the Alamance County Landfill Pursuant to G.S. 160A-274.

BACKGROUND/SUMMARY:

The City's recent repaving efforts have generated an excess volume of asphalt millings (reclaimed asphalt pavement). While some millings are retained for city use, the current inventory exceeds our immediate storage capacity and operational needs. The Alamance County has areas around the landfill that our trucks (as well as other entities) utilize that would benefit tremendously with this material used to fill in low areas. Donating this material to supports an infrastructure that we frequent and avoids the costs associated with disposal and/or long-term stockpiling.

In accordance with General Statutes (G.S. 160A-274) a city may donate personal property (like asphalt millings) to another governmental unit, provided a resolution is adopted.

FISCAL IMPACT:

Negligible

STAFF RECOMMENDATION:

Approval. Improvement of the travel-ways of the landfill from the millings are a benefit to the City's vehicles.

SUGGESTED MOTION(S)

I move we approve the Resolution Authorizing Conveyance of excess asphalt millings to the Alamance County Landfill Pursuant to G.S. 160A-274.

RESOLUTION AUTHORIZING CONVEYANCE EXCESS ASPHALT MILLINGS TO ALAMANCE COUNTY LANDFILL PURSUANT TO G.S. 160A-274.

WHEREAS, the City of Graham has generated excess millings from recent repaving projects, and

WHEREAS, the above-referenced millings have been declared surplus due to lack of usefulness for other purposes, and

WHEREAS, North Carolina General Statute§ 160A-274 authorizes a governmental unit in this state to exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property upon such terms and conditions as the governmental unit deems wise, with or without consideration, and

WHEREAS, the City of Graham has determined that it is in the best interest of the city to convey these excess asphalt millings to the Alamance County Landfill and deems it wise to do so for no consideration; and

WHEREAS, the City of Graham has determined that donating these millings to the Alamance County Landfill will continue to provide a public benefit.

THEREFORE, THE GRAHAM CITY COUNCIL RESOLVES THAT:

1. The City of Graham hereby conveys excess asphalt millings to the Alamance County Landfill.

2. The property herein described shall be conveyed for consideration of continued public benefit.

3. The City Manager, Finance Officer, and City Clerk are authorized to execute all documents necessary to convey the property as this Resolution authorized.

Adopted this 14th day of April 2026.

Attest:

_____
Chelsea Dickey, Mayor

_____
Renee Ward, City Clerk

STAFF REPORT

SUBJECT:	RESOLUTION AUTHORIZING STATE FUNDING ASSISTANCE
PREPARED BY:	AARON HOLLAND, ASSISTANT CITY MANAGER

REQUESTED ACTION:

Approve resolution for Graham-Mebane WTP Reliability Improvements Construction Project

BACKGROUND/SUMMARY:

The City of Graham is seeking to secure State funding for additional reliability improvements. To date, Graham has received $3,441,466 in Principal Forgiveness and $3,000,000 in State Reserve Loans to perform a Drinking Water Emerging Contaminants Construction Project described as "Graham-Mebane WTP Improvements". The additional improvements that were identified is not eligible for Emerging Contaminants funding, therefore requiring a separate NC DEQ-DWI Funding Application.

FISCAL IMPACT:

Mere application for funding has a negligible fiscal impact.

STAFF RECOMMENDATION:

Approval.

SUGGESTED MOTION(S):

I move we approve the resolution for Graham-Mebane WTP Reliability Improvements Construction Project.

RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, The City of Graham has need for and intends to perform a Drinking Water Construction Project described as Graham-Mebane WTP Reliability Improvements, and

WHEREAS, The City of Graham intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAHAM:

That the City of Graham, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Graham to make a scheduled repayment of the loan, to withhold from the City of Graham any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Megan Garner, the **Authorized Representative** and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 14th day of April 2026 at Graham City Hall, North Carolina.

FORM FOR CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting City Clerk of the City of Graham does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the City Council of the City of Graham duly held on the 14th day of April 2026; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of April 2026.

_____

(Signature of Recording Officer) (Renee M. Ward)

CITY CLERK

_____

(Title of Recording Officer)

STAFF REPORT

SUBJECT:	RESOLUTION FOR PARTF CONVERSION REQUEST
PREPARED BY:	BRIAN FAUCETTE, DIRECTOR OF RECREATION AND PARKS

REQUESTED ACTION:

The Graham Recreation and Parks Department (GRPD) requests approval of a resolution Authorizing Conversion of a NC Parks and Recreation Trust Fund (PARTF) Grant Site.

BACKGROUND/SUMMARY:

In 2011, GRPD used a PARTF Grant to purchase property for Graham Regional Park. As part of PARTF Grant funding, the property must remain in recreational use unless a request for conversion is submitted and approved. The City is currently planning to build a Fire Station on a portion of the Graham Regional Park property. The resolution confirms the City of Graham's intentions to follow all requirements for the conversion of a PARTF Grant site.

FISCAL IMPACT:

No additional fiscal impacts.

STAFF RECOMMENDATION:

Approval

SUGGESTED MOTION(S):

I MAKE A MOTION TO APPROVE THE RESOLUTION AUTHORING CONVERSION OF A NORTH CAROLINA PARKS AND RECREATION TRUST FUND GRANT SITE.

A RESOLUTION AUTHORIZING CONVERSION OF A NORTH CAROLINA PARKS AND RECREATION TRUST FUND GRANT SITE

WHEREAS, the CITY of GRAHAM, NC received a N.C. Parks and Recreation Trust Fund (PARTF) grant in 2011, (#660) from the North Carolina Department of Natural and Cultural Resources (DNCR) to assist in the acquisition of 115.597 acres for Graham Regional Park; and

WHEREAS, in accordance with the grant criteria of PARTF, a declaration of restrictions was recorded in the County of ALAMANCE Registry restricting the use of the 115.597 acres to public recreation; and

WHEREAS, the CITY of GRAHAM, NC has reviewed and considered public comments and subsequently approves the reason(s) for a conversion such that the land will no longer meet the PARTF grant criteria; and

WHEREAS, the governing body of the CITY of GRAHAM, NC hereby determines that it is necessary and in the public interest to convert 3.88 acres of land to non-recreation use and to provide at least equivalent valued replacement land; and

WHEREAS, the CITY of GRAHAM, NC, upon approval by the North Carolina Department of Natural and Cultural Resources, has selected 10.2-acres currently owned by Tom and Linda Stewart as replacement property for the PARTF grant, which will include a declaration of restrictions to be recorded in the County of ALAMANCE Registry:

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY of GRAHAM, NC, THAT:

1. The CITY of GRAHAM, NC requests to convert the use of 3.88 acres at 1575 North Jim Minor Road, Haw River, NC, and requests DNCR's approval to release the declaration of restrictions recorded in Deed Book 3102, Page 385-390, County of ALAMANCE Registry.

2. The CITY of GRAHAM, NC shall provide at least equivalent valued replacement property of approximately 10.2 acres, located at 1771 North Jim Minor Road, Haw River, NC and adjacent to Graham Regional Park on the eastern border, having PIN # 152551 and upon approval by DNCR shall record a declaration of restrictions on that approximate 10.2-acre portion of the property restricting its use to public recreation in perpetuity.

Adopted this 14th day of April 2026.

_____
Chelsea Dickey, Mayor

I, Renee Ward, Clerk of the CITY of GRAHAM, NC, do hereby certify that the foregoing is a true copy of a resolution which was duly adopted by the GRAHAM CITY COUNCIL at its meeting on April 14, 2026.

Witness my hand and the official seal of the Local government on this the 14th day of April 2026.

_____
Renee Ward, City Clerk

RESOLUTION AWARDING POLICE BADGE AND SERVICE SIDE ARM TO SERGEANT CRYSTAL SHARPE O'NEAL

WHEREAS, Crystal Sharpe O'Neal was an employee of the City of Graham as a member of the Graham Police Department for 25years;

WHEREAS, N.C.G.S. 20-187.2 permits the awarding of badges and service side arms of deceased or retiring members of State, City, and County Law Enforcement agencies.

NOW, THEREFORE, BE IT BE RESOLVED BY THE GOVERNING BODY OF THE CITY OF GRAHAM, NORTH CAROLINA THAT: The City of Graham does hereby award the service side arm and badge to Crystal Sharpe O'Neal for her many years of service to the City of Graham upon securing the necessary permit(s) according to G.S. 14-402 and receipt of one dollar ($1.00).

Adopted this the 14th day of April, 2026.

_____
Chelsey Dickey
Mayor

ATTEST:

_____
Renee M. Ward, CMC
City Clerk

§ 20-187.2. Badges and service side arms of deceased or retiring members of State, city, and county law enforcement agencies; weapons of active members.

(a) Surviving spouses, or in the event such members die unsurvived by a spouse, surviving children of members of North Carolina State, city, and county law enforcement agencies killed in the line of duty or who are members of such agencies at the time of their deaths, and retiring members of such agencies shall receive upon request and at no cost to them, the badge worn or carried by such deceased or retiring member. The governing body of a law enforcement agency may, in its discretion, also award to a retiring member or surviving relatives as provided herein, upon request, the service side arm of such deceased or retiring members, at a price determined by such governing body, upon determining that the person receiving the weapon is not ineligible to own, possess, or receive a firearm under the provisions of State or federal law, or if the weapon has been rendered incapable of being fired. Governing body shall mean for county and local alcohol beverage control officers, the county or local board of alcoholic control; for all other law enforcement officers with jurisdiction limited to a municipality or town, the city or town council; for all other law enforcement officers with countywide jurisdiction, the board of county commissioners; for all State law enforcement officers, the head of the department.

(b) Active members of North Carolina State, city, and county law enforcement agencies, upon change of type of weapons, may purchase the weapon worn or carried by such member at a price which shall be the average yield to the State, city, or county from the sale of similar weapons during the preceding year.

(c) For purposes of this section, certified probation and parole officers shall be considered members of a North Carolina State law enforcement agency. (1971, c. 669; 1973, c. 1424; 1975, c. 44; 1977, c. 548; 1979, c. 882; 1987, c. 122; 2013-369, s. 19; 2016-77, s. 9(b); 2021-116, s. 1.3.)

STAFF REPORT

SUBJECT:	INTENT TO PURCHASE A SANITATION TRUCK
PREPARED BY:	BURKE ROBERTSON, PUBLIC WORKS

REQUESTED ACTION:

Approve the intent to purchase and authorize staff to effectuate necessary documents.

BACKGROUND/SUMMARY:

The Public Works Department needs to purchase a DuraPack Python 28-yard body mounted on a 2026 Kenworth L770 CHASSIS to replace a 2007 sanitation truck, which will be sold via an approved surplus method. Due to upcoming changes expected regarding emissions, the City will receive significant cost savings if it ordered before July 1, 2026.

The City of Graham may purchase the sanitation apparatus in accordance with N.C.G.S. 143-129(e)(6), which authorizes "Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration.". The City of Graham has standardized Peterbilt with the last two sanitation trucks that were purchased.

FISCAL IMPACT:

$395,500 to be included in the fiscal year 2026-2027 budget.

STAFF RECOMMENDATION:

Approval

SUGGESTED MOTION(S):

Make a motion to approve the intent to purchase and authorize staff to effectuate necessary documents.

RESOLUTION OF INTENT TO PURCHASE A DURAPACK PYTHON 28-YARD BODY MOUNTED ON A 2026 KENWORTH L770 CHASSIS

WHEREAS, The City of Graham has a need to purchase a new sanitation truck to continue providing top-quality service to our citizens; and

WHEREAS, the proposed new truck will be replacing a 2007 sanitation truck, that will be sold via an approved surplus method; and

WHEREAS, due to upcoming changes expected regarding emissions, the City will receive significant cost savings if it ordered before July 1, 2026; and

WHEREAS, the cost of a new truck is anticipated not to exceed $395,500, assuming the City locks in before July 1 2026; and

WHEREAS, the City of Graham may purchase the sanitation apparatus in accordance with N.C.G.S. 143-129(e)(6), which authorizes "Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration.";

WHEREAS, the City of Graham has standardized Peterbilt with the last two sanitation trucks that were purchased; and

WHEREAS, the City of Graham will include payment, either in full or debt service via financing, for the sanitation truck in the upcoming Fiscal Year 2026-2027 budget.

NOW, THEREFORE, BE IT RESOLVED, that the City of Graham City Council approves this intent to purchase a DuraPack Python 28-yard body mounted on a 2026 Kenworth L770 chassis.

Adopted this the 14th day of April 2026.

_____
Chelsea Dickey, Mayor

_____
Renee Ward, City Clerk

STAFF REPORT

SUBJECT:	BUDGET AMENDMENT – FUEL - GARAGE
PREPARED BY:	BURKE ROBERTSON, PUBLIC WORKS

REQUESTED ACTION:

Approve of a budget amendment in the amount of $60,000 for the Garage Department.

BACKGROUND/SUMMARY:

Due to two winter storm events, retirement of a long-term employee, a significant increase in fuel prices, and several unexpected and costly repairs, the Garage Department will be short before the end of the fiscal year.

FISCAL IMPACT:

$60,000.

STAFF RECOMMENDATION:

Approval

SUGGESTED MOTION(S):

MAKE A MOTION TO APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF $60,000 FOR GARAGE DEPARTMENT.

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE
2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT
THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.

EXPENDITURES DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
		-			-
City Garage - Salaries & Wages	296,000.00	**343,500.00**	**47,500.00**		**47,500.00**
City Garage - FICA	23,500.00	**26,770.00**	**3,270.00**		**3,270.00**
City Garage - Retirement Expense	43,000.00	**51,500.00**	**8,500.00**		**8,500.00**
City Garage - Supplemental Retirement	15,000.00	**15,730.00**	**730.00**		**730.00**
	377,500.00	**437,500.00**	**60,000.00**	**-**	**60,000.00**

Section 2.

REVENUES	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Prior Year Taxes	$50,000.00	**$110,000.00**	**60,000.00**		**$60,000.00**
	$50,000.00	**$110,000.00**	**60,000.00**	**-**	**60,000.00**

Adopted this 14th day of April 2026.

Attest: Mayor Chelsea Dickey

Renee M. Ward, City Clerk

STAFF REPORT

SUBJECT:	BUDGET AMENDMENT – FUEL - SANITATION
PREPARED BY:	BURKE ROBERTSON, PUBLIC WORKS

REQUESTED ACTION:

Approve of a budget amendment in the amount of $38,000 for the Sanitation Department.

BACKGROUND/SUMMARY:

Due to two winter storm events, a significant increase in fuel prices, several unexpected and costly repairs and increase in cost of recycling/trash carts, the Sanitation Department will be short before the end of the fiscal year.

FISCAL IMPACT:

$38,000.

STAFF RECOMMENDATION:

Approval

SUGGESTED MOTION(S):

MAKE A MOTION TO APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF $38,000 FOR THE SANTIATION DEPARTMENT.

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE
2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT
THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.
EXPENDITURES

DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
		-			-
Sanitation - Vehicle & Fuel	65,000.00	**103,000.00**	**38,000.00**		**38,000.00**
	$65,000.00	**$103,000.00**	**$38,000.00**	**$0.00**	**$38,000.00**

Section 2.
REVENUES

	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Prior Year Taxes	50,000.00	**88,000.00**	**38,000.00**		**38,000.00**
	$50,000.00	**$88,000.00**	**$38,000.00**	**$0.00**	**$38,000.00**

Adopted this 14th day of April 2026.

Attest: Mayor Chelsea Dickey

Renee M. Ward, City Clerk

STAFF REPORT

SUBJECT:	BUDGET AMENDMENT – BUOYS – GRAHAM-MEBANE LAKE
PREPARED BY:	BRIAN FAUCETTE, DIRECTOR OF RECREATION AND PARKS

REQUESTED ACTION:

The Recreation and Parks Department requests approval of a budget amendment in the amount of $15,279 for the purchase of buoys to be placed on Graham-Mebane Lake.

BACKGROUND/SUMMARY:

Several years ago, staff at Graham-Mebane Lake began a maintenance cycle to replace the 61 buoys marking the waters of the lake that had become damaged by exposure to the elements. During Tropical Storm Chantal, many buoys were either damaged or lost and those that remained in usable condition had been moved from their original location by flood waters. After the storm, lake staff relocated the available buoys to make navigating the waters safe.

To achieve best practice and the safest possible environment for users, a full replacement of all buoys is necessary. Lake staff identified several areas in which buoys could be deployed in a more efficient configuration and now believe 48 buoys will achieve maximum coverage.

FISCAL IMPACT:

$15,279

The purchase of 48 new buoys, associated hardware, and shipping will cost $15,279. Lake staff will make concrete anchors for each buoy so additional costs will be incurred but those costs can be absorbed in the existing operational budget.

Based on past revenue budgets ($59,605.90-FYE ‘25; $62,039.40-FYE ‘24; $56,530.84-FYE ‘23; $53,630.00-FYE ‘22), revenue for FYE ‘26 is expected to exceed the $35,000 budget by more than $15,279.

STAFF RECOMMENDATION: APPROVAL

SUGGESTED MOTION(S): I MAKE A MOTION TO APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF $15,279 FOR THE PURCHASE OF BUOYS FOR GRAHAM-MEBANE LAKE.

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE
2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT
THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.

EXPENDITURES DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
		-			-
Graham Mebane Lake - Maintenance & Repair Equipment	900.00	**16,179.00**	**15,279.00**		**15,279.00**
	900.00	**16,179.00**	**15,279.00**	-	**15,279.00**

Section 2.

REVENUES	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Mebane Lake Revenue	$65,000.00	**$80,279.00**	**15,279.00**		**$15,279.00**
	$65,000.00	**$80,279.00**	**15,279.00**	-	**15,279.00**

Adopted this 14th day of April 2026.

Attest: Mayor Chelsea Dickey

Renee M. Ward, City Clerk

STAFF REPORT

SUBJECT:	BUDGET AMENDMENTS FOR PROFESSIONAL AND CONTRACTED SERVICES
PREPARED BY:	AARON HOLLAND. ASSISTANT CITY MANAGER, THERESA TURNER, FINANCE MANAGER

REQUESTED ACTION:

Approve a budget amendment in the amount of $82,530, comprised of the following departments: Non-Departmental Professional Services ($34,430) and Non-Departmental Contracted Services ($48,100).

BACKGROUND/SUMMARY:

Budget amendments are requested for the following reasons:

Non-Departmental Professional Services: Due to plan reviews exceeding expected costs, this account line will need to increase to accommodate forecasted reviews for the remaining of the current budget year.

Non-Departmental Contracted Services*:* A portion of the GIS expenses are attributed to this account line. To accommodate the remaining costs related to the agreement for this current budget year, an increase in this line item will be needed.

FISCAL IMPACT:

N/A. In accordance with the agreement, Alamance County will be responsible for all expenses.

STAFF RECOMMENDATION:

Approval.

SUGGESTED MOTION(S)

I move we approve the budget amendment in the amount of $82,530, comprised of the following departments: Non-Departmental Professional Services ($34,430) and Non-Departmental Contracted Services (48,100).

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE
2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT
THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.

EXPENDITURES DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
		-			-
Non Department - Professional Services	145,000.00	**179,430.00**	**34,430.00**		**34,430.00**
Non Department - Contracted Services	20,000.00	**68,100.00**	**48,100.00**		**48,100.00**
	165,000.00	**247,530.00**	**82,530.00**	**-**	**82,530.00**

Section 2.

REVENUES	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Current Year Tax	$7,614,050.00	$7,696,580.00	82,530.00		$82,530.00
	$7,614,050.00	**$7,696,580.00**	**82,530.00**	**-**	**82,530.00**

Adopted this 14th day of April 2026.

Attest: Mayor Chelsea Dickey

Renee M. Ward, City Clerk

STAFF REPORT

SUBJECT:	BUDGET AMENDMENT FOR LAND DEVELOPMENT PLAN UPDATE
PREPARED BY:	AARON HOLLAND. ASSISTANT CITY MANAGER, THERESA TURNER, FINANCE MANAGER

REQUESTED ACTION:

Approve a budget amendment in the amount of $10,000 for the Land Development Plan Update, Inspections Professional Services.

BACKGROUND/SUMMARY:

The final draft of the Land Development Plan Update has now been presented to City Council for review and consideration. As part of the contract for the update, final payment is to be made once the item is presented to the board for final review.

FISCAL IMPACT:

The amount was anticipated once final product was presented to City Council.

STAFF RECOMMENDATION:

Approval.

SUGGESTED MOTION(S)

I move we approve the budget amendment in the amount of $10,000 for the Land Development Plan Update, Inspections Professional Services.

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE
2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT
THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.

EXPENDITURES DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
		-			-
Inspections - Professional Services	3,000.00	**13,000.00**	**10,000.00**		**10,000.00**
	3,000.00	**13,000.00**	**10,000.00**	-	**10,000.00**

Section 2.

REVENUES	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Current Year Tax	$7,614,050.00	**$7,624,050.00**	**10,000.00**		**$10,000.00**
	$7,614,050.00	**$7,624,050.00**	**10,000.00**	-	**10,000.00**

Adopted this 14th day of April 2026.

Attest: Mayor Chelsea Dickey

Renee M. Ward, City Clerk

STAFF REPORT

SUBJECT:	BUDGET AMENDMENT
PREPARED BY:	BRIAN FAUCETTE, DIRECTOR OF RECREATION AND PARKS

REQUESTED ACTION:

The Recreation and Parks Department requests approval of a budget amendment in the amount of $2,460 for the purchase of sponsor banners to be displayed at GRPD facilities and events.

BACKGROUND/SUMMARY:

Over the past few months, GRPD staff have focused on increasing sponsorships for programs and events. Several sponsorships have been secured resulting in an increase in revenue and an increase in expenditures in order to properly recognize sponsors.

FISCAL IMPACT:

$2,460

As of April 1st, the Recreation Donations line (10-3571-0000) exceeded budget projections by $10,795.

The budget amendment would increase the marketing expenditure line (10-6200-2600) by $2,460 to cover the purchase of sponsor banners.

STAFF RECOMMENDATION:

Approval

SUGGESTED MOTION(S):

I MAKE A MOTION TO APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF $2,460 FOR THE PURCHASE OF SPONSOR BANNERS TO BE DISPLAYED AT GRPD FACILITIES AND EVENTS.

STAFF REPORT

SUBJECT:	BUDGET AMENDMENT
PREPARED BY:	BRIAN FAUCETTE, DIRECTOR OF RECREATION AND PARKS

REQUESTED ACTION:

The Recreation and Parks Department requests approval of a budget amendment in the amount of $1,341 for the purchase of Marketing Materials and Archival Storage Supplies for the Graham Historical Museum.

BACKGROUND/SUMMARY:

As part of the general budget, City Council allows the Graham Historical Museum Board ("Board") to make a maximum expenditure request of $1,500 for exhibits, marketing, supplies, etc. for the operation of the Graham Historical Museum.

The Board and GRPD staff are currently developing a marketing campaign to promote the Museum with a focus on marketing to downtown visitors and working to sort, label, and archive photographs.

Prices for Board requested Marketing Materials:

500 -	11" x 8.5" Trifold Brochure for General Information (2-sided):	$283.71
6 -	Acrylic Brochure Holder:	$34.09
200 -	5.5" x 8.5" Flyer Scavenger Hunt for Items in Museum (2-sided):	$70.34
2 -	24" x 36" Coroplast Insert for Downtown (one-sided):	$76.97
	TOTAL:	$465.11 – Marketing Materials

Prices for Board requested Archival Storage Containers and Materials for photographs:

10 -	Archival Boxes $50 ea.	$500
	Assorted sizes - Sleeves for Photographs:	$300
	+ S & H	$75
	TOTAL:	$875 – Archival Supplies
	GRAND TOTAL:	**1,340.11**

FISCAL IMPACT:

$1,340.11

STAFF RECOMMENDATION:

Approval

SUGGESTED MOTION(S):

I MAKE A MOTION TO APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF $1,340.11 FOR THE PURCHASE OF MARKETING MATERIALS AND ARCHIVAL SUPPLIES TO STORE PHOTOGRAPHS AT THE GRAHAM HISTORICAL MUSEUM.

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE
2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT
THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.

EXPENDITURES DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
		-			-
Recreation - Supplies and Materials	8,000.00	**10,460.00**	**2,460.00**		**2,460.00**
Recreation - Miscellaneous Expense	7,000.00	**8,341.00**	**1,341.00**		**1,341.00**
	15,000.00	**18,801.00**	**3,801.00**	**-**	**3,801.00**

Section 2.

REVENUES	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Recreation Donations	$3,500.00	**$5,960.00**	**2,460.00**		**$2,460.00**
Current Year Tax	$7,614,050.00	**$7,615,391.00**	**1,341.00**		**$1,341.00**
	$7,617,550.00	**$7,621,351.00**	**3,801.00**	**-**	**3,801.00**

Adopted this 14th day of April 2026.

Attest: Mayor Chelsea Dickey

Renee M. Ward, City Clerk

STAFF REPORT

SUBJECT:	Budget Amendment – Surplus Vehicle Auction Proceeds
PREPARED BY:	Captain Duane Flood

REQUESTED ACTION:

Approve the budget amendment to recognize $36,612 in surplus vehicles auction proceeds revenue and increase the Police Department Capital Outlay Equipment budget by $36,612.

BACKGROUND/SUMMARY:

During the month of February, the Police Department disposed of ten (10) surplus units, nine vehicles and one motorcycle through an authorized online auction. The auction of these vehicles generated a total revenue of $36,612. The Police Department is seeking to utilize the revenue generated from the sale of these surplus vehicles towards the purchase of another vehicle.

FISCAL IMPACT:

The additional $36,612 will increase expenditures 10-5100-7400/Capital Outlay Equipment and revenues as this amount is coming from vehicle auction proceeds.

STAFF RECOMMENDATION:

Approval

SUGGESTED MOTION(S):

I move we approve the budget amendment to recognize $36,612 in vehicle auction proceeds revenue and increase the Police Department Capital Outlay Equipment budget by $36,612.

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE
2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT
THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.

EXPENDITURES DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
		-			-
Police - Capital Outlay Equipment	125,000.00	**161,612.00**	**36,612.00**		**36,612.00**
	125,000.00	**161,612.00**	**36,612.00**	-	**36,612.00**

Section 2.

REVENUES	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Sales of Surplus Property	$10,000.00	**$46,612.00**	**36,612.00**		**$36,612.00**
	$10,000.00	**$46,612.00**	**36,612.00**	-	**36,612.00**

Adopted this 14th day of April 2026.

Attest: Mayor Chelsea Dickey

Renee M. Ward, City Clerk

STAFF REPORT

SUBJECT:	Budget Amendment for FEMA Reimbursement for Utilities Fund
PREPARED BY:	Aaron Holland, Assistant City Manager

REQUESTED ACTION:

Approve a budget amendment in the amount of $410,893.36 ($50,000 for deductible) for the Utilities Fund from Tropical Storm Chantal event.

BACKGROUND/SUMMARY:

The City of Graham recently received FEMA funding for a reimbursement related to the Tropical Storm event in the amount of $410,893.36. To properly reflect and acknowledge receipt of these funds, a budget amendment will need to be approved accordingly.

FISCAL IMPACT:

The amount received from FEMA was $410,893.36 of which $50,000 will need to be set aside for a potential deductible/overpayment.

STAFF RECOMMENDATION:

Approval. The City has already spent operating funds to cover costs, these funds will reimburse the City.

SUGGESTED MOTION(S):

Make a motion to a budget amendment in the amount of $410,893.36 ($50,000 for deductible) for the Utilities Fund.

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE
2025-2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT
THE 2025 - 2026 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

Section 1.

EXPENDITURES DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
		-			-
Maintenance and Lift Stations - Capital Outlay Equipment	236,813.00	**271,813.00**	**35,000.00**		**35,000.00**
Water Treatment Plant - Professional Services	125,000.00	**215,000.00**	**90,000.00**		**90,000.00**
Wastewater Treatment Plant - Capital Outlay Equipment	1,363,323.00	**1,599,217.00**	**235,894.00**		**235,894.00**
	1,725,136.00	**2,086,030.00**	**360,894.00**	**-**	**360,894.00**

Section 2.

REVENUES	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
FEMA Revenue	$86,813.00	**$447,707.00**	**360,894.00**		**$360,894.00**
	$86,813.00	**$447,707.00**	**360,894.00**	**-**	**360,894.00**

Adopted this 14th day of April 2026.

Attest: Mayor Chelsea Dickey

Renee M. Ward, City Clerk

STAFF REPORT

SUBJECT:	ACCESSORY DWELLING UNIT TEXT AMENDMENT
PREPARED BY:	CAMERON WEST, SENIOR PLANNER

REQUESTED ACTION:

Consider a request to add regulation to the development ordinance for accessory dwelling units.

BACKGROUND/SUMMARY:

City Council directed staff to draft language addressing Accessory Dwelling Units. Planning Board reccomended approval of the amendment with the revisions of dropping the maximum square footage for attached and detached ADU's from 1,600 to 1,200 square feet, require a minimum lot size of 20,000 square feet to allow for and ADU, and allow ADU's to be served off of existing private connections to the primary dwelling if capacity allows it.

FISCAL IMPACT:

ADU's generally provides a positive fiscal impact for municipalities through increased property tax revenues and improved housing affordability without requiring large-scale infrastructure investments.

STAFF RECOMMENDATION:

Approval.

SUGGESTED MOTION(S):

I move we approve the amendment to the Development Ordinance for Accessory Dwelling Units.

Section 10.252 Accessory Dwelling Units (ADUs)

10.252.1 Purpose.

The purpose of the following sections is to create opportunities for a diverse housing stock within the City, as well as opportunities for multigenerational families, supplemental income, and aging in place. Any dwelling unit created must meet residential building code.

10.252.2 Applicability.

This section shall apply to all single-family residential districts. However, no accessory dwelling unit may be placed on the same lot as a duplex, multifamily structure, or townhome. ADUs shall only be occupied as single-family residences. No duplexes or multifamily units shall be permitted as ADUs. Nothing in this section shall apply to any of the following:

(a) The validity of enforceability of private covenants or other contractual agreements among property owners related to dwelling type restrictions.

(b) Properties located within a Historic Preservation District.

(c) Properties designated as a National Historic Landmark by the United States Department of Interior.

10.252.3 Accessory Dwelling Units as freestanding structures.

New or existing accessory buildings may be used as dwelling units in addition to the principal detached single-family dwelling unit any single-family residential zoning district upon issuance of a zoning and building permit, subject to the following conditions:

(a) The lot is developed, or proposed to be developed, with a single-family dwelling and customary accessory outbuildings.

(b) The lot has a minimum lot size of 20,000 square feet.

(c) The lot shall have legal access to a public or private street.

(d) One (1) accessory dwelling unit is permitted per lot, whether within the principal dwelling or as a freestanding structure.

(e) The structure containing the accessory dwelling must meet the applicable primary building setbacks established in Section 10.245, Area, Height, and Yard Regulations.

(f) Accessory Dwelling Units are limited to the side and rear yard of the property. The Accessory Dwelling Unit shall not encroach past the front building line of the Primary Single Family Dwelling.

(g) The existing, primary dwelling may be non-conforming in regard to building setbacks required in the zoning district as long as the accessory unit conforms to all primary building setbacks for the zoning district in which the dwelling unit resides.

(h) The accessory dwelling unit shall not exceed 50% of the heated gross floor area of the primary residence up to a maximum area of ~~1600~~ 1200 square feet.

(i) The accessory dwelling unit is constructed to the state building code for one and two-family dwellings.

(j) There is sufficient off-street parking on the parcel to accommodate two spaces for the principal dwelling and one space per bedroom in the accessory dwelling unit, which may include garage spaces.

(k) Manufactured homes, shipping containers, RVs, temporary structures, storage buildings, and similar structures shall not be permitted to become ADUs.

(l) The application materials indicate storage locations for solid waste and recycling containers for both dwellings consistent with City Code requirements.

(m) Units that existed prior to adoption of this Section that do not meet one or more provisions of this section may continue as legal non-conforming uses as defined in this Ordinance.

(n) Accessory dwelling units shall not be used for short term rentals, bed and breakfasts, or a boarding house as defined by Section 10.16 of the City of Graham Development Ordinance. Accessory Dwelling Units to be rented or leased on a long-term basis shall not create significant noise, traffic, or other undesirable effects that would not customarily be associated with a primary single-family residential use.

(o) For lots where the primary dwelling is connected to water and sewer service, then both the primary and accessory dwellings ~~shall be connected to municipal water and sewer service, and each shall have its own separate water, sewer, and electrical meters~~ may use the existing privately tapped connection from the primary dwelling and connect it to the accessory dwelling if the capacity is available for both units. Lots with septic systems shall consult with Alamance County Environmental Health to determine if the septic system can accommodate the accessory dwelling unit in addition to the primary dwelling.

(p) Anyone seeking an accessory dwelling unit in a freestanding structure shall coordinate with Alamance County GIA Addressing and City of Graham emergency services to ensure any address to be assigned will work for all agencies.

10.252.4 Accessory Dwelling Units within a principal single-family dwelling.

Accessory units may be located within a principal single-family dwelling in any single-family residential zoning district upon issuance of a zoning and building permit, subject to the following conditions:

(a) The lot is developed, or proposed to be developed, with a single-family dwelling and customary accessory outbuildings.

(b) The lot has a minimum lot size of 20,000 square feet.

(c) The primary structure containing the accessory dwelling unit shall meet the applicable primary building setbacks established in Section 10.245, Area, Height, and Yard Regulations for the zoning district in which the dwelling resides in order to add an accessory dwelling unit.

(d) Accessory Dwelling Units are limited to the side and rear yard of the property. The Accessory Dwelling Unit shall not encroach past the front building line of the Primary Single-Family Dwelling.

(e) One (1) accessory dwelling unit is permitted per lot, whether within the principal dwelling or as a freestanding structure.

(f) Manufactured homes, shipping containers, RVs, temporary structures, storage buildings, and similar structures shall not be permitted to become or contain ADUs.

(g) The accessory dwelling unit does not exceed 50% of the heated gross floor area of the primary residence up to a maximum area of 1600 square feet.

(h) The accessory dwelling unit must have its own exterior access. Any interior access to the principal dwelling must be lockable from both dwellings.

(i) The application materials indicate storage locations for solid waste and recycling containers for both dwellings consistent with City Code requirements.

(j) The dwelling unit, if constructed as an addition onto a primary dwelling, shall meet all applicable building codes and setbacks established in Section 10.245, Area, Height, and Yard Regulations for the zoning district in which the dwelling unit resides.

(k) Dwelling units that existed prior to adoption of this Section that do not meet one or more provisions of this section may continue as legal non-conforming uses as defined in this Ordinance.

(l) Accessory dwelling units shall not be used for short term rentals, bed and breakfasts, or a boarding house as defined by Section 10.16 of the City of Graham Development Ordinance. Accessory Dwelling Units to be rented or leased on a long-term basis shall not create significant noise, traffic, or other undesirable effects that would not customarily be associated with a primary single-family residential use.

(m) For lots where the primary dwelling is connected to water and sewer service, then both the primary and accessory dwellings shall be connected to municipal water and sewer service, and each shall have its own separate water, sewer, and electrical meters. Lots with septic systems shall consult with Alamance County Environmental Health to determine if the septic system can accommodate the accessory dwelling unit in addition to the primary dwelling.

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Section 10.252 Accessory Dwelling Units (ADUs)

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(e) Accessory Dwelling Units are limited to the side and rear yard of the property. The Accessory Dwelling Unit shall not encroach past the front building line of the Primary Single Family Dwelling.

(f) The existing, primary dwelling may be non-conforming in regard to building setbacks required in the zoning district as long as the accessory unit conforms to all primary building setbacks for the zoning district in which the dwelling unit resides.

(g) The accessory dwelling unit shall not exceed 50% of the heated gross floor area of the primary residence up to a maximum area of 1600 square feet.

(h) The accessory dwelling unit is constructed to the state building code for one and two-family dwellings.

(i) There is sufficient off-street parking on the parcel to accommodate two spaces for the principal dwelling and one space per bedroom in the accessory dwelling unit, which may include garage spaces.

(j) Manufactured homes, shipping containers, RVs, temporary structures, storage buildings, and similar structures shall not be permitted to become ADUs.

(k) The application materials indicate storage locations for solid waste and recycling containers for both dwellings consistent with City Code requirements.

(l) Units that existed prior to adoption of this Section that do not meet one or more provisions of this section may continue as legal non-conforming uses as defined in this Ordinance.

(m) Accessory dwelling units shall not be used for short term rentals, bed and breakfasts, or a boarding house as defined by Section 10.16 of the City of Graham Development Ordinance. Accessory Dwelling Units to be rented or leased on a long-term basis shall not create significant noise, traffic, or other undesirable effects that would not customarily be associated with a primary single-family residential use.

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(m) Anyone seeking an accessory dwelling unit in a freestanding structure shall coordinate with Alamance County GIA Addressing and City of Graham emergency services to ensure any address to be assigned will work for all agencies.

STAFF REPORT

SUBJECT:	FUTURE LAND USE PLAN
PREPARED BY:	CAMERON WEST, SENIOR PLANNER

REQUESTED ACTION:

Review the draft Future Land Use Plan and Planning Board draft comments on the plan for approval.

BACKGROUND/SUMMARY:

The City has completed it's draft copy of the new Future Land Use Plan. Attached in the agenda is the full draft plan and it's contents as well as a brief summary of changes to the previous plan. Planning Board have also reviewed the plan and have provided you all with their redline recommendation copy of the plans. A summary of their changes are also included in your packet. This meeting will consist of review and comment on portions of the document that may need to be altered based on the initial draft, recommendations from Planning Board, and any public comment that is received during the meeting.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

Approval.

SUGGESTED MOTION(S):

I move we adopt the future land use plan.

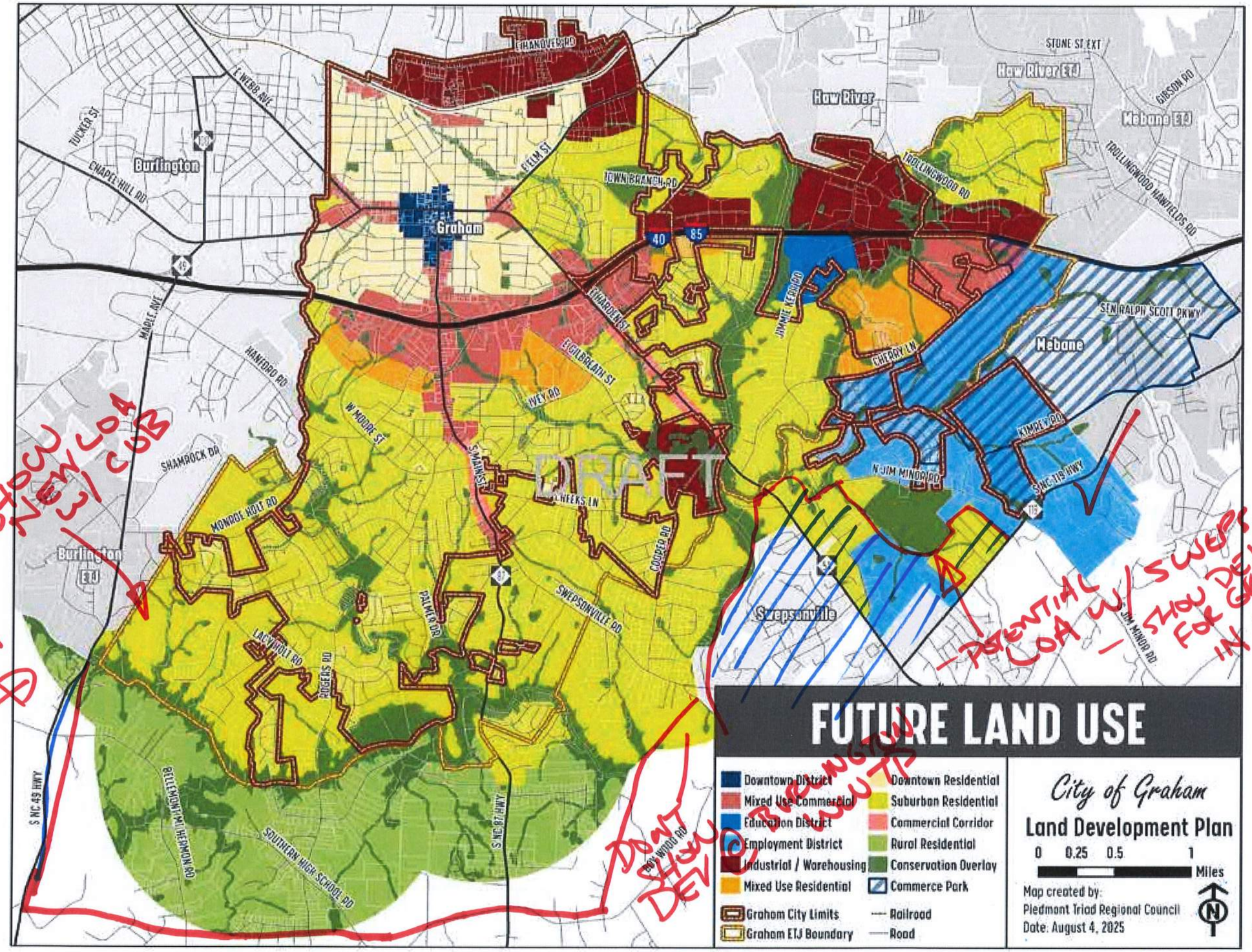
Planning Board Summary of Changes

- Page 4: Changed wording
- Page 11: Added Section 6 to the list of sections in the plan. Was left out prior. Updated list to 9.
- Page 29: Changed wording
- Page 32: Added updated information about ACTA.
- Page 33: Added wording about Trans Load Facilities
- Page 33: Added wording about new substation
- Page 40: Changed wording for S Main Street Overlay District
- Page 42: Removed wording and added additional emphasis on considerations when hearing/requesting conditional rezoning's.
- Page 45: Remove strategy 5 about extending the business district.
- Page 46: Added wording about consultation with the HRC when changes were made to historic curbing
- Page 47: Remove unnecessary word on page
- Page 52 and 53: Updated entire wording surrounding the background of the Cherry Lan/ NC Commerce Park Planning District
- Page 53: Changed wording for policy 5.4.2
- Page 54: Highlighted land areas that are inside of a conservation district. Requesting the map be adjusted to show those areas.
- Page 62: Added wording to describe what the conservation district is
- Page 63: Highlighted land areas that are inside of a conservation district. Requesting the map be adjusted to show those areas.
- Page 64: Updated entire wording regarding views on commercial centers vs strip development. Requested that additional pictures be provided to illustrate what is written.
- Page 65: Updated entire wording regarding views on unconnected roads vs road networks. Changed imagery.
- Page 66: Updated entire wording regarding views on mixed uses vs separation of uses
- Page 67: Updated entire wording regarding views on conventional development vs open space development
- Page 68: Remove "steering committee"
- Added page between 64 and 65 showing the types of appropriate building designs to be used when developing strip centers.

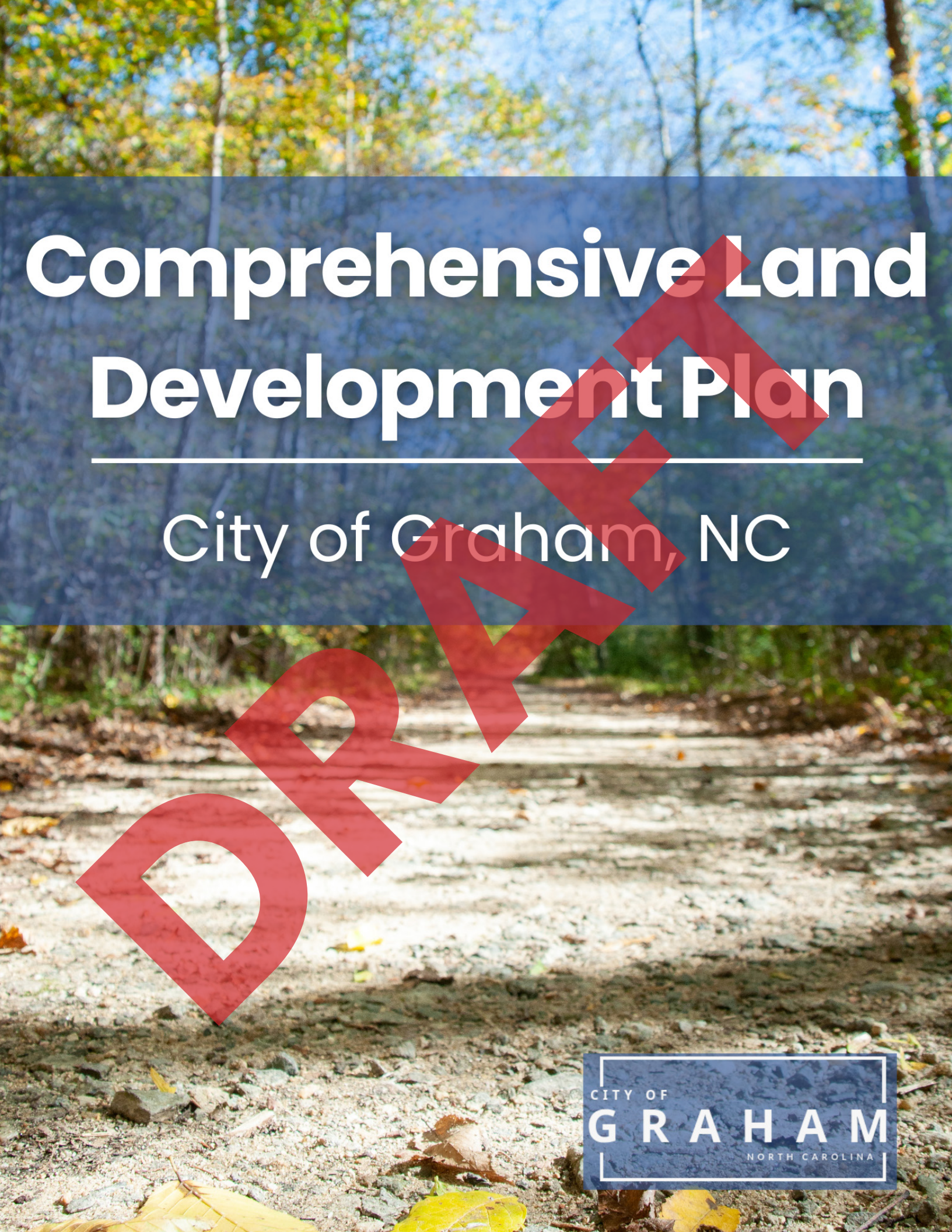
Summary of Changes – Graham Comprehensive Land Development Plan

- Updated formatting, margins and columns – full document
- Updated/Added graphics – full document
- Added Cover Page and Table of Contents – p. 1-3
- Removed Downtown Master Plan from Relevant Existing Plans – p. 4
- Added Alamance County Land Development Plan to Relevant Existing Plans – p.5
- Commuting Patterns – Updated with more recent Census On The Map data – p. 23-24
- 2.3 Existing Land Use – Added Existing Land Use Table and description – p. 25
- Schools – Added headings for each school – p. 29-31
- Parks and Recreation – Added headings and photos – p. 33-36
- 3.2 Zoning Districts – Added zoning district descriptions table – p. 38
- 3.4 Zoning Overlay Districts – added descriptions of each overlay district to accompany map from prior draft
- Section 4: Goals – Improved structure and formatting – p. 44-48
- Section 6: Future Land Use Map – Updated FLUM, description, and added 6.3 Future Land Use Categories and descriptions – p. 55-62
- Section 7: Comparison of Development Patterns – Improved graphics and formatting – p. 64-67

6.4 Future Land Use Map



- We need to adjust the future land uses based upon Burlington and Swepsonville locations and the current limited LOA with Burlington at Race Track Road. This would also include not showing any portion of the South Burlington WWTP within the future land use map.
- We also need to show that Graham isn't planning to cross HWY 49 to the southwest but I don't see a problem with continuing to show further land use to the south of the Creek. I would actually go all the way to Boywood Road and Southern High School Road and probably Bellemont Hermon Road all the way back to HWY 49.
- It would be really helpful for the plan to recommend that Graham aggressively explore lines of agreement with all neighboring communities including Swepsonville, Burlington, Haw River, and Mebane.
- Need to update the annexation file shown to include Shawn Cummings property in Graham, the Sheetz property in Swepsonville, and if the Clay Pigeon property has been annexed into Burlington or not.
- Growth wise, as we discussed the 2024 official population is much higher than what is shown in the document which will change the total growth. I think it would be helpful for the plan to include notes regarding that the growth is coming, either in Graham or up against Graham so we need to plan for how that growth is going to happen.



Comprehensive Land Development Plan

City of Graham, NC

DRAFT

CITY OF GRAHAM NORTH CAROLINA

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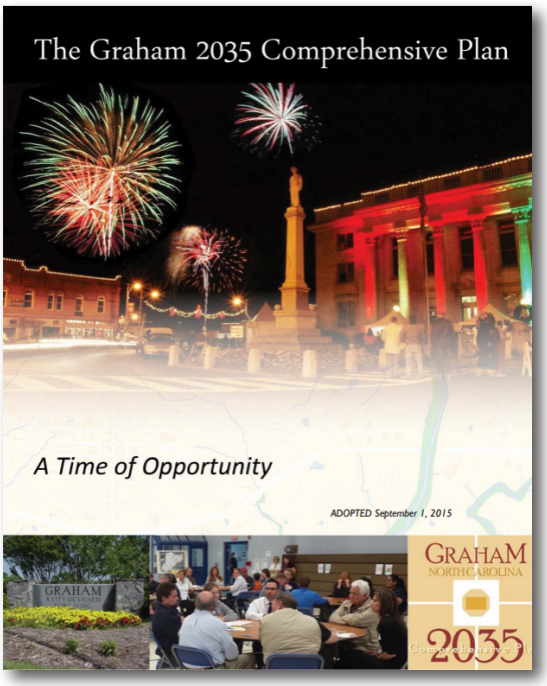
SECTION 1: INTRODUCTION & OVERVIEW

1.1 Purpose

The purpose of a plan is to ~~be prepared~~ chart the course for the future. By taking a deliberate look at the current situation, making reasonable projections of anticipated growth, and determining what people would like to see in the future, development can happen in a manner that ~~improves~~ benefits and strengthens the community and protects valued resources. ~~Making~~ Developing this plan is an attempt to articulate the collective vision for the future of the City of Graham.

1.2 Relevant Existing Plans

The Graham 2035 Comprehensive Plan (2015 adoption)



The Graham 2035 Comprehensive Plan was an update to the City's 2000 Growth Management Plan. The update was needed because many of the action items from the earlier plan had been accomplished and the population and development patterns of the city had experienced significant change. The new plan was a long-range guide for growth and development, developed with extensive public outreach and collaboration. The plan's vision was crafted through numerous public meetings, community workshops, and a citizen survey, ensuring that it reflected the shared goals and aspirations of Graham's residents. It serves as a foundational document for all future decisions regarding land use, infrastructure, and community services, providing a clear roadmap to guide the city's evolution over the next decade. The plan's implementation is a collaborative effort ~~between~~ among city staff, elected officials, and the public. It provides a flexible framework that allows the city to adapt to new challenges and opportunities while staying true to its long-term vision.

Public input for this plan showed desires to:

- ~~Grow downtown~~ Support Local Businesses
- Preserve and promote Graham's History
- Improve Schools
- Increase Walkability
- Expand Economic Opportunity
- Increase Local & Regional Accessibility
- Ensure that new development is harmonious with existing development

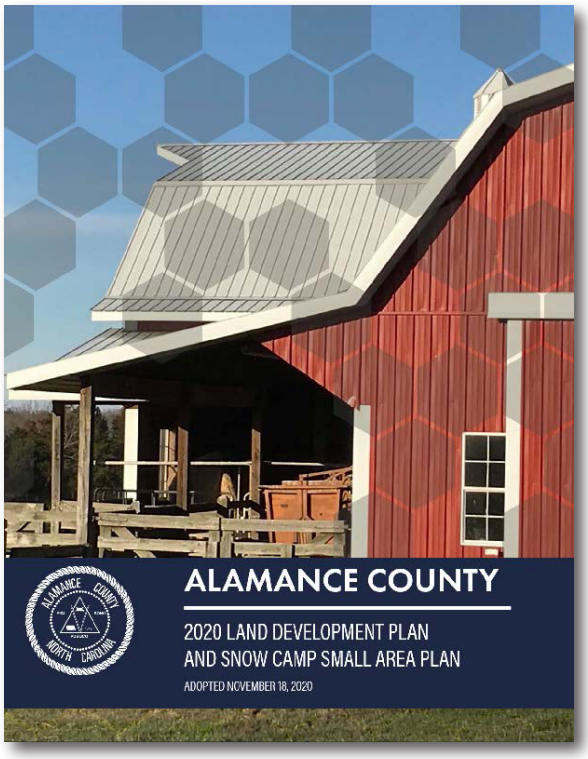
Eno-Haw Regional Hazard Mitigation Plan (2025 adoption)



The Eno-Haw Regional Hazard Mitigation Plan is a comprehensive document that focuses on identifying potential hazards and developing strategies to reduce their impact on people and property. This plan is crucial for local governments, as it is a requirement for maintaining eligibility for pre- and post-disaster mitigation funding from FEMA.

The planning area for this initiative includes Alamance, Durham, Orange, and Person counties, along with their incorporated communities. The process was a collaborative effort, involving extensive input from county and municipal departments, citizens, and emergency management officials. This broad participation ensures that the plan reflects the unique risks and needs of both the City of Graham and the entire region.

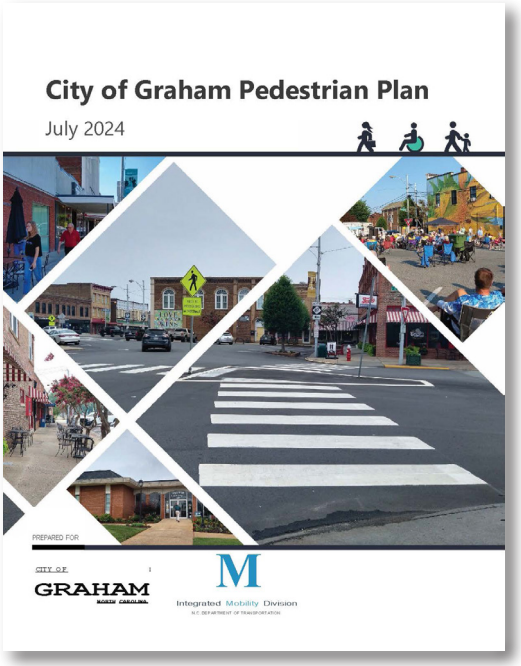
Alamance County Land Development Plan (2020)



Adopted in November 2020, the Alamance County Land Development Plan is a guiding document for land use and growth throughout the county's unincorporated areas. This comprehensive plan is a collaborative effort, developed with input from citizens, the Board of Commissioners, and county staff. Its primary purpose is to provide a framework for orderly growth while balancing the need to protect the county's rural character, agricultural roots, and natural resources.

The plan serves as a guide for land use in the county's unincorporated areas, including those adjacent to the City of Graham. While the county's plan provides a high-level framework, it is the City of Graham's own Development Ordinance that governs all development within its corporate limits and its extraterritorial jurisdiction (ETJ).

City of Graham Pedestrian Plan (2024 adoption)



The City of Graham Pedestrian Plan was developed to understand the community's vision and goals for an improved pedestrian network. Four types of improvements were identified and prioritized:

- Sidewalks, new to connect trip attractors
- Sidewalk Improvement Projects, upgrading existing sidewalks
- Intersection Improvement Projects to increase safety
- Greenway Corridors to provide recreation as well as transportation
- Enhancing existing facilities to meet future needs and ADA standards
- Developing policies and programs to support infrastructure improvements
- Incorporating pedestrian facilities into all municipal and state roadway projects

BGMPO Metropolitan Transportation Plan 2045(2020)

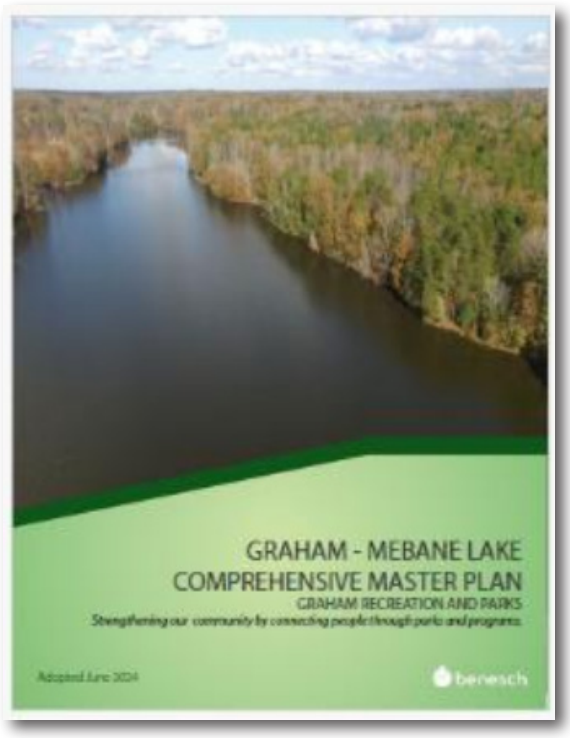


The Burlington Graham Metropolitan Planning Organization (BGMPO) is tasked with providing comprehensive transportation planning for the region. The Metropolitan Transportation Plan, adopted in 2020, outlines transportation goals for the next 20 years. Modes of transportation evaluated as part of this plan include highway, public transportation and rail, bicycle, and pedestrian. This plan does not cover routine maintenance or minor operations issues.

Recommendations relevant to Graham include:

- Intersection improvements to Wilkins Road and Bason Road
- Intersection improvements to West Parker Street
- Intersection improvements to East Elm Street
- Construct sidewalk West Pine Street to North Marshall Street
- Construct sidewalk on Ivey Road to East Gilbreath Street

Graham-Mebane Lake Comprehensive Master Plan (2024)



Graham-Mebane Lake is a signature recreation facility serving residents of both the cities of Graham and Mebane as well as the region. The lake and marina facilities offer residents and visitors access to a 650 acre municipal reservoir. Graham-Mebane Lake serves as the source of drinking water for citizens of Graham, Mebane, Green Level, and Swepsonville. The water treatment plant at the dam distributes 3.8 million gallons of water to 35,000 people on a daily basis. This master plan is a combined effort of the Graham Recreation and Parks staff and Benesch (consulting firm) working with the public and other stakeholders. The plan is designed to provide a comprehensive roadmap for future improvements and management of the lake's resources, balancing recreational opportunities with environmental stewardship.

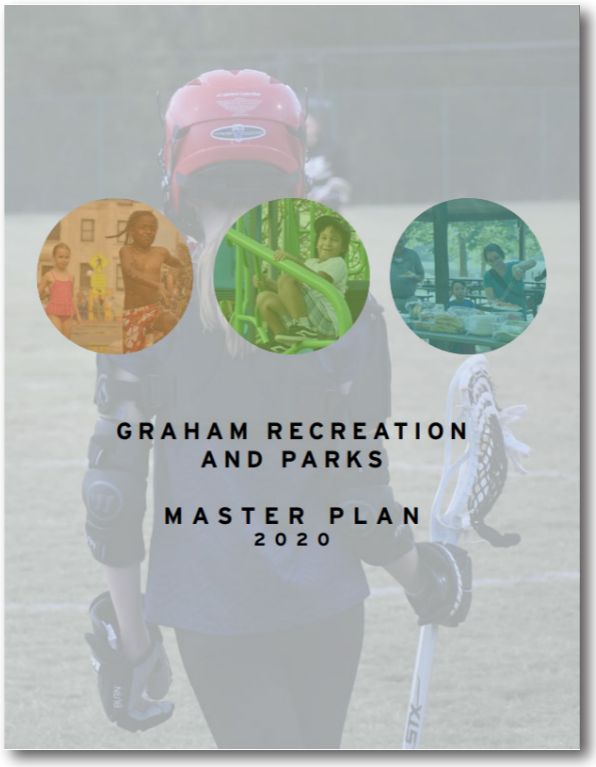
Ten year priority recommendations from the plan include:

- Replace and upgrade the boat launching facilities and vehicular circulation
- Design and construct a new Marina Office/Main Park facility
- Design and engineer a new sea wall to allow redevelopment of the central core area at the marina
- Ensure all existing and future facilities are accessible to all users
- Acquire and master plan the Bason Life Estate tract for consideration as a Nature Area
- Seek additional lakefront properties for potential acquisition in providing additional lake access and recreational opportunities
- Establish a Friends of the Lake committee; develop a work plan
- Seek partnerships with area businesses and agencies that focus on health and wellness to expand programming along the lake.



Graham-Mebane Lake

Graham Recreation and Parks Master Plan (2020)

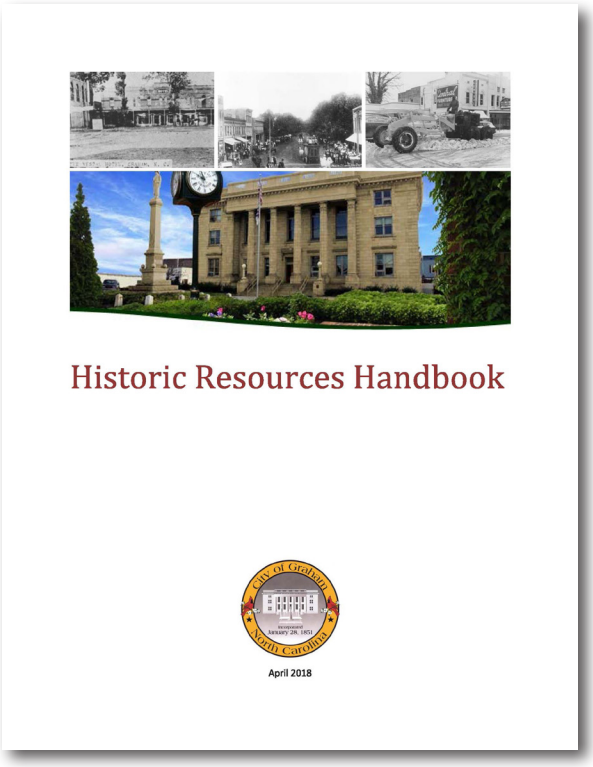


The City of Graham Recreation and Parks Department updated its Master Plan in 2020 to serve as a guide for the development of the Graham Recreations and Parks Department over the next 5-10 years. The master planning process provides opportunities for the public to voice their recreation wants and needs.

This updated planning document will provide staff, decision-makers, and the public with:

- A snapshot of community recreation needs;
- Inventories of existing facilities, programs, and conditions;
- Priorities for staff, program, and facility improvements;
- A framework of data and information to support decision-making;
- A tool to assist in grant applications.

Historical Resources Handbook (2018)



The Historical Resources Handbook emphasizes that historic architecture is important to the look and feel of Graham's downtown. State accreditation emphasizes the historic value of the Courthouse Square and surrounding buildings. The goal of the handbook is to provide clear and concise recommendations on how to undertake projects, from simple repairs to major additions, in a manner that respects the integrity of historic properties. This includes guidance on appropriate materials, colors, and design elements. The preservation of historic properties helps to attract tourists and new businesses, boosting the local economy and maintaining a unique and authentic sense of place. The guidebook aims to:

- Preserve Graham's historic character
- Guide property owners and developers
- Educate the community

1.3 Comprehensive Plan Steering Committee

The Steering Committee that developed this plan was comprised of local business owners, longtime residents, and local elected officials. The steering committee was the voice of the citizens of Graham and they helped guide the planners from the Piedmont Triad Regional Council to create a plan that would best serve the City of Graham. In addition, a survey and community outreach at local events encouraged citizens to provide input into the plan throughout the planning process.

1.4 Mission Statement

"To preserve Graham's small-town feel, while accommodating future growth, incorporating economic concerns, and protecting the natural environment."



Mural in Downtown Graham

1.5 Public Participation

To assist in updating the City of Graham's Land Development Plan, the Piedmont Triad Regional Council conducted public outreach through a survey of town residents, business and property owners, employees, and other stakeholders. The survey was publicized through official City of Graham communications, the City's Facebook page, public community events, and word of mouth. Public involvement was also garnered through public outreach at the Thursdays at Seven Concert Series in downtown Graham.

Throughout the planning process the overwhelming response was to keep Graham's small-town atmosphere.

201 survey responses were received. Comments were received at local events. Additionally, the survey questions and responses were discussed during the stakeholder meetings.

1.6 Geographic Scope

The entire City of Graham's Planning Jurisdiction and future growth areas including the land found within the City limits, Extra-territorial jurisdiction and other surrounding property were included in this plan.



Downtown Graham

1.7 Organization of the Plan

The City of Graham Comprehensive Plan is organized into eight sections.:

Section 1 - An overview of the plan.

Section 2 - Background information, and facts and figures on demographics.

Section 3 - Current regulatory controls governing land use.

Section 4 - Goals and the supporting strategies to achieve those goals.

Section 5 - Descriptions of each of the three planning districts.

Section 6 - Future Land Use Map.

Section 7 - A comparison of development patterns.

Section 8 - Implementation and review

Section 9 - Appendix of sources used to develop this plan

1.8 Key Issues

Growth has been identified as a key issue facing the City of Graham. During meetings with the Steering Committee, the surveys received, and feedback from public events. In particular four questions concerning growth have been raised:

- What kind of Growth does Graham want?
- How much Growth does Graham want?
- Where should Growth be located?
- What should the Growth look like?

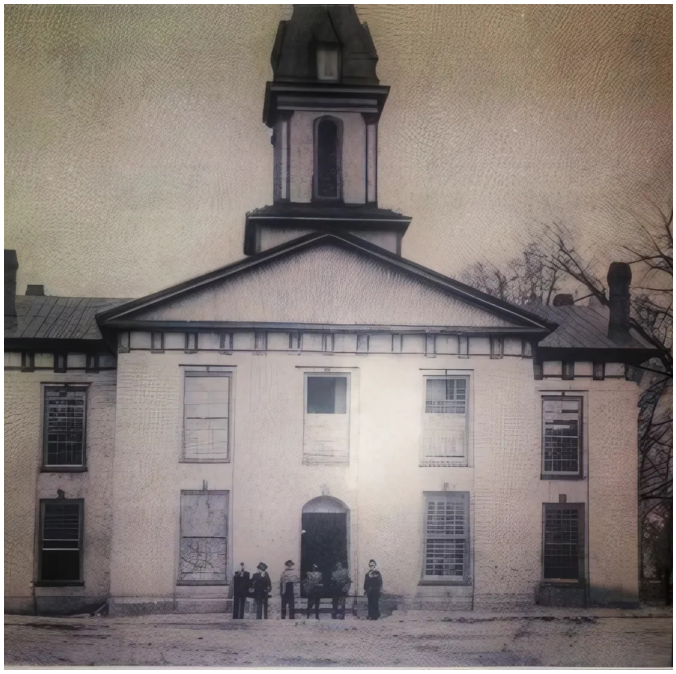
Preservation of the small-town feel was expressed numerous times throughout the development of this plan. Concern was expressed that growth has put pressure on housing costs. Additionally, population growth has caused Graham to have an increase in needed services which then leads to a need to find increased funding for increased public expenditures.

1.9 How to Use the Plan

The plan is designed as a growth management guide for the community. Elected officials, appointed board members, City staff, developers, and citizens should view the plan as a tool that can be used for making development decisions. This document is not an ordinance, but will be used to guide rezonings and development decisions by Graham's elected and appointed boards.

SECTION 2: BACKGROUND INFORMATION

2.1 History



Original Alamance Courthouse (c.1900)

The beginnings of Graham date back to the mid 1800's. On April 19, 1849 the residents of Orange County, one of the largest counties in North Carolina at that time, voted by a narrow margin to divide Orange County into two counties because of its vastness, and therefore the difficulty in serving all its residents from the county seat. The western part of the county became Alamance County, so named for the Battle of Alamance, which occurred during the Revolutionary War on a site within the county.

The most desirable location nearest the geographical center of the new county was chosen as the site for the courthouse and thus, the county seat. The original size was a square containing 75 acres bounded on the north by what became Market Street and on the south by what became McAden Street. This new town was named Graham in honor of the Whig Governor of North Carolina at that time, William A. Graham. The town became the first town to be incorporated in Alamance County, in January, 1851. Graham was laid out by local surveyor Silas Lane and follows the Lancaster square plan. This plan was named after its early use in Lancaster, Pennsylvania. The plan features a large square at the intersection of the main streets, created by notching out the corners of the adjacent blocks. Only a few of North Carolina's one hundred county seats use the Lancaster square plan, a plan that is the most dramatic in its visual impact and also the least resistant to traffic congestion. This scheme survives in only a few towns, including Pittsboro, Whiteville, Carthage, Mocksville, Lincolnton, and Graham. The square in Graham is among the most emphatic examples, principally because of the quality and intactness of the block faces that frame the square. Commercial buildings surround the notched-out square and turn the corners to the axial streets – Main Street running north-south and Elm Street running east-west. Commercial and residential buildings then line these axes and the secondary streets. The original brick and stucco courthouse was completed in 1851, but was replaced by the current structure in 1923.

The first commercial building, W.J. Nicks Grocery and Feed Store, a three-story brick structure, was built in 1850 at the southeast corner of the square. On the northwest corner of the square were the town's water supply, a wooden pump and water trough. This area became the trading center and the court square resembled the commons of a New England Village.

In 1856, plans were announced that the

North Carolina Railroad, running from Goldsboro to Charlotte, would pass within one block of the courthouse. With this announcement came images of a peaceful square becoming filled with smoke, dirt, and grime from the massive steam engines and noise from the engines scaring all the horses and other animals on the square. Graham's residents decided to pass an ordinance forbidding the construction of a railroad within one mile of the courthouse. With this ordinance, Graham's only chance of becoming a large metropolis was lost. The railroad company located its maintenance and repair shops approximately three miles west of Graham, and this area became known as Company shops and grew into what is now the City of Burlington, the largest city in the county.



Oneida Cotton Mills

At the time of the Civil War, Graham was an educational, legal, and business center. In 1885 an early tobacco factory was built, but by 1890 textiles had replaced tobacco as the major industry. By the turn of the century, Graham had become a "quiet and attractive residential village" and within the next several years, Graham had a water works and electric plant. In 1911, the Piedmont Railway and Electric Company began a streetcar service between Burlington, Haw River, and Graham, ending its line on North Main Street in front of the courthouse. Graham has experienced substantial growth after World War II. In 1961 Graham was no longer referred to as the Town of Graham, but instead, as the City of Graham.

In 2015, Graham was involved in developing the N.C. Commerce Park, an 1,100-acre economic development zone, with parcels certified by the N.C. Department of Commerce. The area includes parcels owned by dozens of private land-owners who have voluntarily become partners. The area includes parts of Graham, Mebane, and unincorporated Alamance County. Site development involved $12 million for infrastructure, jointly funded by the three local governments and the N.C. Department of Transportation. The project is an economic development success story that underscores how vital regional collaboration is for community and economic development.

Today, Graham has more than 17,000 residents living in an area of nearly 10 square miles. The proximity to the I-40/85 corridor has contributed to steady growth for several decades. Graham has been transforming from rural to suburban and urban since the 1960's. In 2020, the NC Department of Commerce selected Graham to participate in the Downtown Associate Community (DAC) Program. This initiative through the NC Main Street and Rural Planning Center is designed to equip the City with the tools to build a sustainable organizational foundation and conduct strategic economic development in downtown Graham.

In this plan update, the downtown, the residential, and the industrial areas are all woven together to create the fabric of the City of Graham.

2.2 Population, Housing, & Economy

In this demographic section, Graham is compared to Alamance County, North Carolina, and the municipalities of Davidson, Lexington, Mebane, and Hope Mills. These municipalities were chosen because they have a similar demographic makeup to Graham and because they all are located along an interstate highway in close proximity to another major city. Demographic data was obtained from the NC State Demographers office for 2021 population estimates and the US Census Bureau's Decennial Census and 2020 American Community Survey (ACS).

Population

Overview

The 2021 population in Graham was 17,570 people, per the NC State Demographer Certified Population Estimates, up from the 2020 Decennial Census count of 17,157. The current city limits are approximately 10.7 square miles, yielding an overall population density of 1,642 people per square mile, or about 2.56 people per acre. The City also has an extraterritorial jurisdiction of about 6.2 square miles, creating a total study area of 16.9 square miles.

There was significant discussion in the stakeholder meeting that this population number was lower than current population. There was a feeling that the local population, especially the growing Hispanic population, may not have been accurately counted in the census. In addition, the census was taken in 2020 during the height of the Covid pandemic and it is believed that many residents did not participate in the census for that reason.

Graham has seen significant population growth over the past several decades, and has been growing at a faster rate than Alamance County over the past 20 years. Between 2010 and 2020, the City's population grew by 21.2% (adding 3,004 people) while the County population only grew by 13.4%. As of 2020, 10% of the County's total population lived in Graham.

Figure 1: Historical Population

	Graham			Alamance County			% of County
	Population	Change	% Change	Population	Change	% Change	
1950	5,026	-	-	71,220	-	-	7.1%
1960	7,723	+2,697	53.7%	85,674	+14,454	20.3%	9.0%
1970	8,172	+449	5.8%	96,502	+10,828	12.6%	8.5%
1980	8,674	+502	6.1%	99,319	+2,817	2.9%	8.7%
1990	10,426	+1,752	20.2%	108,213	+8,894	9.0%	9.6%
2000	12,683	+2,257	21.6%	130,800	+22,587	20.9%	9.7%
2010	14,153	+1,470	11.6%	151,131	+20,331	15.5%	9.4%
2020	17,157	+3,004	21.2%	171,415	+20,284	13.4%	10.0%

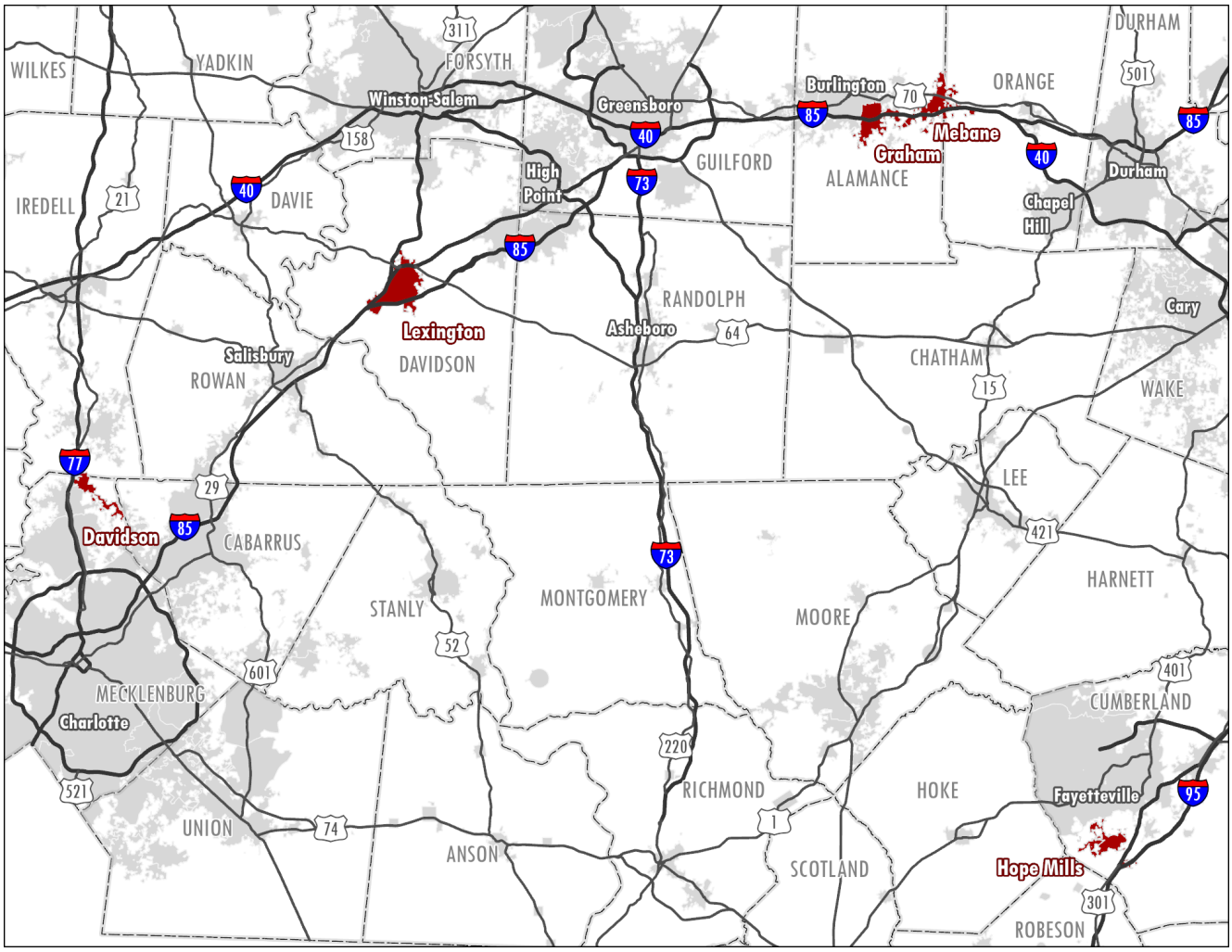
Source: Decennial Census (1950-2020)

Graham is similar in population size to Davidson, Hope Mills, Lexington, and Mebane. Between 2010 and 2020, Lexington's population grew the least (4%) while Mebane's population grew the most (56%).Figure 3: Population Comparison

Figure 2: Comparison Municipalities & Map

Jurisdiction	2010 Population	2020 Population	% Change 2010-2020	2021 Population
North Carolina	9,535,483	10,439,388	9%	10,556,299
Alamance County	151,131	171,415	13%	174,212
Davidson	10,944	15,106	38%	15,297
Graham	14,153	17,157	21%	17,570
Hope Mills	15,176	17,808	17%	18,058
Lexington	18,931	19,632	4%	19,650
Mebane	11,393	17,797	56%	18,116

Source: Decennial Census (2010-2020); 2021 NC State Demographer Certified Population Estimate



Map of Comparison Municipalities

Projections

The North Carolina State Demographer only provides population projections at the county level. Since Graham has been growing at a faster rate than Alamance County, this may not be the best way to predict Graham's future population. Instead, this report assumes Graham will continue to grow at a rate similar to that of the past decade. Between 2010 and 2020, Graham had an average annual growth rate of 1.94%, meaning each year the City's population grew by 1.94%. The table below shows population projections out to year 2040 for Alamance County (provided by the NC State Demographer) and for the City of Graham, based on the average annual growth rate between 2010 and 2020 applied out to 2040. Graham can expect to see a population of 25,329 by year 2040, an increase of 48% (8,172 people) from the year 2020.

Looking back at the City of Graham Growth Management Plan (2000-2020), this plan significantly underestimated population growth. This plan estimated in the year 2020 the City population would reach only 14,126. The 2020 Decennial Census reported a population of 17,157. The state projected the County population to be only 146,992 in Alamance County, whereas the County actually reached a population of 171,415. Because of Graham's location between the Triad and the Triangle, Graham can probably expect a continued high growth rate out to year 2040.Figure 4: Projected Population

Figure 3: Population Projections

Year	Alamance County[3]	City of Graham[4]
2020[1]	175,415	17,157
2021[2]	174,212	17,570
2022	174,862	17,911
2023	176,920	18,259
2024	178,956	18,614
2025	180,994	18,976
2026	183,030	19,345
2027	185,066	19,721
2028	187,102	20,104
2029	189,139	20,495
2030	191,173	20,893
2031	193,207	21,299
2032	195,244	21,713
2033	197,282	22,135
2034	199,316	22,565
2035	201,352	23,004
2036	203,388	23,451
2037	205,424	23,907

Year	Alamance County[3]	City of Graham[4]
2038	207,459	24,372
2039	209,496	24,846
2040	211,533	25,329

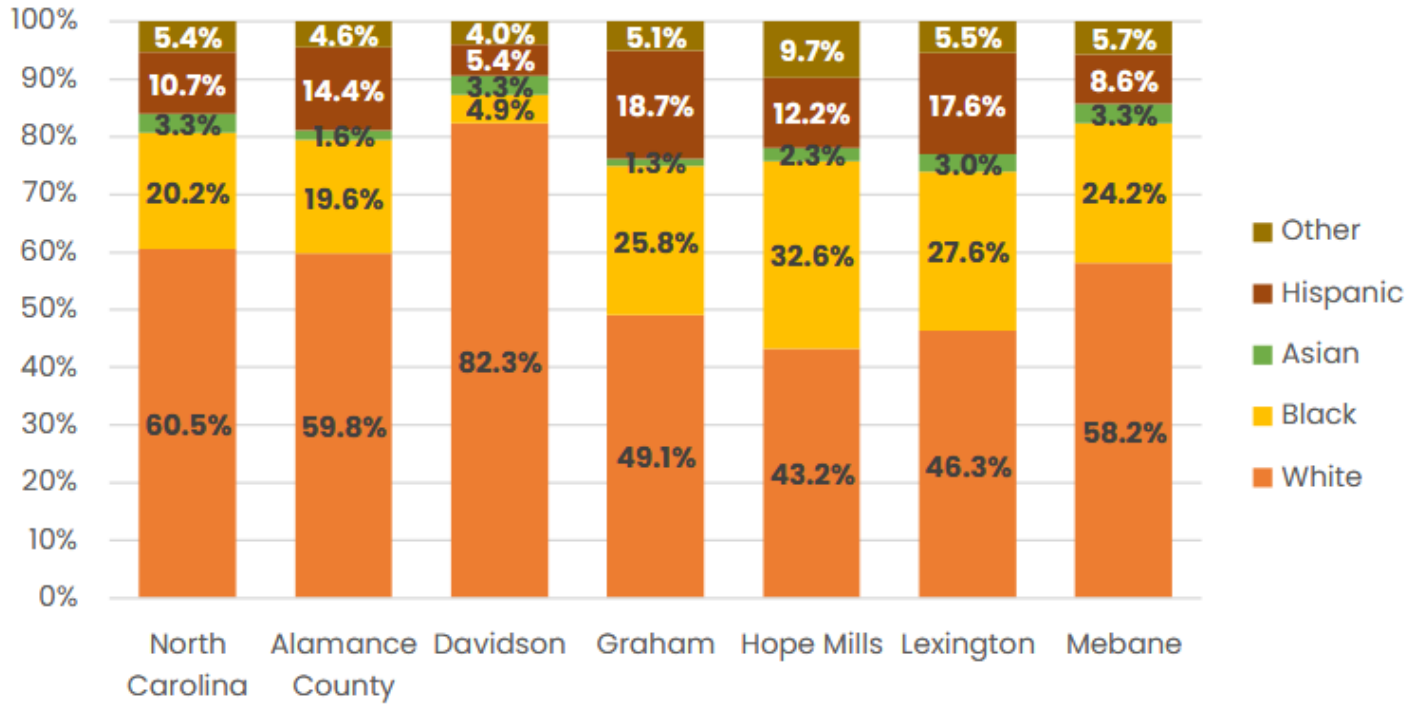
1 2020 Decennial Census, Redistricting Data
2 2021 NC State Demographer Certified Population Estimate
3 NC State Demographer Population Projections by County (2022-2040)
4 PTRC applied AAGR of 1.94% to each year (2022-2040)

Note: At the time of this demographic report, only 2020 Census Redistricting data is available which includes only total population and race/ethnicity. For all other sections the most recent American Community Survey data is used (2021).

Race

As of the 2020 Decennial Census, about half of Graham's population is white (49.1%) while 25.8% is black, 18.7% Hispanic, 1.3% Asian, and 5.1% some other race. This composition is mostly similar to the other comparison jurisdictions, except for Davidson, which has a much higher percent white population. Graham has a lower percentage of white population and a higher percentage of black and Hispanic population than both Alamance County and the State. The white population has remained relatively stagnant between 2000 and 2020 in Graham, while the minority populations have increased significantly.

Figure 4: Race & Ethnicity Comparison (2020)



Source: 2020 Decennial Census, Redistricting DataFigure 6: Graham's Change in Race & Ethnicity(2000-2020)

Figure 5: Population Over Time by Race

	2000 Population		2010 Population		2020 Population		Change 2000-2010		Change 2010-2020	
	#	%	#	%	#	%	#	%	#	%
White	8,530	66.5%	8,241	58.2%	8,420	49.1%	(289)	-3.4%	179	2.2%
Black	2,753	21.5%	3,191	22.5%	4,426	25.8%	438	15.9%	1,235	38.7%
Hispanic	1,301	10.1%	2,229	15.7%	3,213	18.7%	928	71.3%	984	44.1%
Asian	94	0.7%	171	1.2%	222	1.3%	77	81.9%	51	29.8%
Other	155	1.2%	321	2.3%	876	5.1%	166	107.1%	555	172.9%
TOTAL	12,833	-	14,153	-	17,157	-	1,320	10.3%	3,004	21.2%

Source: 2000, 2010, 2020 Decennial Census

Student Population

Public schools in Graham are run by the Alamance Burlington School System. Their data shows that the county-wide kindergarten through twelfth grade school population is far more diverse than the adult population.

Figure 6: Student Population by Race

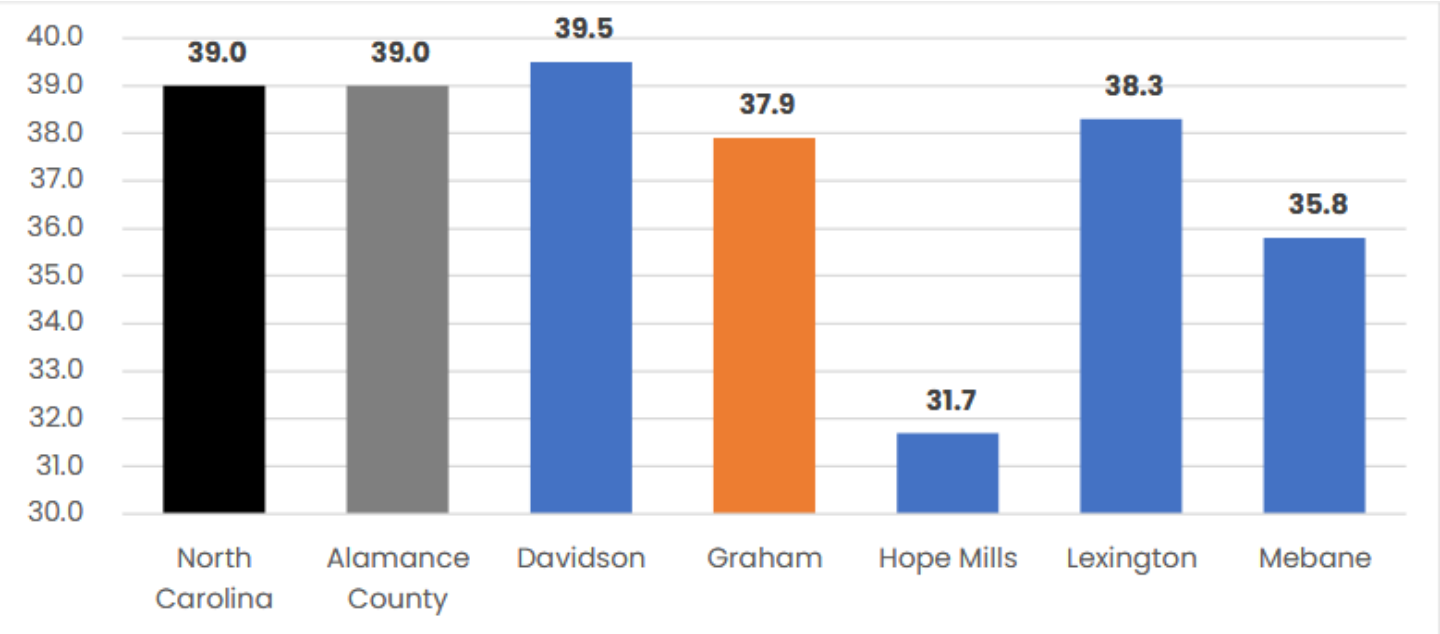
Race	Number of Students (approx.)	Percentage
Black or African-American	5577	24.5%
Asian	395	1.7%
Hispanic	6903	30.4%
American Indian/Alaskan Native	66	0.3%
Native Hawaiian/Pacific Islander	25	0.1%
White	8080	35.6%
Biracial	1670	7.4%
Total	22,716	-

Source: Burlington-Alamance k-12 fast facts

Age

The median age of the population in Graham is 37.9. Only Hope Mills and Mebane have a much lower median age. Graham has a large older adult population (ages 55 and over) that has been growing at a much higher percentage rate than the rest of the population over the past decade. The age range 55 to 64 grew 52.2% and the age range 65 years and over grew by 37%. The middle-aged adult age range (35 to 54 years) saw a slight decrease in population during this time.

Figure 7: Median Age Comparison (2021)



Source: 2021 ACS

Figure 8: Graham's Change in Age Ranges (2000-2021)

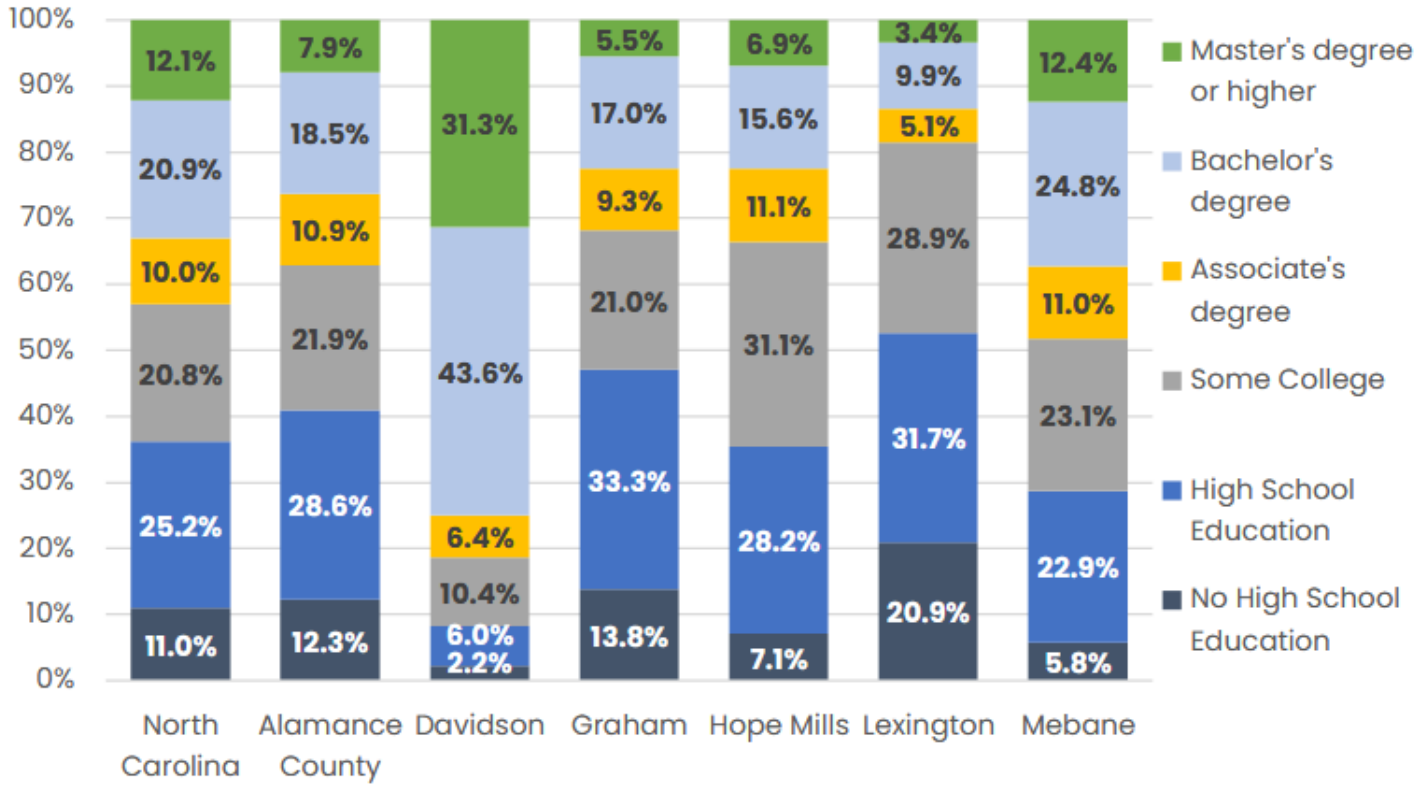
	2000		2010		2021		2000-2010		2010-2021	
	#	%	#	%	#	%	#	%	#	%
Under 5	964	7.5%	1,051	7.4%	1,352	8.1%	87	9.0%	301	28.6%
5 to 17	2,111	16.4%	2,522	17.8%	2,767	16.5%	411	19.5%	245	9.7%
18 to 24	1,276	9.9%	1,083	7.7%	1,496	8.9%	(193)	-15.1%	413	38.1%
25 to 34	2,171	16.9%	1,984	14.0%	2,140	12.7%	(187)	-8.6%	156	7.9%
35 to 44	1,915	14.9%	1,866	13.2%	1,795	10.7%	(49)	-2.6%	(71)	-3.8%
45 to 54	1,506	11.7%	1,929	13.6%	1,900	11.3%	423	28.1%	(29)	-1.5%
55 to 64	1,076	8.4%	1,647	11.6%	2,506	14.9%	571	53.1%	859	52.2%
65+	1,814	14.1%	2,071	14.1%	2,837	16.9%	257	14.2%	766	37.0%
Total	12,833	-	14,153	-	16,793	-	1,320	10.3%	2,640	18.7%

Source: 2000 & 2010 Decennial Census; 2021 ACS

Education

Graham's population is fairly well educated. However, almost 14% of the population (ages 25 and older) did not complete a high school education. About 32% have an Associate's degree or higher; 22.5% have a Bachelor's degree or higher; and 5.5% have a Master's degree or higher. In comparison, the Town of Davidson has a much higher percentage of the population with at least a Bachelor's degree (75%) and 31.3% with a Master's degree or higher. Graham's education attainment is on par with that of the State and County.

Figure 9: Educational Attainment for the Population 25+ Comparison (2021)



Source: 2021 ACS

Poverty & Income

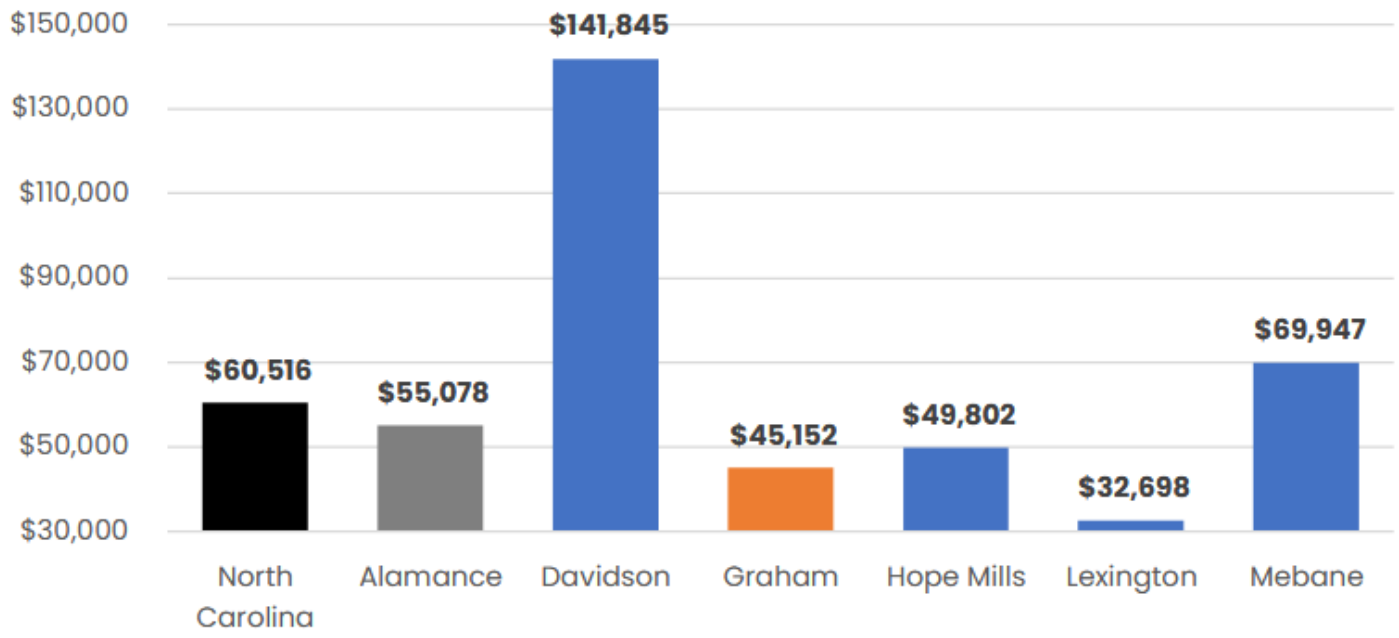
Graham has a high percentage (23.7%) of its population living below the poverty level (3,960 people). Children in Graham (under age 18) have the highest poverty rate of any age group, with 35% of children living in poverty (1,434 children). About 22% of adults (ages 18 to 64) live in poverty (2,165 adults) while about 13% of older adults (ages 65 and over) live in poverty (361 older adults). These rates are much higher than the State and County and all other comparison jurisdictions, except for Lexington.

Figure 10: Poverty Rate Comparison (2021)

	North Carolina	Alamance County	Davidson	Graham	Hope Mills	Lexington	Mebane
Children (0 to 17)	19.3%	20.4%	6.3%	35.0%	21.4%	33.1%	17.6%
Adults (18 to 64)	12.8%	13.3%	7.4%	22.2%	14.4%	24.4%	5.6%
Older Adults (65 and over)	9.4%	9.9%	3.8%	12.8%	8.3%	13.3%	15.1%
Total Population	13.7%	14.4%	6.5%	23.7%	15.8%	24.9%	10.0%

Source: 2021 ACS

Figure 11: Median Household Income Comparison (2021)



Source: 2021 ACS

The median household income in Graham is $45,152. This statistic is lower than the State and County. Only Lexington has a lower median household income. Graham's income levels have increased since 2000 ($35,706) and since 2010 ($39,034)

Housing

Figure 12: Housing Overview Comparison (2021)

	North Carolina	Alamance County	Davidson	Graham	Hope Mills	Lexington	Mebane
Vacancy Rate	13.7%	8.7%	9.5%	8.9%	10.5%	16.2%	5.9%
Rental Rate	34.1%	33.5%	21.2%	45.5%	35.9%	60.9%	41.0%
Median Gross Rent	$988	$875	$1,352	$825	$926	$747	$1,009
Median Home Value (Owner Occupied)	$197,500	$168,900	$478,000	$150,900	$141,100	$117,100	$223,300
Median Year Built (all housing units)	1989	1985	2000	1980	1993	1972	2002
% Single Family	69.8%	70.0%	77.0%	65.2%	76.3%	72.0%	65.6%
% Multi-Family	18.2%	18.4%	22.9%	29.1%	21.2%	23.3%	34.4%
% Mobile Home/Other	12.0%	11.6%	0.1%	5.7%	2.5%	4.8%	0.0%

Source: 2021 ACS

Occupancy & Tenure

There are roughly 7,783 housing units in Graham as of the 2021 ACS. About 8.9% of these (695 units) are vacant. Of the 7,088 occupied housing units, 54.5% are owner occupied and 45.5% are renter occupied.

Housing Values

The median home value of owner-occupied homes in Graham is $150,900. This statistic is slightly lower than the State and County. Davidson and Mebane have much higher home values. Graham housing is very affordable in comparison to the immediately surrounding areas of Mebane and Alamance County.

Units in Structure

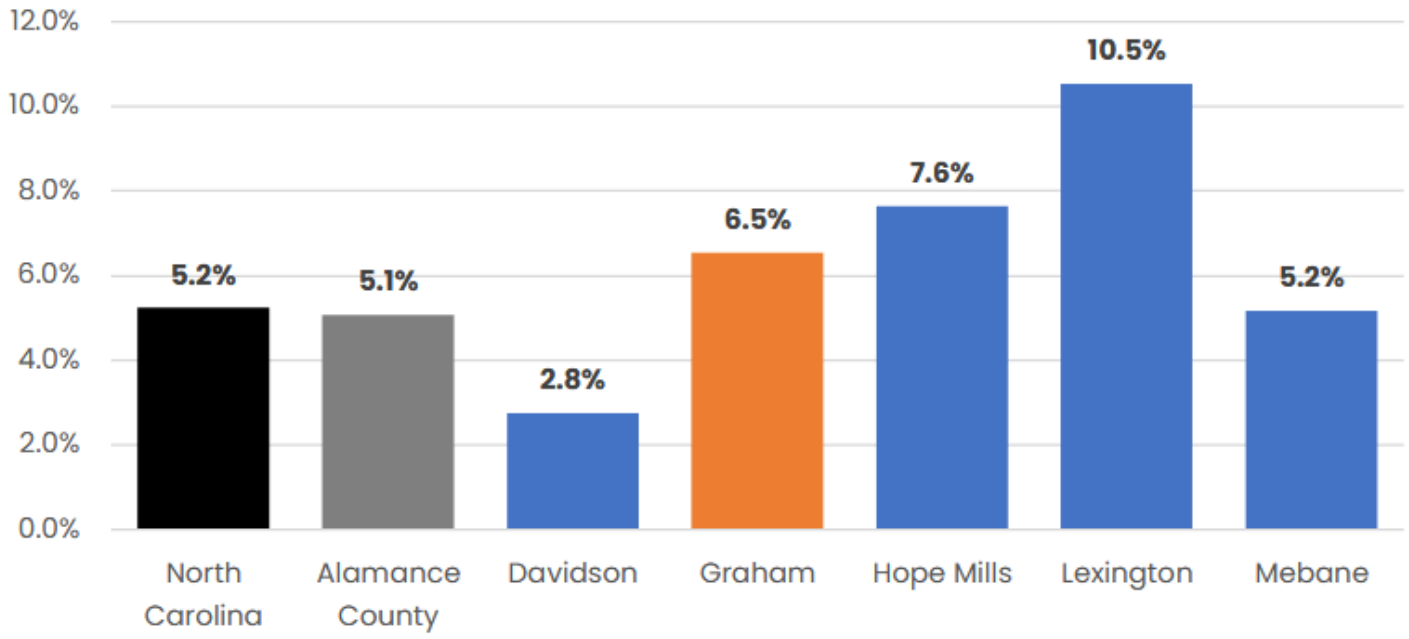
The majority of housing units in Graham are single family homes (65.2% or 5,074 units). 29.1% (or 2,256 units) are multi-family units. Most of the multi-family units consist of buildings with 2 to 19 units. Graham has a few multi-family complexes with over 20 units in each building. The remaining units in Graham are mobile homes (5.7% of 444 units).

Economy

Workforce

The labor force is considered to be anyone age 16 and over who is employed or looking for work. In Graham, there are 13,085 people age 16 and over. An estimated 7,972 of those (or 60.9%) are in the labor force. Roughly 522 people (or 6.5%) of the labor force is unemployed.

Figure 13: Unemployment Rate Comparison (2021)



Source: 2021 ACS

Commuting Patterns

According to the 2022 Census OnTheMap, only 8.5% of Graham's labor force both lives and works in Graham. The remaining 91.5% of the labor force commutes outside of Graham for work each day. The majority of these commuters work in other parts of Alamance County (37%); 12.4% commute west to Guilford County; 10.8% commute east to Orange County, 7.2% to Durham County and another 7.2% to Wake County.

There are an estimated 6,729 jobs in Graham's city limits. Only 7.9% of these workers both live and work in Graham, while the remaining 92.1% commute from other areas into Graham each day. The majority of these commuters drive from other parts of Alamance County (50%); 9.8% commute from Guilford County; 3.6% from Orange County; and 2.2% from Wake County.

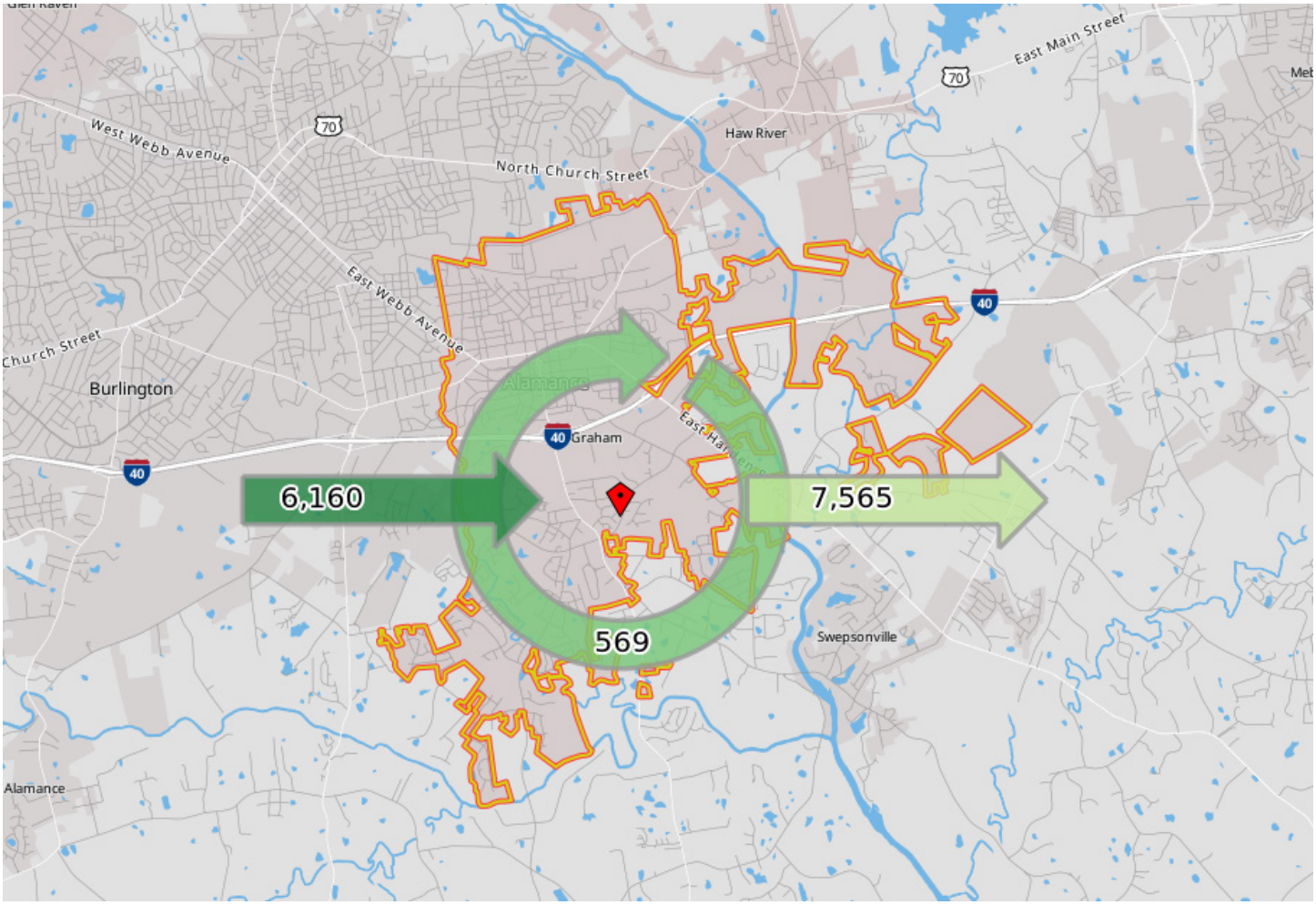
Graham loses about 1,405 people each day as 7,565 workers commute out of Graham and only 6,160 workers commute into Graham.

Figure 14: Inflow/Outflow of Graham Workers (2022)

Inflow/Outflow	Count	Percent
Labor Force Living in Graham	8,134	
Employed in Graham	569	7%
Commute outside Graham for Work	7,565	93%
Employed in Graham (Jobs)	6,729	
Living in Graham	569	8.5%
Commute into Graham for Work	6160	91.5%
Net Flow of Workers	-1,405	

Source: 2022 Census OnTheMap

Figure 15: Inflow/Outflow of Graham Workers (2022)



Source: 2022 Census OnTheMap

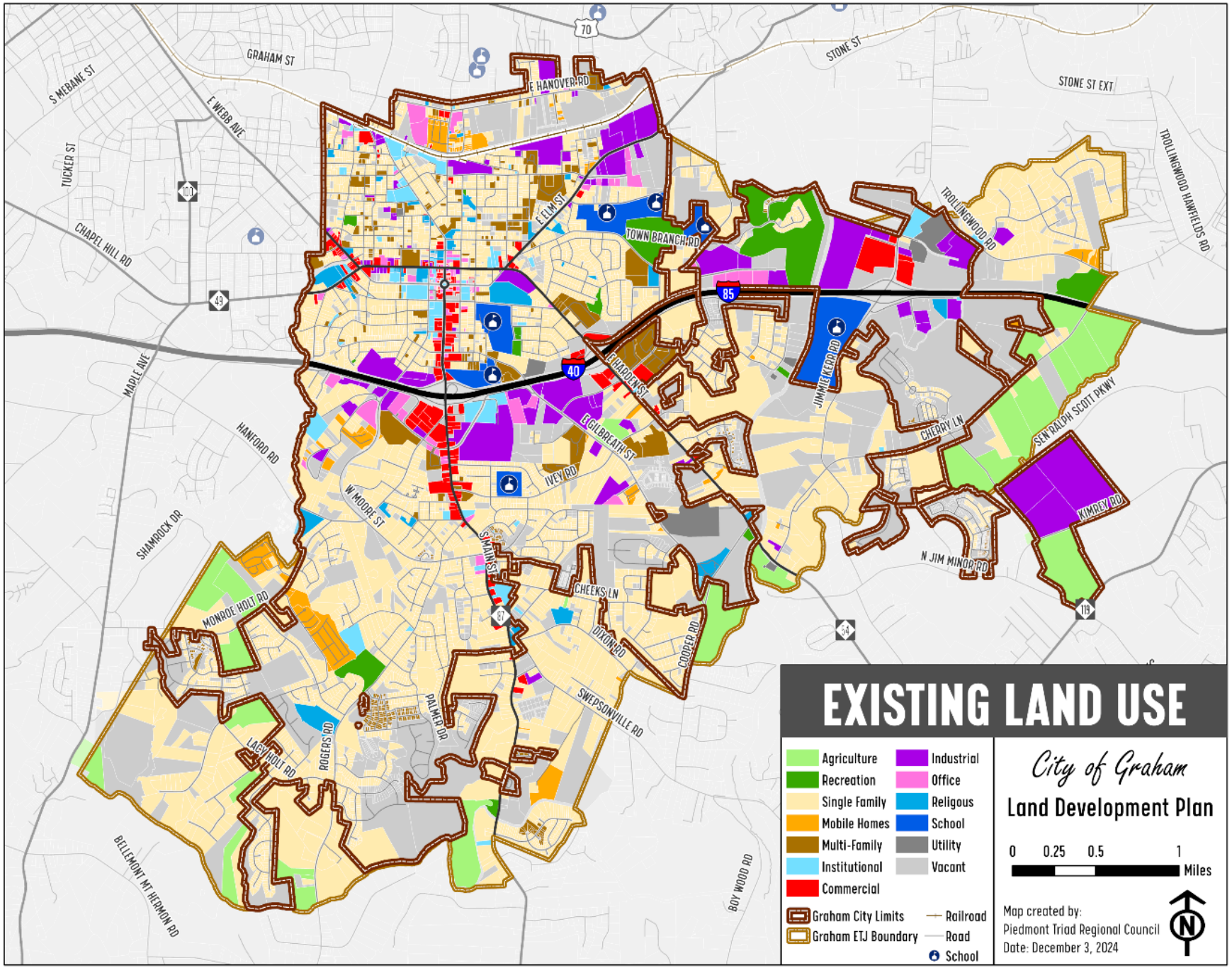
2.3 Existing Land Use

Understanding the current landscape of development within the City of Graham is the essential first step in effective long-range planning. This section presents the Existing Land Use (ELU) Table and Map, which collectively serve as a critical baseline for our Comprehensive Plan. The ELU Map provides a detailed visual representation of how every parcel of land within Graham's corporate limits and its extraterritorial jurisdiction (ETJ) is currently utilized. Complementing the map, the ELU Table offers a statistical breakdown of these land uses by category, quantifying the acreage dedicated to residential, commercial, industrial, public, and open space functions.

These tools are indispensable because they offer a snapshot of Graham's current physical development patterns. They allow us to identify concentrations of specific land uses, pinpoint areas of undeveloped or underutilized land, and observe the relationships between different types of development. By establishing this clear picture of "where we are now," the Existing Land Use Table and Map become the foundation upon which we can assess past growth, understand present challenges, and, most importantly, formulate realistic and aspirational policies for Graham's future growth and development. They are the initial diagnostic tools that inform all subsequent recommendations within this Comprehensive Plan, ensuring that our strategies are grounded in the community's current reality.

Existing Land Use Table

	CITY		ETJ		TOTAL	
LAND USE	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
Agricultural	80.8	1.1%	545.9	14.6%	626.7	5.8%
Recreation	188.9	2.6%	30.0	0.8%	218.9	2.0%
Single Family	2,378.9	33.2%	1,827.9	48.9%	4,206.8	38.6%
Mobile Homes	99.1	1.4%	61.1	1.6%	160.2	1.5%
Multi-Family	309.2	4.3%	6.6	0.2%	315.8	2.9%
Institutional	132.0	1.8%	8.3	0.2%	140.3	1.3%
Commercial	190.5	2.7%	4.5	0.1%	195.0	1.8%
Industrial	590.6	8.2%	9.7	0.3%	600.3	5.5%
Office	113.9	1.6%	0.3	0.0%	114.1	1.0%
Religious	114.8	1.6%	6.8	0.2%	121.6	1.1%
School	215.7	3.0%	0.0	0.0%	215.7	2.0%
Utility	69.8	1.0%	4.6	0.1%	74.5	0.7%
Vacant	1,783.5	24.9%	894.1	23.9%	2,677.6	24.6%
ROW	891.8	12.5%	336.0	9.0%	1,227.8	11.3%
TOTAL	7,159.5		3,735.7		10,895.2	


EXISTING LAND USE
Agriculture
Recreation
Single Family
Mobile Homes
Multi-Family
Institutional
Commercial
Industrial
Office
Religous
School
Utility
Vacant
Graham City Limits
Graham ETJ Boundary
Railroad
Road
School
City of Graham
Land Development Plan
0 0.25 0.5 1
Miles
Map created by:
Piedmont Triad Regional Council
Date: December 3, 2024
GRAHAM ST
S MEBANE ST
E WEBB AVE
TUCKER ST
CHAPEL HILL RD
MAPLE AVE
HANFORD RD
SHAMROCK DR
MONROE HOLT RD
LACY HOLT RD
ROGERS RD
BELLEMONT MT HERMON RD
PALMER DR
SWEPSONVILLE RD
BOY WOOD RD
COOPER RD
DIXON RD
CHEEKS LN
S MAIN ST
W MOORE ST
IVEY RD
E GILBREATH ST
E HADEN ST
E ELM ST
E HANOVER RD
TOWN BRANCH RD
STONE ST
STONE ST EXT
TROLLINGWOOD RD
TROLLINGWOOD HAWFIELDS RD
JIMMIE KERR RD
CHERRY LN
SEN RALPH SCOTT PKWY
KIMREY RD
N JIM MINOR RD
70
85
40
49
87
54
118

National Register of Historic Places

The National Historic Preservation Act created the National Register in 1966. The act recognizes and protects properties of historic and cultural significance that warrant consideration in federal undertakings such as highway construction and urban renewal projects. In addition, the act also provides incentives for local and private preservation initiatives. Listing on the National Register is primarily an honor that shows a structure or structures have been researched and evaluated according to established procedures and determined to be worthy of preservation for its historical value. Being listed on the National Register does not carry with it any restrictions unless the owner wishes to apply for federal benefits such as a grant or tax credit. Income-producing historic properties are eligible to receive a 20% state tax credit and a 20% federal investment tax credit for the cost of a certified rehabilitation project. Non-income-producing historic properties are eligible for a 30% state tax credit.

Graham has two Historic Districts and three individual buildings listed on the National Register of Historic Places.

The North Main Street Historic District spans approximately twenty-four acres on the north side of Downtown Graham from the intersection of North Main Street and Albright Avenue. This primarily residential area features large dwellings erected for the leading businessmen, doctors, and industrialists in Graham, as well as smaller houses for tradesmen. Many of the residences are sited on spacious lots with mature shade trees and boxwoods, and epitomize nationally popular architectural styles of the late nineteenth and early twentieth centuries such as Queen Anne, Neoclassical, and Elizabethan Revival.

The Graham Historic district is centered on the courthouse and the surrounding square. The original courthouse from 1849 was built in an age where the county was the center of government and society. Alamance County Courthouse anchors the Graham Historic District. Construction began in 1849. It was originally constructed as a brick courthouse to handle the government business. Over the years the courthouse was modified and eventually replaced by the current 1920's Neoclassical Revival courthouse.



Current Courthouse, built 1924

Commercial services proliferated in the courthouse square. Nick's Store (102 South Main St) on one corner was built in 1851. Scott Store is on another corner of the square. Wealthy residents built homes in the surrounding streets.

The Courthouse Square Historic District has also been designated a local historic district by the City Council. The Graham Historic District Commission is responsible for administering the Courthouse Square Historic District, which is composed of most of the downtown. The Commission is responsible for the

review of Certificates of Appropriateness (COA's) for structures and land within the district. The role of the Historic District Commission is to preserve the historic and cultural character of Graham and to protect the downtown from any inappropriate changes that may negatively impact the special qualities found within the Courthouse Square Historic District.

The Oneida Cotton Mills and Scott-Mebane Manufacturing Complex is a small historic district composed of two historic industrial concerns. Oneida Cotton Mills (219 West Harden St.) was the first cotton mill established in Alamance County and dates from 1882. Scott-Mebane Manufacturing Company (220 West Harden St.) sits directly across West Harden Street and south of the cotton mill complex and was built around 1900. Oneida Cotton Mills has been converted into apartments, preserving the historic structure while allowing for continued use.

Preserving historic resources is important for several reasons. It helps tell the stories of local history which feeds into a shared community identity. Historic preservation supports economic development by stabilizing property values and by attracting visitors to its unique and beautifully preserved and rehabilitated structures.

Resources to aid the preservation effort include:

- The State of North Carolina Division of Historical Resources (multiple programs housed under this Division)
- Preservation North Carolina
- U.S. Department of the Interior: Historic Preservation
- Alamance County Historic Properties Commission

The City of Graham has developed a partnership with the Alamance County Historic Properties Commission whereby the Commission handles all of the City of Graham's landmark designations to the State of North Carolina. This partnership is a great example of non—duplication of municipal services to save taxpayer money.

2.5 Community Facilities & Services

Water

Graham operates its own water system consisting of over 104 miles of water mains. The Haw River flows through the region and several critical watershed areas and lakes are important for the region's water supply:

- Graham-Mebane Lake is a 650-acre municipal reservoir, fed by Quaker Creek and four other creeks (Otter Creek, Mill Creek, Stagg Creek, and Back Creek). The lake's primary purpose is as a source of drinking water for the citizens of Graham, Mebane, Green Level, and Swepsonville, and no swimming or wading is allowed.
- Stoney Creek Watershed
- Big Alamance Creek Watershed

Additionally, the City is currently in the process of updating the main water line from downtown to the water treatment plant at Graham-Mebane Lake. City leaders have, and will continue, pursuing state funding for infrastructure improvements.

Wastewater

Graham operates its own wastewater treatment plant (WWTP) along with 93 miles of sanitary sewer lines throughout the City. The wastewater treatment plant was constructed in 1960, with upgrades in 1980 and 2002. The present capacity is 3.5 million gallons per day. Through the hard work of the staff and City Council, the City of Graham received an unprecedented $11 million dollars from the North Carolina state legislature in 2023 for utility improvements. This funding has allowed the City to keep the public utility rates low. Currently Graham is embarking upon the largest wastewater improvement project in the city's history. This $84 million dollar project is underway to upgrade and expand the WWTP to 5.0 million gallons per day and to relocate portions out of the floodplain. This expansion will provide ~~plenty~~ adequate ~~of~~ capacity for continued development.

Schools

Graham prides itself that there are a number of educational opportunities for residents. Graham is part of the Alamance-Burlington School System (ABSS). The school system is the result of a 1996 merger between the Burlington City and Alamance County School Systems.

Graham High School

A small, comprehensive, public high school located near the heart of Graham. It serves a diverse and inspiring group of young people. It has a public safety academy that includes specialization for Fire Fighter Technology and Emergency Medical Technology. There is a pre-collegiate academy that supports students in graduating high school while also obtaining an Associate's Degree of their choice from Alamance Community College. The Advanced Integrated Math and Science (AIMS) Academy allows students to graduate high school with a Certification in Basic Laboratory Techniques and be close to completing an Associate's Degree in Applied Science from Alamance Community College.

North Graham Elementary

An arts integration school. Students enjoy learning through dance, drama, visual art, and music throughout every school day. North Graham offers many different opportunities for students such as: orchestra, dance, science fair, and the Science Olympiad. There are approximately 350 students in pre-kindergarten through 5th grade.

South Graham Elementary

A 50 year old public school with a student population of approximately 500. The school serves pre-kindergarten through 5th grade. Their vision is to create an environment that does the following: nurtures positive relationships; strengthens self-efficacy and identity; develops the whole child; encourages peer interactions; supports independence, promotes self-regulation, prioritizes communication, balances teaching approaches, integrates and balances curriculum and builds higher order thinking skills.

Graham Middle School

A public school with a student population of approximately 500 students. The school serves 6th through 8th grades. With a focus on fostering learning and personal growth, the school utilizes a Multi-Tiered Systems of Support (MTSS) framework that helps schools and districts provide students with the support they need to succeed academically, socially, and behaviorally. Graham Middle School offers a variety of classes and extracurricular activities to support student development.

Ray Street Academy

A public school and part of ABSS but it provides an intense one-on-one education to students that have difficulty in the traditional school settings. They also require uniforms and have a strict discipline policy. 93% of students at Ray Street Academy are disadvantaged. The class room sizes are also typically smaller in comparison to traditional schools.

River Mill Academy

A public charter school which serves approximately 800 students from kindergarten through 12th grade. River Mill Academy offers a challenging college and university preparatory academic program. In addition, River Mill Academy participates in interscholastic athletics in several sports.

Alamance Christian School

A private faith-based school with classes from preschool through the 12th Grade. It has an enrollment of approximately 550 students with an average class size of 18 students. There are plans for a major expansion which should increase the number of students significantly.

Bradford Academy

A faith based, private Christian School that uses the classical model of the Trivium. It was established in 2008 and provides grades Kindergarten thru 12th grade. Students wear uniforms and have a required dress code.

The Burlington School

A college preparatory school serving preschool through 12th grade and offers programs in academics, athletics, and the arts. Their progressive curriculum emphasizes strong foundations across core subject areas, character education and community service. Extracurricular activities range from competitive athletics to fine arts, as well as a variety of interest-based clubs.

Burlington Christian Academy

A school that aims to inspire their 900 plus students to excellence for the glory of God through exceptional academics, Biblical Truth, and intentional discipleship. Their programs include 4th/5th grade Servant Leadership Academy, Spanish classes, National Junior Honor Society for Middle School Students and National Honor Society for High School Students, historical trips on the East coast of America, 32 athletic teams, fall and spring plays, and over ten active middle school clubs.

Blessed Sacrament School

Established in 1935, is a fully accredited Catholic School offering pre-kindergarten through 8th grade Standard and Accelerated curriculum, and programs for students with Special Needs. The school focuses on problem-based experiential learning and the integration of STEM thinking into a broad range of activities and learning opportunities. Approximately 300 students attend.

The Hawbridge School

A tuition free charter school with classes from kindergarten through the 12th Grade. It has an enrollment of approximately 550 students. The faculty-designed Hawbridge Model involves differentiated, individualized instruction to foster academic, behavioral, emotional and social development; interdisciplinary teaching; outdoor and place-based education; and sustaining a community where everyone feels appreciated and included. Extracurricular programs include clubs, student-directed micro-enterprises and internships in craft-making, theater, and organic gardening. Through the Hawbridge Outdoors program, students, faculty, and chaperones go hiking, biking, camping, canoeing, horseback riding, zip-lining,

rock climbing and ice-skating on weekend excursions. Hawbridge Sports offers students soccer, cross country, volleyball, basketball, and ultimate frisbee competitions.

Clover Garden School

This charter school recently underwent a $20 million expansion to increase its enrollment. This school provides students a high quality education that follows NC state standards. The school opened in 2001 and has increased its enrollment exponentially each year.

Alamance Community School

A tuition free public charter school started in 2019. Serving kindergarten through 7th grade, they have plans to expand to 8th grade in 2025. Set in a specially designed school, the main teaching method is project based learning. There is an emphasis placed on developing the mindful habits of persisting, questioning, striving for accuracy, imagining, innovating, thinking flexibly and independently. A lottery system is used to admit students as applications routinely exceed admission slots.

Alamance Community College (ACC)

Founded in 1958 to serve the occupational needs of the area's residents. The college is accredited by the Southern Association of Colleges and Schools and offers over 200 areas of study. ACC has an annual credit enrollment of approximately 7,750 students per year. The Alamance Community College is a valuable resource to the community and offers the opportunity for local residents to improve their education and also provides local employers with qualified workers. ACC has proven to be a strategic partner in the future development of Graham and continues to provide workforce training, educational opportunities to attract the most desirable industries to the area.

Alamance Community College Biotechnology Center of Excellence is a great example of how ACC is building its curriculum offerings for the next generation of trained workers in Graham. This new 32,000 sq ft $20 million facility will train students to work in the life science industry.

ACC is also home to the Alamance-Burlington Early College program for high school students which allows them to attend college level classes full time starting as a freshman in high school and gives them the opportunity to graduate with a two year degree upon high school graduation.

Education is a major component of economic development. Industries want an educated, trainable workforce which Graham is proud to have.



ACC Biotechnology Center of Excellence

Transportation

Roadway System

"All roads lead to Graham". Graham is a logistical wagon wheel of commuting traffic. There are two major interstates. I-40 (traveling East to the Wilmington coast and West all the way to California) travels right thru the heart of Graham's downtown. I-85 travels North and South. Highway 70, Highway 54, Highway 49 and Highway 87 all bring people together daily around the court square in the historic downtown. Because Graham has such a strong logistical web of highways, it has been able to attract numerous industries that rely heavily on logistics (i.e., UPS opened a 600,000 sq ft facility (one of the largest on the East Coast), Amazon, Lidl Distribution, and Walmart distribution all have located in Graham because of the highway infrastructure.

Proposed transportation infrastructure projects on the Statewide Transportation Improvement Program (STIP) include:

- NC 54 (East Harden Street) At NC 49 (East Elm Street) Intersection Improvements
- NC 54 (East Harden Street) at SR 1945 (Riverbend Road) / SR 2431 (Johnson Street). Intersection Improvements
- I-40 / I-85 Interchange. Upgrade Ramp Intersections
- SR 2106 (Woody Drive) Intersection Improvements
- NC 87 At I-40 Eastbound On-Ramp. Install Pedestrian Accommodations

Public Transit

Link Transit offers service to the City of Graham. Stops are located at the downtown Alamance County Offices, the South Main Street park & ride lot, and Alamance Community College on Jimmy Kerr Road. Alamance County Transportation Authority provides daytime transportation services Monday through Friday that must be scheduled a day in advance. ACTA also offers specialized transportation services through their app for a low cost daily or free if scheduled a day in advance . The steering committee noted that service improvements were needed for both of these entities. Concern was also expressed regarding bus stop locations. Link Transit recently adopted a five year plan that was finalized in 2025. It was noted that on demand transit system would be preferable to provide shorter transit times and greater safety. On demand transit would also not require a way to get to a bus stop nor require lengthy waits at bus stops.

Bicycle

Pine Street Bike Lanes run nearly a mile along Pine Street, providing an east- west bicycle route connection. There are recreational cycling loop trails at three local parks: Bill Cook Park has a paved mixed use loop trail; Graham Regional Park has a paved mixed use loop trail; and South Graham Park has a natural surface loop trail.

Pedestrian

The downtown core is reasonably well served by sidewalks. However, there are locations where residents would benefit from additional or wider sidewalks. The vision of the 2025 Pedestrian Transportation Plan is to create a pedestrian friendly environment with a system of pedestrian facilities linking together destinations, allows for safe interactions between pedestrian and motorists, supports alternatives to automobile travel, and

advances the community's mobility.

Air

Major airports near Graham are Piedmont Triad International Airport and Raleigh-Durham International Airport. Burlington Alamance Regional Airport is located off the I-40 corridor and provides efficient service to aircraft ranging from corporate jets to general aviation. Burlington Alamance Regional Airport recently announced plans for expansion and service offerings.

Rail & Other

Daily passenger service is available through Amtrak at the Burlington train station. The high-speed rail corridor, from Raleigh to Charlotte within the state and between Washington D.C. and Atlanta on a regional scale, pass through Graham. Due to the presence of the high-speed rail corridor, future road improvements or construction must be in the form of overpasses in an effort to reduce at grade crossings. Mebane houses a Trans Load Facility with railed access. Developing one of these facilities in Graham should be a high priority.

Fire Protection

The Graham Fire Department is a combination fire department with nineteen volunteer, twelve part-time, and nine career personnel. The Graham Fire Department holds a Class 3 Fire Protection Insurance Rating. The



Graham Fire Department Engine 10

average response time for the department is 6 minutes 40 seconds. There are plans to build a sub-station further out in Graham's city limits to service the increased development and reduce average response times. To decrease response times, Graham should explore the possibility of adding a substation in the Graham Regional Park.

Solid Waste

The City of Graham Sanitation Department runs weekly automated solid waste routes, curbside collection of yard waste, and bulk brush pick-up. Bulk item pick-up of large items is handled on a call in basis. The department also handles street sweeping, and administers the City's recycling contract.

Parks and Recreation

Graham Recreation and Parks maintains many facilities to provide residents with convenient access to recreation.

Graham Regional Park

Graham Regional Park has a picnic shelter, an inclusive playground, open play fields, a youth challenge course, a zip-line, a paved trail, and workout equipment. Graham

Paddle Access and Longmeadow Trailhead offer access to the 60 mile long Haw River Trail for hiking and paddling. A local outfitter, Haw River Canoe and Kayak provides canoes, kayaks, and tubes to travel down the Haw River.

The Graham Recreation and Parks Department opened the newest addition to Graham Regional Park, the playUNITED Inclusive Playground, in September 2020. This inclusive playground designed with the assistance of teachers from the Department of Exceptional Children of Alamance-Burlington School System is intended to provide a play environment that addresses the physical and social needs of all ages and abilities. It's a space in which families can actively engage and play. The playground features a poured in place rubberized surface; zero entry, double wide decking to access two large play units featuring multiple slides, play panels, climbing opportunities and a rocking feature; a double zip line featuring a Zero-G seat; several swings featuring expression swings and Zero-G seats; a merry-go-all; two colorful "shadow play" elements; semi-confined, safe areas that allow children to choose when or if they will fully engage in the play environment; shade structures; multiple benches and the entire playground is secured by fencing. The Inclusive Playground qualifies as a National Demonstration Site for PlayCore.



Graham Regional Park

Graham Regional Park also has the Youth Challenge Course, an outdoor obstacle course and fitness destination that connects people of all ages and backgrounds to socialize with their family and friends while getting more fit. Designed to engage children and families–together–the obstacle course is a great way to encourage multi-generational fitness and recreation. In this area of the park, you will also discover a zip-line, a paved accessible mixed-use trail (.3 mile), swing-set, slides, climbing boulders, a landscaped water feature, workout equipment, bike rack, and plenty of open green space for all types of recreational activities.

Bill Cooke Park

Bill Cooke Park offers baseball fields, tennis courts, pickleball, basketball court, two picnic shelters, a playground, a walking track, a mixed use trail, a dog park. Greenway Park has open play fields and a playground. Recently the city council purchased additional land to expand Bill Cooke Park and has plans to add



Bill Cooke Park

additional walking trails.

South Graham Municipal Park

South Graham Municipal Park features a playground, nature trail, walking track, tennis courts, volleyball, pickleball, basketball courts, and picnic shelters.



South Graham Municipal Park

Oakley Street Park

Oakley Street Park has a playground, a playing field, exercise equipment, and a walking track. Harman Park has a playground, a walking path, and a horseshoe pit.

Greenway Park

Greenway Park features green space and separate playground areas suitable for children ages 2 to 5 and 5 to 12

Marshall Street Park

Marshall Street Park features green space and a small playground suitable for children ages 5 to 12.

Harman Park

Harman Park features green space and a playground area suitable for children ages 5 to 12.

Graham Recreation Center

The Graham Recreation Center is approximately 16,500 square feet in size and has a full-size gym that is approximately 6,600 square feet with bleachers and 4 basketball goals. The half-size gym or small gym is approximately 3,200 square feet in size and contains 2 basketball goals. There is one multi-purpose room available for rent which is equipped with tables and chairs for approximately 40 people.

Other amenities for the Graham Recreation Center include a weight and fitness room, lockers, changing areas, and shower areas in both restrooms, as well as a warming kitchen.

In the outdoors, the center features a large lighted playground with a Gaga Ball pit. Graham Recreation & Parks was an NCRPA Promotes Healthy Play & Recreation Statewide Initiative Awardee.



Greenway Park

Maple Street Center for Performing Arts



Volleyball Court at Graham Civic Center

The Maple Street Center has a large hardwood floor ideal for any performing arts or active event. The main room measures approximately 29' x 42' perfect for any small rental of 40 or less. The center contains 30+ chairs, 3 card tables, and 2 six feet rectangle tables.

Center opportunities include Line Dancing, Hip Hop Step Classes, Beginner Yoga Classes, Beginner Shag Lessons with Bud Catoe, Mahjong, TOPS (Take Off Pounds Sensibly), and Alamance Arts' art classes are just examples of a few programs being held at the Maple Street Center. The center is also available to rent for showers, birthday parties, family events, meetings, study groups, etc.

Graham Civic Center

Indoors: The main area of the Civic Center is approximately 29' x 50', seats approximately 75 people with 10 rectangular tables and 6 round tables. Other amenities for this facility include a small warming kitchen, guest Wi-Fi, and audio/visual equipment.

Outdoors: The park surrounding the Civic Center features a sand volleyball court, playground, green space, and a picnic shelter (first come, first served).

Goley St., Johnson Ave., & Apollo Fields (Graham Middle School Complex)

Apollo Field is used for football, flag football, soccer, and lacrosse. Goley Street Field is used for youth baseball and softball. Facility also provides a sandstone walking track (.29 mile outer loop & .21 mile inner loop), including a StoryWalk®. Johnson Avenue Field is used for youth baseball and softball and has a grass infield.

Graham-Mebane Lake

Graham-Mebane Lake features a marina, bank fishing area, and a picnic shelter. A major renovation has started at the Graham Mebane Lake to improve the docking and launching of boats at this facility. Its office has also been renovated and new handicap bathrooms installed. The lake staff hosts multiple fishing tournaments, picnic/social events, and pontoon boat sunset cruises. Residents are allowed to fish, jet ski, paddleboard, rent john boats, kayaks, canoes and water-ski on the lake.



Graham-Mebane Lake Kayak rentals

SECTION 3: CURRENT DEVELOPMENT ORDINANCE

Land development in Graham is regulated by the "City of Graham Development Ordinance" which includes the zoning requirements and the subdivision regulations.

3.1 Zoning

Zoning is essentially a means of insuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development. It allows the control of development density in each area so that property can be adequately serviced by such governmental facilities as the street, school, fire, police, recreation, and utility systems. This directs new growth into appropriate areas and protects existing property by requiring that development afford adequate light, air and privacy for persons living and working within the community. Zoning is probably the single most commonly used legal device available for implementing the land-use plan of a community. Zoning may be defined as the division of a governmental unit into districts, and the regulation within those districts of:

- The height and bulk of buildings and other structures;
- The area of a lot which may be occupied and the size of required open spaces;
- The density of population;
- The use of buildings and land for trade, industry, residence or other purposes.

If a property is zoned properly for its intended use, then the needed permits can simply be obtained through application and the payment of any required fees. If a rezoning is required, the approval of the City Council must be obtained. This process can take anywhere from a few weeks to a few months, depending on the magnitude, complexity and any controversy generated by the proposal. This process involves a public hearing where neighbors and other interested parties can voice their opinions on the proposed change. The Planning Board and City Council will consider these comments, along with staff reports and the city's comprehensive plan, before making a final decision. The city's land use plan and the development ordinance work together to provide a clear and predictable framework for growth, while also allowing for flexibility to address unique development proposals.

3.2 Zoning Districts

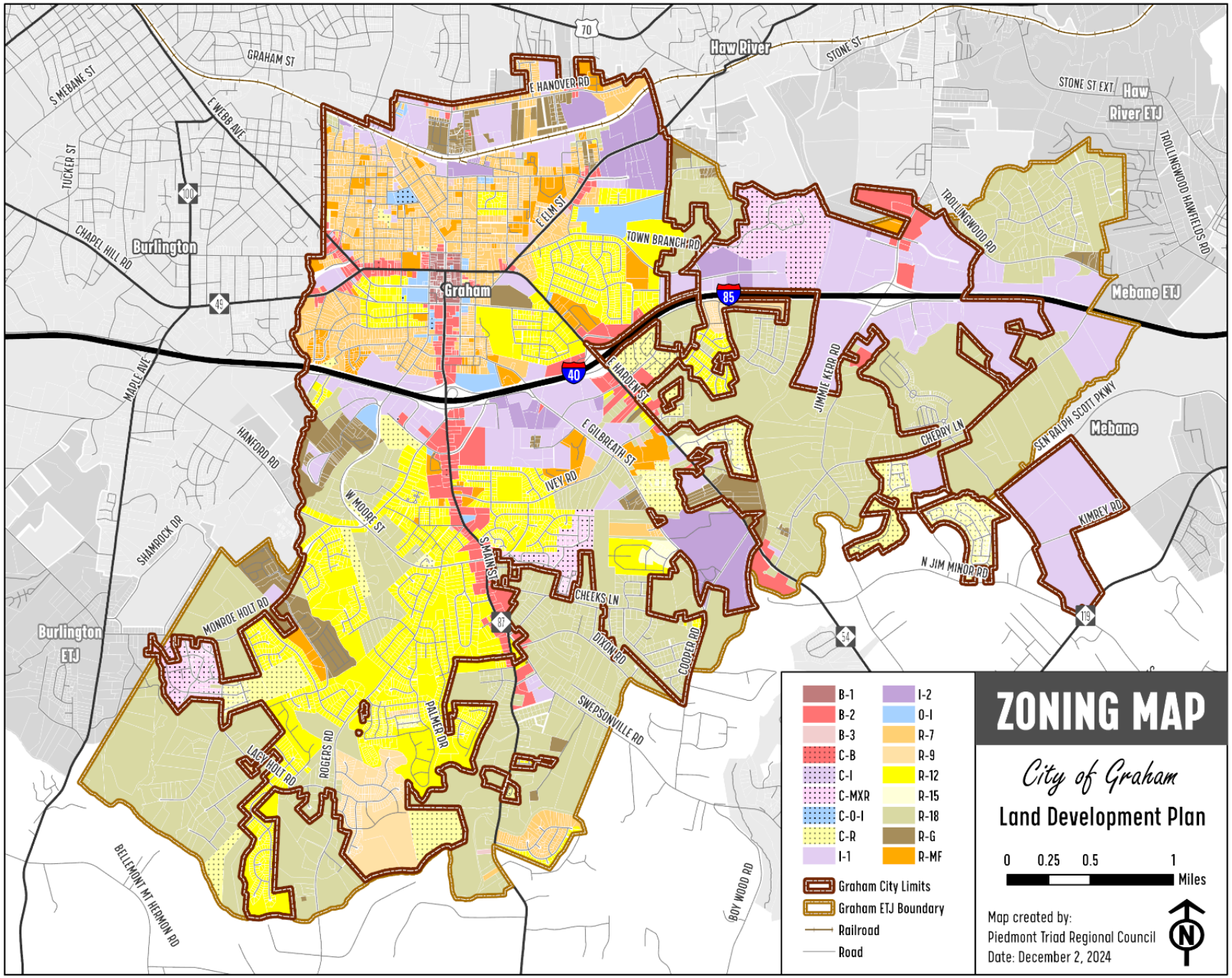
The City of Graham is divided into the zoning districts shown in the table below. Each district comes with a specific set of rules detailing permitted uses,including but not limited to; building height limits, minimum lot sizes, and required setbacks. The table shows the percentage of land zoned for each district broken down between the corporate municipal limits and the extra territorial jurisdiction (ETJ).

Zoning District Table

ZONING	DESCRIPTION	CITY		ETJ		TOTAL	
		ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
B-1	Central Business	25.1	0.4%	0.0	0.0%	25.1	0.2%
B-2	General Business	342.4	4.8%	52.6	1.4%	395.0	3.6%
B-3	Neighborhood Business	13.5	0.2%	2.8	0.1%	16.2	0.1%
C-B	Conditional Business	5.8	0.1%	0.0	0.0%	5.8	0.1%
C-I	Conditional Industrial	0.2	0.0%	0.0	0.0%	0.2	0.0%
C-MXR	Conditional Residential Mixed Use	277.7	3.9%	6.8	0.2%	284.5	2.6%
C-O-I	Conditional Office and Institutional	8.3	0.1%	0.0	0.0%	8.3	0.1%
C-R	Conditional Residential	411.1	5.7%	30.3	0.8%	441.3	4.1%
I-1	Light Industrial	1,172.7	16.4%	226.3	6.1%	1,399.0	12.8%
I-2	Heavy Industrial	334.2	4.7%	1.9	0.1%	336.1	3.1%
O-I	Office and Institutional	105.1	1.5%	0.0	0.0%	105.1	1.0%
R-12	Medium-Density Residential	1,468.0	20.5%	46.4	1.2%	1,514.5	13.9%
R-15	Medium-Density Residential	26.7	0.4%	0.0	0.0%	26.7	0.2%
R-18	Low-Density Residential	808.2	11.3%	2,940.6	78.7%	3,748.8	34.4%
R-7	High-Density Residential	629.5	8.8%	44.1	1.2%	673.6	6.2%
R-9	High-Density Residential	199.1	2.8%	3.9	0.1%	203.1	1.9%
R-G	General Residential	227.2	3.2%	126.7	3.4%	353.9	3.2%
R-MF	Multifamily Residential	244.5	3.4%	10.6	0.3%	255.1	2.3%
ROW	Right of Way	860.3	12.0%	242.7	6.5%	1,103.0	10.1%
TOTAL		7,159.5		3,735.7		10,895.2	

Most of the historic part of the City is zoned R-7, while the surrounding rural landscape of the extra-territorial jurisdiction is R-18. The major arterials into and out of the City are slowly being rezoned to General Business, B-2. It is important to note that a request to change the zoning ordinance, whether by application for a general district or a special district, is a request to change the basic plan for the area where the property is located. For example, if someone applies to change the zoning from residential to commercial to allow a used car lot, regardless of the special conditions on the site, the basic issue is still whether a business should be located on that property and does it meet the general purposes of the ordinance. Such decisions or changes to the plan may not individually have a large impact, but taken collectively may indicate the need to revise or modify the plan to meet continuing demands for growth and development.

3.3 Zoning Map



3.4 Zoning Overlay Districts

Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone.

Courthouse Square Historic District ("Historic District")

Established for the purpose of protecting and conserving the heritage of Graham, Alamance County and the state; for the purpose of safeguarding the character and heritage of the district by preserving the district as a whole and any individual property therein that embodies important elements of its social, economic, cultural, political or architectural history; for the purpose of promoting the conservation of such district for the education, pleasure and enrichment of residents of the district and Graham, Alamance County, and the state as a whole; for the purpose of fostering civic beauty; and for the purpose of stabilizing and enhancing property values throughout the district as a whole.

Planned Unit Development

Established to promote innovative design in development by providing flexibility in regard to permitted uses and bulk regulations. Graham's regulations are designed to promote the development of attractive, desirable communities of place, where residents and visitors can work and live in a development pattern that integrates residential and non-residential uses in a design that is accessible to pedestrians and encourages the use of alternative modes of transportation and shared parking and offers greater convenience to the residents of the City and its extraterritorial jurisdiction.

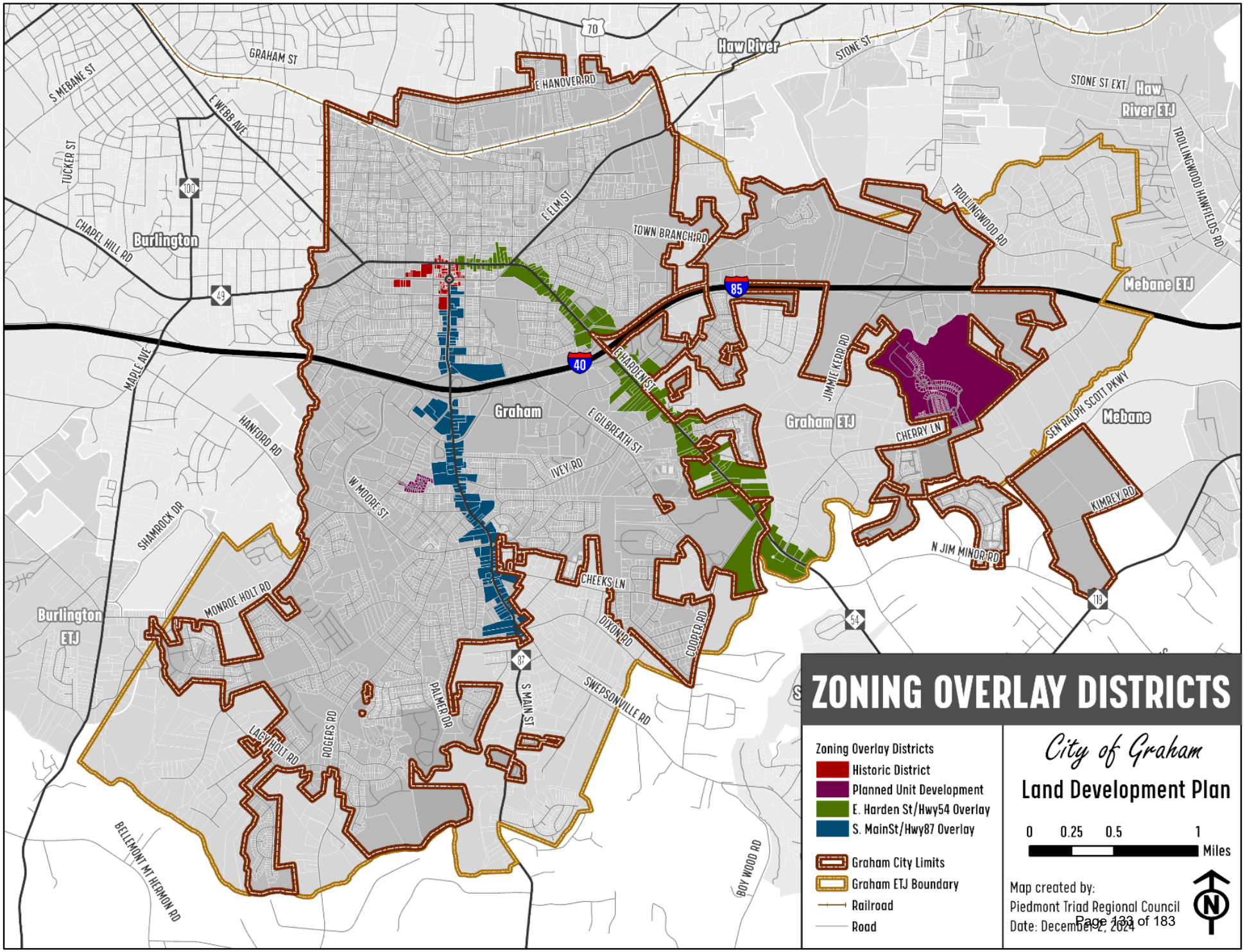
South Main Street/Highway 87 Overlay District

Established to preserve the visual character of the corridors leading from I-40 and I-85 into Grahams historic business district. Signage, landscaping, building materials, colors, design, and overall site use should complement and not detract from the established historic district design standards. Because the Overlay District starts at the Highway 87 southern boundary of the City Limits, many citizens and visitors will see this part of the City on a daily basis. In order to arrive at the central business district, or "Historic District Overlay Zone", from the City Limits, one must travel along the Overlay District. It is very important that the Overlay District is complimentary to the design standards in the historic district since these two overlay zones are adjacent to one another.

East Harden Street/Highway 54 Overlay District

An aesthetically important thoroughfare for the City of Graham. It is intended to supplement, rather than replace the underlying zoning in this area. It does not address elements such as use or intensity (which are still controlled by the underlying zone), rather it addresses design elements such as signage, lighting, and access.

3.5 Zoning Overlay Districts Map



3.6 Rezoning

When a property is zoned and development is imminent, it is imperative that the governing body take into account the planning put into this land use document. The strength of this document and the will of the public for enforcement can only be realized through strict adherence to its guidance. Future development should be harmonious with existing development in order to protect the rights and expectations of existing long-standing residents. Governing bodies should not arbitrarily rezone property and must ensure that any new proposed development improvements are consistent with this Comprehensive Land Use Plan. Specific explanation as to how the development is or is not consistent with the plan should be outlined in the motion for approval or denial. If governing bodies do not adhere to this land use plan, it loses credibility, can affect property values, cause unintended costly development that is difficult to remedy, and open the city to liability and challenges. Thoughtful consideration should be given when a governing body allows for rezoning of property and all the proposed uses allowed under the rezoning should be carefully considered.

3.7 Conditional Use Zoning

Conditional Use Zoning is an important zoning tool that allows the governing body to require additional conditions that will, in its opinion, assure that the proposed use in its proposed location will be harmonious with the area. Some things to consider are parking, access to property, floodplains, lighting, fencing, pollution, neighboring land uses, existing development, noise, ~~landscaping, buffers, trees~~, ~~water run-off~~, dedication of common areas, recreational amenities, ~~open space~~, ~~driveways~~, walkways, pedestrian traffic, roadway speeds, traffic studies, right-of way improvements, ~~stormwater drainage~~, screening, number of units, lot size, watershed concerns, location of structures on property, ~~setbacks, clear cutting~~, scale of buildings abutting property, height of structures, exterior features, signage, number of entrances to property, emergency egresses, ~~outdoor storage~~, waterways, railroads, existing easements, creation of jobs, school capacity, utility capacity, assembly use, ~~emergency services concerns~~, how much the proposed use will generate in additional traffic. Emphasis should be given for the length of driveway, distance of structure to curb, where driveways and sidewalks are on the same side, special care should be taken to ensure that cars will not block the sidewalks by providing adequate driveway length and yard depth. Developers should be encouraged to commit to keep established natural buffers, mature landscaping and trees and discourage clear cutting which helps substantially with erosion control. Cul-de-sacs and streets need to be wide enough to be able to allow for fire trucks, sanitation trucks and school buses to be able to turn around safely, especially if on street parking is allowed. Adequate setbacks that ensure fire safety and allow for access should be required from developers. If storage cannot be located in the rear of property, consideration for how this might affect how property owners may use their garage for storage rather than park cars. This may displace cars to the street or driveways. Use of biocell stormwater control systems by developers should be encouraged. This promotes a greenspace that is easier to maintain over time than a pond. Emphasis on how the use will affect the tax basis, availability of utilities, utility improvements, consistency with other long-range goals, in-fill vs urban sprawl, vacancy, historical features, architecture, hours of operation, topography of land to be developed, natural resources located on the property, historic preservation, and the mix of proposed uses.

3.8 Subdivision

Subdivision regulations are locally adopted laws governing the process of converting raw land into building sites. They normally accomplish this through plat (map) approval procedures, under which a developer is not permitted to make improvements or to divide and sell his land until the governing body or planning board has approved a plat of the proposed design of his subdivision. The approval or disapproval of the local government is based upon compliance or noncompliance of the proposal with development standards set forth in the subdivision regulations. In the event that the developer attempts to record an unapproved plat with the local registry of deeds or to sell lots by reference to such a plat, he may be subject to various civil and criminal penalties.

Subdivision regulations may serve a wide range of purposes. To the health officer, for example, they are a means of insuring that a new residential development has a safe water supply and sewage disposal system and that they are properly drained. To the tax official they are a step toward securing adequate records of land titles. To the school or parks official they are a way to preserve or secure the school sites and recreation areas needed to serve the people coming into the neighborhood. To the lot purchaser they are an assurance that he will receive a buildable, properly oriented, well-drained lot, provided with adequate facilities to meet his day-to-day needs, in a subdivision whose value will hold up over the years.

Subdivision regulations enable the City to coordinate the otherwise unrelated plans of a great many individual developers, and in the process to assure that provision is made for such major elements of the land development plan as rights-of-way for major thoroughfares, parks, school sites, major water lines and sewer outfalls, and so forth. They also enable the City to control the internal design of each new subdivision so that its pattern of streets, lots and other facilities will be safe, pleasant, and economical to maintain. From the standpoint of the local governing board, subdivision regulations may be thought of as having two major objectives. First, these officials are interested in the design aspects of new subdivisions, as are the other officials mentioned. But secondly, they are also interested in allocating the costs of certain improvements most equitably between the residents of the immediate area and the taxpayers of the City as a whole.

When subdivision regulations require a developer to dedicate land to the public or to install utilities or to build streets, they represent a judgment that the particular improvements involved are (1) necessary in a contemporary environment and (2) predominantly of special benefit to the people who will buy lots from him (presumably at a price sufficient to cover the cost of these improvements) rather than of general benefit to the taxpayers of the City as a whole.

SECTION 4: GOALS TO GUIDE US INTO THE FUTURE

During the planning process several issues were identified that impact the entire planning jurisdiction. The issues are:

- Land Use (people want to keep Graham's small-town feel)
- Downtown (people like the events and want more)
- Culture & History (preservation)
- Transportation (connectivity with bike & pedestrian improvements)

4.1 Land Use and Management Systems

Goal 4.1.1: Continue to improve the community's appearance to assure that Graham maintains its "small-town" charm.

Strategy 1: Continue to enforce the zoning ordinance.
Strategy 2: Update the sign ordinance.
Strategy 3: Educate the public on illegal signage.
Strategy 4: Create a web app/ software to allow the public to report code violations.
Strategy 5: Implement design standards for development and add overlays with specific design elements and signage on every main entryway:

- Jimmy Kerr Road
- NC 54 East & West Harden Street
- US 49
- Washington Street
- I-40/ I-85
- Main Street/ Highway 87

Strategy 6: Continue to focus and encourage residents to enhance the beautification of our Town.

Goal 4.1.2: Reduce the proliferation of commercial strip development occurring along Graham's major thoroughfares.

Strategy 1: Steer new commercial development into commercial corridors on South Main Street and West Harden Street.
Strategy 2: Encourage internal connectivity between commercial plazas with sidewalk, trails, and driveway connections for new development or redevelopment.

Strategy 3: Develop new Overlay Zoning Districts to raise the design standards of development along Graham's major thoroughfares.
Strategy 4: Update the Future Land Use Map.
Strategy 5: Change mini-storage to a special use.
Strategy 6: Adopt an overlay to create a protected viewshed along the interstate.

4.2 Downtown

Goal 4.2.1: The downtown Central Business District is a vibrant, economic engine.

Strategy 1: Continue the City sponsored grant program for facade and sign improvements.
Strategy 2: Continue efforts begun under the Graham Downtown Vision's Project within the public and private realm for signage.
Strategy 3: Work in conjunction with the downtown businesses to have utilities placed underground.
Strategy 4: Move gas meters to rear of buildings.
~~**Strategy 5:** Extend the business district to Maple Street and Marshall Street.~~
Strategy 6: Encourage small businesses to locate downtown.
Strategy 7: Expand the farmer's market.
Strategy 8: Extend 20 mph speed limits out from Court Square to slow traffic.

Goal 4.2.2: Increase regional awareness of downtown as a potential shopping and tourist destination.

Strategy 1: Ensure that the "Historic Walk Guide" is available at public locations and businesses throughout the City and updated regularly.
Strategy 2: Obtain a "State Historic Site" sign along the interstate to recognize the Courthouse Square and North Graham Historic District's.
Strategy 3: Continue to develop events in addition to "Arts Around the Square" in cooperation with downtown businesses.
Strategy 4: Continue to install marker plaques on Historic Buildings.
Strategy 5: Add more locations for the Historic Walk Guide.

4.3 Culture & History

Goal 4.3.1: Preserve Graham's Historic Properties

Strategy 1: Continue to support efforts that identify, restore and/or reuse cultural and historic structures, buildings, monuments, and

neighborhoods.

Strategy 2: Promote Graham's Cultural and Historic Resources as a potential tourist destination. (i.e. Arts, Around the Square, Alamance County Arts Council, Downtown, the Alamance County Children's Museum, the Haw River Trail, the Haw River, the Graham Mebane Lake Providence Church, etc.)

Strategy 3: Support and encourage the preservation of cultural and historic resources within the Planning area.

Strategy 4: Maintain the historic Lancaster Square layout of downtown.

Strategy 5: Avoid disrupting the historic granite curbing at all without a permit. The Historic Resource Commission should be consulted when any changes to the historic curbing or layout of the historic district is being considered.

Strategy 6: All alterations and improvements to Historic Properties should be consistent with the Historic Resources Handbook and follow the guidelines set by the NC Historic Preservation Office.

4.4 Transportation

Goal 4.4.1: Increase the number of alternative routes throughout the City.

Strategy 1: Develop a graduated scale for required road widths dependent on the total number of homes both present and future, and whether on street parking is anticipated.

Strategy 2: Require multiple access points of ingress and egress from residential developments if there will be more than 100 homes or if the development can potentially connect to future development.

Strategy 3: Utilize a City Street Plan to work in conjunction with the adopted Thoroughfare Plan to have minor roads built by developers.

Strategy 4: Consider future development when determining road widths for new development. Establish a graduated scale for proper street width.

Strategy 5: Add standards for cul-de-sacs. Minimum radius dependent on number of houses

Strategy 6: Kiosks for garbage

Strategy 7: Road width dependent on future number of homes

Strategy 8: Require double-width driveways to avoid parking congestion

Goal 4.4.2: Improve the walkability of the City.

Strategy 1: Require new development to include sidewalks that are part of the adopted Sidewalk Plan.

Strategy 2: Increase percentage of budget dedicated to sidewalk maintenance.

Strategy 3: Require brick stamped concrete for crosswalks downtown and

encourage use in other areas with high pedestrian traffic

Strategy 4: Promote traffic calming measures in court square.

Strategy 5: Install traffic calming measures within a 5 minute walk of courthouse square.

Strategy 6: Promote development that utilizes pedestrian walkways to connect with adjacent land uses.

Strategy 7: Promote mixed use development to reduce the number of trips between uses.

Strategy 8: Extend greenway system to the City's recreational resources using recommendations from the Pedestrian Transportation Plan

Strategy 9: Encourage pedestrian and bike facilities on lower speed (<45mph) roads. Physical barriers between the roadway and pedestrian/ bicycle paths should be considered best practices. ~~Natural Resources~~

4.5 Environmental and Natural Resources

Goal 4.5.1: Wisely use our natural resources for present residents and ensure those resources will exist for future generations.

Strategy 1: Support efforts to protect sensitive natural resources including wetlands, waterways, slopes, floodplains, etc.

Strategy 2: Encourage the restoration of creeks and streams that aid in the control of stormwater runoff.

Strategy 3: Increase awareness of and access to the Haw River: Identify areas to develop Trail Programs, acquire easements to expand Haw River Trail, develop a plan to reward developers who put in public amenities and recreational features along Haw River and future residential developments.

Strategy 4: Designate areas for recreation.

Strategy 5: Increase permitted density for developers dedicating open space beyond the minimum amount required.

Strategy 6: Utilize a billboard on I-40 to advertise open space, trails, and recreational amenities.

Strategy 7: Include Recreation & Parks in staff plan review.

Strategy 8: Make landscaping for commercial buildings dependent on building size.

Strategy 9: Develop standards requiring developers to keep existing mature trees and landscaping buffers.

Strategy 10: Increase the age and size of trees planted in required buffers.

Strategy 11: Create perimeter and interior vegetated buffer standards.

Strategy 12: Encourage bio-swales or bio-cells instead of detention ponds and consistently research methods of water retention that are aesthetically pleasing.

Strategy 13: Encourage open space residential subdivisions that create compact neighborhoods and rural cluster developments that set aside significant natural vistas and landscape features for permanent conservation.

Strategy 14: Encourage developing with the natural topography of the land to reduce grading and stormwater runoff issues.

Strategy 15: Develop requirements that an existing vegetated buffer be left whenever possible versus cut and planted buffers.

Strategy 16: Encourage environmentally friendly roofing such as using durable and recyclable materials, and roofing options with higher energy-efficiency.

SECTION 5: PLANNING DISTRICT GUIDELINES

5.1 Planning Areas

The City of Graham Planning jurisdiction has been divided into three individual districts to plan for the future growth of the City. These three areas are:

- North Graham / Downtown Graham
- South Graham (south of I-40)
- Cherry Lane/North Carolina Commerce Park North Graham Planning District

5.2 North Graham Planning District

Background

The North Graham Planning District contains the historic core of the City. A wide variety of land uses are found within the district including: the Central Business District (CBD), established and historic residential areas, industrial operations, and a wide variety of commercial businesses. The major thoroughfares through the district are NC 87, NC 49, and NC 54. The streets follow a basic grid system that allows for numerous routes between locations. Highway 70 skirts the northern edge of Graham and is a major connection between Chapel Hill and Greensboro which people use to travel to and from Graham.

The district is the most urban of the four planning districts and was developed along traditional neighborhood development principles. Most of the area was developed before the 1950's. The district also has two historic districts and numerous structures that are eligible for nomination to the National Register.

Boundaries

The boundaries for the district are Interstate 40/85 on the south, the City limits of Graham to the west, the City limits of Burlington and Haw River to the north, and the Haw River to the east.

Existing & Emerging Conditions

- Downtown revitalization efforts have attracted developers and new businesses.
- Infill opportunities are available throughout the planning district for residential, industrial and commercial developments.
- Existing infrastructure (i.e. water, sewer, roads, parks, etc.) reduces the cost of new development.
- Many areas need reinvestment to help improve community appearance.
- Commercial strip development has begun to infringe on residential areas.
- Older industrial facilities are still providing employment opportunities.

- Historic resources within the district should be capitalized on.

Planning District Growth Management Plan

The North Graham Planning District encompasses the traditional center of commerce, government, and industry in Graham. In order to enhance and preserve the valuable resources within the district it is recommended that the following efforts be undertaken.

Policies & Recommendations

Policy 5.2.1 Encourage infill development within the district, as well as redevelopment efforts of deteriorating structures.

Policy 5.2.2 Create more neighborhood ("pocket") parks within the district on vacant and underdeveloped lots.

Policy 5.2.3 Preserve established residential neighborhoods within the district.

Policy 5.2.4 Improve enforcement of existing zoning ordinance to improve community appearance.

Policy 5.2.5 Prohibit the continuation of additional commercial strip development along major thoroughfares.

Policy 5.2.6 Continue to encourage the redevelopment efforts underway within the City Center.

Policy 5.2.7 Promote the City Center as the commercial and governmental center of Graham.

Policy 5.2.8 Adopt an Overlay Zoning District for the major thoroughfares within the district that will place additional development standards on top of existing zoning requirements. Additional requirements could include: design criteria, building orientation, landscaping, signage controls, and limited curb cuts.

Policy 5.2.9 Encourage tourism within the City Center through promotional campaigns that highlight the Court House Square and North Main Street Historic Districts.

Policy 5.2.10 Initiate a corridor improvement program for the Town Center and South Main Street that will place utilities underground, improve pedestrian crossings, and construct a landscaped median on South Main Street.

Policy 5.2.11 Add greenery to create traffic calming.

Policy 5.2.12 Promote homeownership within the district as a way to protect established neighborhoods.

Policy 5.2.13 Expand the size of storm drains in downtown to reduce flooding risk.

Policy 5.2.14 Install stamped brick concrete crosswalks.

5.3 Southern Graham Planning District

Background

The Southern Graham Planning District contains the area associated with the first suburban growth in the City of Graham. The district is composed of a variety of land uses including commercial, residential, and industrial uses. A majority of the district is developed with relatively few large undeveloped tracts of land. The major thoroughfares within the district are NC 87, NC 54, and Gilbreath Street. Commercial strip development can be found along South Main Street. Areas directly behind the commercial developments range from multi-family apartments to cul-de-sac subdivisions.

Boundaries

The boundaries of the district are Interstate 40/85 on the north, the Haw River to the east, and the Burlington/Graham City limits to the west. The southern boundary for the Southern Graham district is Big Alamance Creek.

Existing & Emerging Conditions

- Incremental rezonings along South Main Street have led to the proliferation of commercial strip development.
- Vacant land is beginning to be developed at higher densities (i.e. multi-family and smaller single-family lots).
- An increase in the number of multi-family rezoning requests.
- Widening of NC 54 will place development pressures similar to that seen along South Main Street.
- Commercial and multi-family developments have begun to infringe upon established single-family residential areas.
- Most of the district is furnished with water and sewer.
- Graham Regional Park provides multiple recreation opportunities including an adaptive playground for all ages and abilities.

Planning District Growth Management Plan

The Southern Graham Planning District addresses the existing and emerging conditions of the district and creates a better sense of place through managed growth. In order to accomplish this task, it is recommended that the following Policies & Recommendations be followed.

Policies & Recommendations

Policy 5.3.1 **Ensure that development along Highway 54 does not replicate the highway commercial/strip development characteristic of South Main Street. This can be accomplished by promoting nodal development**

through a regional commercial center and village center with sufficient separation between centers. A regional commercial center could include a major anchor store(s) interspersed with smaller commercial activities, office and institutional uses, multi-family, and governmental facilities located within an integrated complex.

Policy 5.3.2 Limit direct highway access or the number of curb cuts for commercial activities by directing development to proposed regional and village centers and requiring internal connectivity between commercial uses, as well as uniformity in design standards.

Policy 5.3.3 Provide a transitional buffer between the proposed commercial and village centers and existing or proposed single-family neighborhoods that would consist of landscaping, multi-family developments and/or townhouse developments.

Policy 5.3.4 Adopt an Overlay Zoning District for the Highway 54 and South Main Street corridors that would apply additional development standards to regulate building design and construction, site layout, landscaping, signage, and traffic patterns.

Policy 5.3.5 Develop and promote a greenway system along rivers, creeks, and tributaries to provide recreational opportunities for residents and protect environmentally sensitive areas. These corridors would also protect scenic areas for the community and provide a natural buffer for waterways.

Policy 5.3.6 Encourage residential development that conserves land along rivers, creeks, and tributaries to protect environmentally sensitive areas, promote open space preservation, and provide a natural buffer for waterways.

Policy 5.3.7 Encourage neighborhood residential development in remaining undeveloped areas that are adjacent to existing residential developments. Additionally, interconnectivity between neighborhoods should be encouraged for new developments but this connectivity should strongly take into consideration the harmonious use, road width, and increase in traffic on existing roads.

5.4 Cherry Lane/ NC Commerce Park Planning District

Background

The City of Graham's extra territorial planning jurisdiction has properties contained within it that are adjacent to the NC Commerce Park Planning District. This location provides an area for economic growth. This once historical and agricultural area has developed over the past 20 years with large mixed-use neighborhoods such as Old Fields and Cherry Creek and has large tracts adjacent to the NC Commerce Park area. Initial construction of both Lidl and Walmart within the district opened the doors for

additional Industrial and Warehouse uses in this area. The 1,100 acre Park loosely includes portions of Graham Mebane and unincorporated Alamance County areas. Through a combination of annexations rezoning and municipal water and sewer extensions, as well as collaboration between local governments, this area can offer a multitude of development possibilities.

Boundaries

The district is comprised of the land east of the Haw River, south of the Town of Haw River, west of NC 119 and north of the Town of Swepsonville.

Existing & Emerging Conditions

- The 2022 Burlington Graham Comprehensive Transportation Plan shows Cherry Lane being widened to twelve foot lanes, with paved shoulders and turn lanes at key intersections and a sidepath.
- The district has large tracts of vacant land with some vacant land being developed.
- Incremental rezonings and subdivisions can lead to unplanned growth.
- The Interstate access and Alamance Community College offer a number of opportunities for future employment growth.
- Widening of NC 54 will add pressure to the district due to the proximity of the Cherry Lane/ NC Commerce Park area to the Interstate.

Planning District Growth Management Plan

The Cherry Lane/ NC Commerce Planning District provides a location for economic growth. The goal of this growth is to provide jobs and a tax base for the community. In order to accomplish this task, it is recommended that the following Policies & Recommendations be followed.

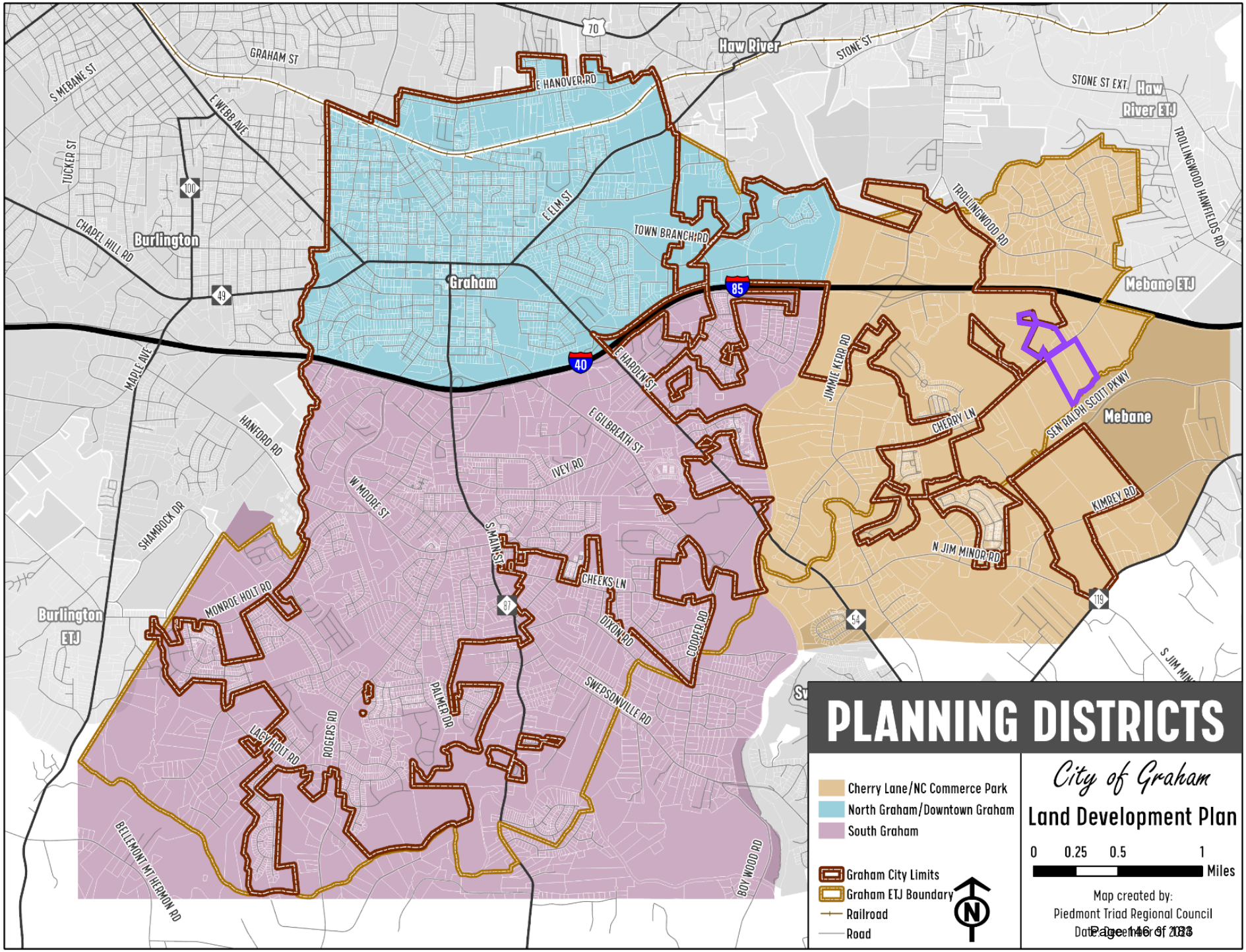
Policies & Recommendations

Policy 5.4.1 Require development within an integrated complex to reduce the number of driveways.

Policy 5.4.2 Encourage rural residential and conservation type residential development along with sensitive industrial development with large vegetative buffers and preservation of sensitive visual and historical components, environmental, and flood prone areas.

Policy 5.4.3 Develop a greenway system along rivers, creeks, and tributaries to encourage open space preservation as part of (and between) employment centers to encourage pedestrian and bicycle trips between uses and offer residents of the district a continuous trail for recreational activities.

5.5 Planning District Map



Purple lines on lots show areas that are located in a conservation district. PB has requested this be added to the Planning Districts map

SECTION 6: FUTURE LAND USE MAP

By identifying areas suitable for different land uses, the Future Land Use Map helps strategize where to focus growth, protect natural areas, and manage development pressures.

6.1 What is a Future Land Use Map?

A Future Land Use Map is a planning tool that visually represents a community's long-term vision for how land within its jurisdiction should be used and developed. It guides decisions on zoning, growth patterns, and infrastructure investments by identifying areas designated for various uses, such as residential, commercial, industrial, agricultural, and open spaces. The map reflects community goals, balancing development with environmental preservation, infrastructure capacities, and quality of life considerations. By illustrating the desired locations for future growth and conservation, the Future Land Use Map serves as a strategic framework for managing sustainable development over time.

6.2 Applying Future Land Use Map

The Future Land Use Map establishes the desired development pattern for the City of Graham and serves as a blueprint for future growth. The Future Land Use Map of this plan will be the primary guide for future land use and transportation decisions. The Future Land Use Map of this plan will also serve as a primary guide for future zoning decisions, along with policies and strategies from this section.

City staff, developers, and residents can use the map to understand where specific types of land uses—such as residential, commercial, or open space are encouraged, ensuring that future growth respects the town's limited infrastructure. By referencing the map, decisions on zoning changes, development proposals, and infrastructure investments can be made in a way that promotes growth and redevelopment while maintaining Graham's small-town feel and environmental integrity. The map helps manage growth thoughtfully and ensures it supports the long-term goals of the community.

6.3 Future Land Use Categories

The Future Land Use Map presented here represents a spatial arrangement that reflects the values of the community. Land use categories outline the type of encouraged development and provide a guide for zoning changes and future development ordinance updates.

Each of the future land use categories have a general description outlining goals for types and intensity of development. Policy recommendations found in other sections of this document should also be considered in any land planning board or governing board decision when applicable to the future land use category for a development regulation decision.

Mixed Use Residential

Mixed Use residential areas in Graham ideally are located between mixed use commercial areas and single-family housing neighborhoods. They should include a variety of uses, but are primarily compact residential neighborhoods.

Principal uses: detached single family housing on small lots less than 6,000 square feet in area, group homes, and live-work units

Secondary uses: multifamily housing, duplexes, townhomes, neighborhood commercial, non- retail uses such as day care, parks, schools, small civic facilities, offices and flex space, studios, bed-and-breakfasts; secondary uses are most appropriate when located at or near street intersections.

Desired Pattern

Mixed use residential neighborhoods should include diverse housing options. Housing should be built at a human scale, with buildings that reflect Graham's historic architecture and which create a comfortable space along the street.

Transportation

Automobile parking should be located on the street, and behind homes with ingress and egress via rear alleys. All new street development should include wide sidewalks on both sides with street trees placed at 30–40-foot intervals. Where possible, blocks should be broken up to create street lengths of less than 600 feet between intersections. Textured crosswalks and other traffic-calming facilities should be used to increase the safety and visibility of pedestrians and bicyclists.

Appropriate Form	2-5 story building heights
Appropriate Dimensional Standards	0-15 foot front build-to line; No minimum side yard setbacks; 16 foot minimum lot width and 50 foot maximum lot width

Downtown Residential

Downtown residential areas are located in and around the City's historic downtown area. These neighborhoods are compact, connected, and diverse.

Principal Uses: Predominantly detached single- family homes; new neighborhoods may include duplexes

Supporting Uses: Places of worship, daycares, park facilities, schools, civic spaces; designated neighborhood centers may include neighborhood-oriented commercial, small professional offices, live-work units, and home occupations provided they do not generate excessive traffic and parking

Desired Pattern

Many of Graham's downtown residential neighborhoods include sidewalks, tree coverage, small and medium-sized lots, a variety of housing choices, human-scale buildings oriented toward the public realm, attractive architectural features, and

porches and stoops that facilitate social interaction and provide eyes on the street. This pattern should be maintained and continued with policies that promote home rehabilitation and context-sensitive infill development.

Transportation

It is desirable that automobile parking be located on the street, and in garages set back from the front of the home. Where public right- of-way widths permit, street reconstruction projects should include sidewalks on both sides of the street. Street trees should be planted at 30–40-foot intervals between the curb and the sidewalk. Textured crosswalks and other traffic- calming facilities will increase the safety of pedestrians and bicyclists.

Appropriate Density	3-6 dwelling units per acre
Appropriate Dimensional Standards and Building Orientations	New homes should consider adjacent lot sizes

Suburban Residential

The suburban residential land use area is an important category in this plan because it makes up more area within Graham's planning area than any other future land use category. Conventional residential practices tend to result in disconnected, homogeneous, automobile-oriented developments. This plan changes the paradigm by promoting diverse, walkable, and connected neighborhoods. Suburban residential neighborhoods are primarily settings for existing and future single family detached housing, but may also contain additional housing typologies and low- impact supporting uses in neighborhood activity centers. Affordable detached homes within attractive walkable neighborhoods will continue to make Graham an attractive place to live for people who work in Graham and surrounding communities.

Principal Uses: Predominantly detached single- family homes; new neighborhoods may include a range of duplexes, townhomes, and small-scale multi-family dwellings of twelve units or less

Supporting Uses: Places of worship, day cares, park facilities, schools, civic spaces, and consideration of accessory dwelling units, provided they are designed to maintain the single-family character of neighborhoods. Designated neighborhood centers may include neighborhood-oriented commercial, small professional offices, live-work units, and home occupations provided they do not generate excessive traffic and parking

Desired Pattern

While the automobile will continue to be the primary mode of transportation for people living in this area, neighborhoods should include pedestrian-friendly design, with a diverse array of housing built around neighborhood centers. In new neighborhoods, it would be desirable for garages to be set back from the front of the home, or accessed via a rear alley.

Transportation

It is desirable that automobile parking be located on the street, and behind homes with ingress and egress via rear alleys, and that street rights-of-way include sidewalks on

both sides with street trees placed at 30–40-foot intervals within grass swales. Where possible, blocks should be broken up to create street lengths of less than 600 feet between intersections.

It is desirable that new neighborhoods connect to future and existing neighborhoods. Neighborhood streets should function as yield streets to calm traffic and decrease impermeable surface. Where determined to be unnecessary and where swales are present, curb and gutter should be discouraged to decrease development and maintenance costs and facilitate stormwater runoff.

Appropriate Density	3-6 dwelling units per acre
Appropriate Dimensional Standards and Building Orientations	New neighborhoods should consider a variety of lot sizes with consistent setbacks along the same street

Downtown District

A vibrant downtown is critical for the success of any City. The urban fabric of downtown Graham exhibits many of the characteristics of successful places: Buildings located up to the front of the lot, wide sidewalks, on-street parking, awnings, transparent doors and windows, vertical mixed-use buildings, terminated vistas, and small blocks all make downtown a vibrant and charming pedestrian- friendly environment. This design was no accident; it was and continues to be the most efficient way of building a City for people moving around on foot and using public transportation.

The downtown district should foster vibrant activity day and night by including diversity in land use, including offices, dwelling units, restaurants, entertainment venues, high quality public gathering spaces, and cultural opportunities. In this way, downtown Graham will be the focal point of the community.

Desired Pattern

New buildings in downtown should be located no further than 10 feet from the front lot line and should include transparent windows on at least 50% of the first-floor facade. Multiple stories and a mix of uses are desirable. The building design should also consider the existing historic architecture throughout downtown.

Transportation

Downtown streets should be built as places, not just transportation corridors, and should primarily accommodate pedestrians and bicyclists. Automobile parking should be located on the street, creating a barrier between moving traffic and the sidewalk, and behind or below buildings. Bicycle racks should be located throughout downtown. In all new street redevelopment projects, street trees should be placed at 20–30-foot intervals.

Mixed Use Commercial

Mixed use commercial areas include commercial and office developments primarily located at major intersections. These areas provide a mix of retail, commercial,

office, multifamily residential and institutional uses. Buildings are multiple stories, with architectural details, surface textures, and modulation of light and shade, and should be built at a human scale.

Desired Pattern

Mixed use commercial land use areas currently include many strip and other low density commercial developments. These should be redeveloped over time into pedestrian- oriented nodal centers of activity. New buildings in mixed use commercial areas should be located no further than 15 feet from the front lot line and should include transparent windows on at least 50% of the first-floor facade. Multiple stories and a mix of uses are desirable.

Transportation

Automobile parking should be located on the street, creating a barrier between moving traffic and the sidewalk, and behind buildings. Bicycle racks should be located in front of all new buildings and all new street redevelopment should include 8-15-foot-wide sidewalks with street trees placed at 30-foot intervals. Where possible, blocks should be broken up to create street lengths of less than 600 feet between intersections. Alleys are also highly encouraged in order to reduce curb cuts and remove utilities and trash from the front of buildings.

Appropriate Form	2-5 story building heights

Education District

The education district currently includes the campus of Alamance Community College (ACC). This area represents a significant opportunity to partner with private sector companies to train workers for local jobs located in Graham and the Commerce Park. Most students commute to ACC via automobile and therefore surface parking lots currently make up a large percentage of the campus's ground cover.

This district is located adjacent to the Haw River, providing the site with a major visual and environmental asset and necessitating implementation of low impact development. The City should work with Alamance Community College and other stakeholders to develop a small area plan consistent with the goals and policies of this plan.

Desired Pattern

Over time, the education district should be planned to include compact development patterns. Such development should consist of mixed-use buildings that include housing for students, staff, and instructors, commercial uses for daily needs, flex space, and other space for light industry and employment. Parking structures should be placed on the periphery of the campus and behind buildings to allow for centralized green spaces. Buildings within this district should be threaded into a walkable urban fabric.

Transportation

Automobile parking should be located on the street, behind buildings, and in parking garages. Bicycle racks should be located in front of all new buildings. Off-street

bicycle and pedestrian and facilities should connect the campus to surrounding neighborhoods, as well as connect to the Haw River Trail and other greenways throughout the City.

Appropriate Form	2-6 story building heights

Employment District

The NC Commerce Park has a joint land use agreement between Mebane, Graham, and Alamance County. The employment district extends beyond the Commerce Park border and currently contains several uses, including farms, large lot single family homes, natural groundcover, distribution and warehousing. As rezoning occurs to employment district, it can be incorporated into the NC Commerce Park joint land use agreement.

Desired Pattern

The employment district should accommodate a range of employers and provide office space, industrial space, commercial space, institutional space, and residential housing. This should be planned to limit environmental impacts, preserve open space and riparian corridors, and develop high- quality and adaptable buildings for a variety of companies.

Transportation

The employment district should support the viability of safe walking and bicycling as a serious form of transportation, while also ensuring the most efficient transportation network possible for freight trucks and other heavy vehicles that require regional access. This may need to be accommodated through shared use trail connections.

Appropriate Density	6 dwelling units per acre; 0.5 Commercial/Industrial FAR

Industrial

Industrial districts contain large one- and two-story buildings with easy access to the major roads like state highways and Interstate 40/85 for heavy freight vehicles. Some of these uses may be considered noxious and therefore adequate buffers must exist between industrial uses and other land uses, as well as natural areas. Graham's wastewater treatment plant is also located in an industrial area.

Desired Pattern

Industrial districts should have limited setbacks between the front of the property line and between adjacent industrial uses in order to use land and infrastructure efficiently. These uses should be heavily buffered from residential neighborhoods, parks and open space, and streams. Such areas should follow orderly development patterns and seek to maintain minimal adverse environmental impacts.

Transportation

Transportation infrastructure in this district should primarily accommodate heavy

freight vehicles by providing wide lanes with shoulders. Freight routes should avoid pedestrian-oriented neighborhoods. Intersections along freight routes should maintain appropriate curb radii to accommodate large vehicles.

Appropriate Density	0.3-0.5 Commercial/Industrial FAR

Commercial Corridor

Two commercial corridors within Graham include spans along NC-54 and NC-87 where single family residential uses are being replaced with automobile-oriented commercial uses. The commercial corridor land use exists in order to acknowledge this slow and incremental yet persistent land use transition, and address the challenges posed by this growth pattern.

Desired Pattern

Ideally, most development will be focused in strategically located clusters identified within this plan. Where commercial growth occurs along the identified NC 54 and NC 87 corridors, pedestrian, bicycle, and vehicular safety should be promoted through high quality planned development.

Transportation

These corridors currently comprise extremely long blocks and very few intersections, which result in low connectivity and can be detrimental to adjacent neighborhoods. While limited access roads may be beneficial for high-speed mobility in rural areas, this plan acknowledges that as Graham continues to grow and expand along these corridors, new intersections should be developed. Intersections should be spaced at no more than 1000 feet and preferably less than 800 feet in order to improve access to future development and increase connectivity along these corridors. Additional rights-of-way and pedestrian easements should be obtained through property acquisition and landowner dedication at the development and redevelopment stage.

Driveway curb cuts at each commercial business and residential home increase the likelihood of collisions. To reduce this risk, and improve the aesthetic quality and accessibility of commercial businesses, rear alley access, divided slip lanes, and mid-block shared parking should be provided along the commercial corridor.

Appropriate Density	6 dwelling units per acre; 0.5 Commercial/Industrial FAR

Rural Residential

The rural residential area includes low density housing, farms, and undeveloped natural areas including streams and mixed oak-pine forests, in areas not served by City water and sewer services. Where possible cluster subdivisions should be considered to allow preservation of existing open space.

Desired Pattern

For the planning horizon of this plan, rural residential areas should maintain their existing rural and low-density residential character. In order to do this the City will avoid extending water and wastewater lines to properties located within this future land use area for the near and medium-term future.

Transportation

Roads in rural residential areas should limit their impact on the environment by limiting encroachment into sensitive environmental areas and reducing impermeable surface area. Acquisition of land and easements should be considered for trails, especially along streams, and for protection of riparian buffers.

Conservation Overlay

The conservation overlay on the Future Land Use Map include floodway areas, trees and natural cover that buffer streams from the built environment, provide space for trails and recreation, support habitats, and reduce flood hazards. This area should contain no vertical development unless flood proofed and necessary for supporting trails or recreation. Existing parks are also included in this future land use category to preserve the excellent parks and recreation systems that exist in Graham.

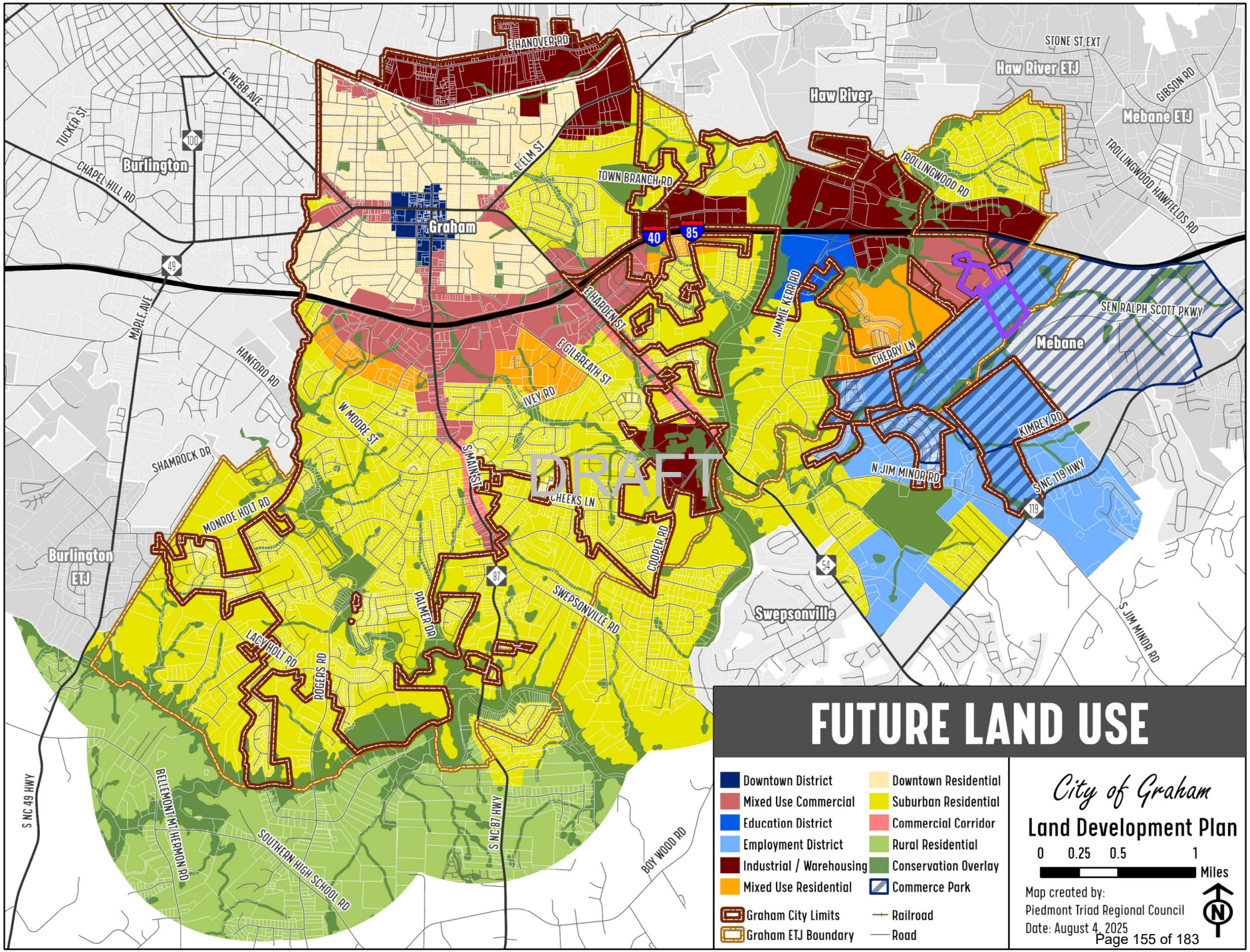
Relationship to Density Calculation

The land area of the conserved areas should not count towards the overall acreage in the density calculation.

Conservation District/Easement

Conservation Districts are local, state-subdivided entities that protect farm land by assisting with conservation planning, implementing best management practices, and managing farmland preservation programs. They connect farmers with funding, such as cost-share programs for water quality and Voluntary Agricultural Districts (VAD) to preserve working lands from development.

6.4 Future Land Use Map



Purple lines on lots show areas that are located in a conservation district. PB has requested this be added to the land use map

SECTION 7: COMPARISON OF DEVELOPMENT PATTERNS

The Graham Comprehensive Plan provides a vision for the development of the City and surrounding area. The vision includes several types of development patterns. This section provides a general explanation of the differences between the various development approaches and their applications.

7.1 Strip Development vs. Commercial Centers

Strip Development



Currently, most of Graham's commercial development has occurred in linear strips along major thoroughfares. Many are a mix of a larger anchor establishment, such as a grocery store or restaurant, and smaller retail shops. Common characteristics include:

Commercial use orientation, automobile friendly, ample parking lots, large setback from streets, unattractive building design, less restrictive access to roads, flexible bay sizes, lower rents, rapid construction times, lower startup costs, site flexibility, short business move-in times, and are highly customizable.

Commercial Center



The Commercial Center concept is based on applying the attributes of a traditional downtown to a new site that is smaller in scale. Common characteristics include:

Mixed use (commercial, office, residential) orientation, pedestrian/automobile friendly, strategically located and interconnecting parking, buildings close to road, attractive architectural design, more restrictive access to roads, less flexibility in bay size, higher rents, more lengthy construction times, higher startup costs, site constraints, longer startup for business, and are highly customizable.

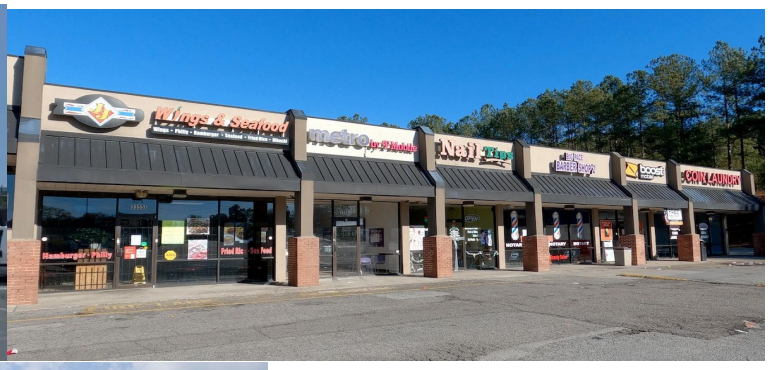
Recommendation

The Graham Comprehensive Land Use Plan seeks to encourage the development of both strip centers and commercial centers where most appropriate, with respect to acreage and surrounding infrastructure, while incorporating the more positive characteristics of each. Strip centers should have varying facade heights which break up the individual units and should vary in color and material types (brick, stucco, stone, etc.) Strip development should include green space (minimum 5-10%) such as landscaping and trees in parking areas. Outside seating is also welcomed. Interconnectivity between uses, shared parking, fewer curb cuts, clustering of multiple uses, and pedestrian/bike friendly accommodations are encouraged.

Common vs. Desirable Strip Development Design

Common Building Designs for Strip Development







Desirable Building Designs for Strip Development

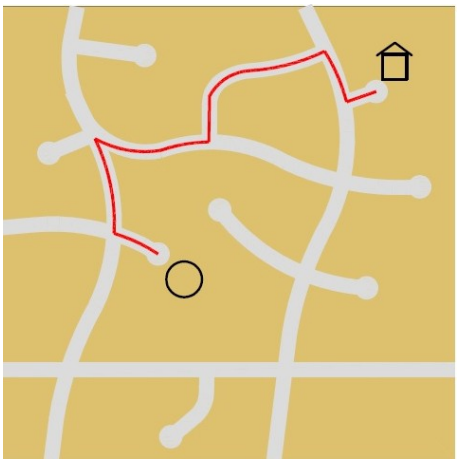






7.2 Unconnected Roads vs. Road Network

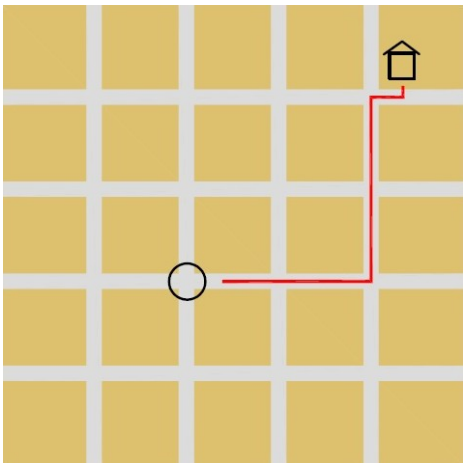
Unconnected Roads



The current proliferation of cul-de-sac neighborhoods has resulted from the highly desirable characteristics of the subdivision category. Homeowners value the calmer and less dense traffic patterns, the propensity for neighborhood interactions, the overall community feeling engendered by closer neighbor proximity, the ability to walk and/or bicycle in the neighborhood, and the sense of separation from the hustle/bustle of city activity. However, there are certain disadvantages that accompany this type of development. Without adequate road width and cul-de-sac radius, city services and emergency services may be hampered. Parking in the streets can hinder traffic as well. Lack of through traffic routes can be considered both as desirable and undesirable. Cul-de-sac development is typically done within a larger grid type road network so there is generally a combination of slower and faster traffic patterns for the average homeowner. The characteristics of unconnected roads include:

- Lower Capacity
- Fewer Route Choices
- Longer Driving Distances
- Single Mode of Transportation

Road Network



A development based on a grid or road network type system also offers both advantages and disadvantages. It could possibly aid in relieving traffic congestion found on some major thoroughfares and disperse traffic throughout the city. It may or may not provide greater capacity, more route choices, more access, and shorter distances. Whether or not these attributes are desirable might well be debated. Issues such as safety, city services access, emergency vehicle access, neighborhood “feel”, etc. should be considered in choosing this development paradigm. The characteristics of road networks include:

- Higher Capacity
- More Route Choices
- Shorter Driving Distances
- Multiple Modes of Transportation

Recommendation

The Graham Comprehensive Land Use Plan seeks to encourage the development of both the Unconnected Roads and the Road Networks paradigms within new residential and commercial areas to provide citizens with more transportation and living options throughout the city. Each model has both positive and negative aspects which should be carefully weighed with respect to the area of the city under development consideration. These design considerations include, but are not limited to: Use of "T" turnarounds, appropriate block lengths, appropriate street widths, and traffic calming features. A well-planned, connected road network can be incorporated into new subdivisions, new commercial centers, even office parks, and stub-outs are encouraged to undeveloped and landlocked properties.

7.3 Separation of Uses vs. Mixed-Use

Separation of Uses



The standard zoning ordinance has created a situation in which all uses must be segregated from one another. This has reduced the occurrence of lively neighborhoods that include a neighborhood store, as well as the removal of residences from the Central Business District in many communities. While some uses need to be separated from one another, many would work well together if designed properly. For example, the construction of five three-story multi-family apartment buildings in the middle of a single-family residential district would not be appropriate. However, a multi-family townhouse development that is designed to complement the surrounding neighborhood may fit in. The Separation of Uses has resulted in the creation of "pods" of development. The Separation of Uses is compounded with unconnected road networks, requiring all traffic to use a main road to travel. It is to be noted, however, that the separation of uses assists in managing infrastructure demands and may reduce nuisances caused by mixed use environments. It also allows for more efficient infrastructure planning, such as road design in industrial zones.

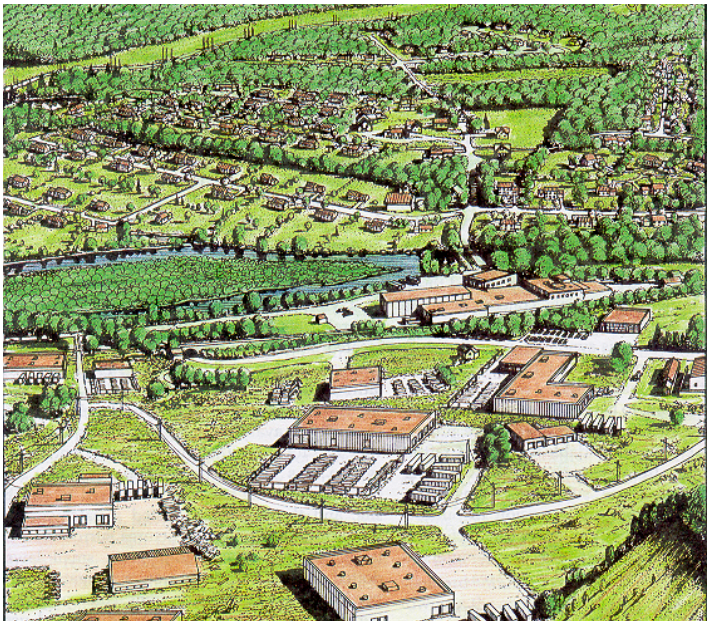
Mixed Use



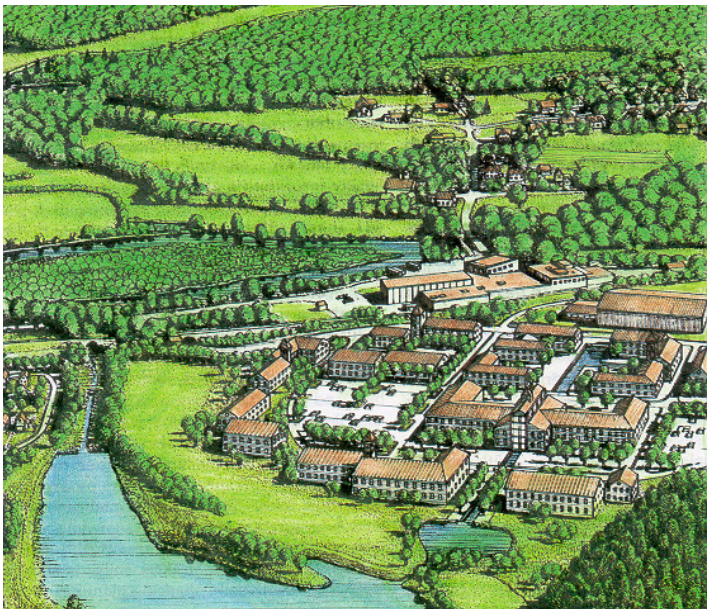
The concept of mixed use began before zoning was required and many uses could be found within a singular neighborhood. When pre-planned, mixed use provides an effective concept to encourage lively neighborhoods that intertwine to serve a multitude of needs. The Central Business District in Graham exemplifies mixed use as there are office and retail establishments with residences on the upper floor. Problems occur and opposition may arise when a multitude of uses are added after an established use has defined the area. Careful consideration must be given to transitions between uses. Not all commercial uses are compatible with residential, institutional uses, and vice versa. Factors such as use intensity, building height, privacy, noise, lighting, traffic, landscaping, fencing, and setbacks should be thoroughly evaluated when introducing a new use adjacent to an established one. Equal attention should be given to which use existed first and whether the proposed adjoining use will function harmoniously with the existing development. Transitional uses – such as office and institutional uses – can serve as effective buffers between commercial development and residential neighborhoods. Neighborhood markets and convenience stores, in particular, can either enhance or negatively impact nearby areas depending on their location, design, and operations, including the presence of sidewalks, operating hours, lighting, and ongoing maintenance.

7.4 Conventional Development vs. Open Space Development

Conventional Development



Open Space Development



Illustrations from Rural By Design, Randall Arendt

Conventional development maximizes the number of lots or retail space that can be created out of any piece of land. This method pays less attention to environmental factors, neighborhood design, or open space; however it provides for initial lower costs of land and resident privacy. The goal of this development paradigm is to maximize the number of houses or businesses on the site as allowed under the current zoning ordinance. As a result, land that should be preserved due to environmental conditions or topography typically is turned into a backyard or graded for parking. In addition, this type of development places a greater burden on the City because it often does not provide recreational space for the residents and results in overcrowding at parks and other recreational facilities. The conventional business development is often aesthetically unpleasing, causes increased runoff to other properties, and increases traffic.

The City of Graham has recently adopted an open space provision for R-12, R-15, and R-18 Zoning Districts. These provisions seek to encourage the development of compact neighborhoods and rural compounds that set aside significant natural vistas and landscape features for permanent conservation. Per the City of Graham Development Ordinance, open space is defined as any area that is not divided into private or civic building lots, streets, rights-of-way, parking, or easements established for purposes other than conservation. The land designated to be open space is to be permanently protected from development and can be used by the developed neighborhood as a recreational amenity. The developer can build the same number of units but on smaller lots, resulting in substantially less infrastructure to be installed as a result of the clustered development. By encouraging open space development, recreational opportunities for citizens is increased, travel time to recreational opportunities is decreased, the amount of infrastructure to be maintained is decreased, and the attractiveness of the community is increased.

SECTION 8: IMPLEMENTATION & REVIEW

8.1 How to Use the Comprehensive Plan

The Comprehensive Plan is a tool to be used as a guide for future development. It is a general consensus by the residents of what they would like the future development of Graham to be. The plan is not a prescriptive regulatory document, it is a guide that utilizes public input to inform land use decisions in Graham.

City Staff

The City staff reviews zoning petitions, recommends that the petition be approved or denied, and prepares a written zoning report for the Planning Board. In making their decision and writing the report, the staff reviews relevant planning documents, including the plan adopted by the City. Using the adopted plan will facilitate the City staff's review of the rezoning request. The staff will be able to point out those goals, policies & recommendations, and location of development types that support the rezoning, and those that are in conflict with the rezoning, thereby shaping the overall staff recommendation. In addition, the staff can also use the plan to warn developers about potential conflicts before being confronted at a public hearing.

City of Graham Planning Board

Prior to the regular meeting, each Planning Board member can make his or her own determination as to the consistency of the proposed rezoning with the City's adopted goals, policies and recommendations, and Future Land Use Map. As always, the Planning Board should consider the recommendations of the Graham Comprehensive Land Development Plan ~~Steering Committee~~ in interpreting the true intent of the policies, but may choose to give different weight to different policies.

Graham City Council

In its legislative authority to rezone property, the City of Graham City Council has the final word as to whether the rezoning request is consistent with the various plans that affect the property in question. The City Council should review the rezoning with the Comprehensive Plan's goals, policies and recommendations, and Future Land Use Map in mind. As customary, the City Council should also consider and weigh the interpretation of policy as explained by the property owner, the Planning Board, City staff, and the general public. Over time, a track record of policy interpretation forms a consistent foundation for decision-making.

Developers

Developers can utilize the Comprehensive Plan to see if their development proposals meet the plan's General Goals, as well as the Planning District Policies and Recommendations. Before consulting the Future Land Use Map developers should make sure that the overall plan for the proposed development meets the Goals, Policies and Recommendations established in the plan. Finally, developers can look at the Future Land Use Map to see if their proposed use is a recommended use in that specific area.

General Public

Residents of the City of Graham can and should reference specific goals, policies and recommendations, and the Future Land Use Map when speaking in favor of or in opposition to a rezoning request.

8.2 Strategic Issues

The Strategic Issues found in Section 4 of the Graham Comprehensive Plan include strategies for addressing the four issues that were identified as concerns for the entire community. The issues are Land Use, the Downtown, Culture & History, and Transportation. By identifying these issues and developing some strategies to address them, the City is in a position to start work on reaching the goals for each issue. This section of the plan provides an opportunity for the City to begin work on something right away.

8.3 Planning District Guidelines

The Planning District Guidelines should be used as a second check on any development proposal. The Planning District Guidelines include the type of development that is to be encouraged in each of the three planning districts. In addition, each planning district has a set of Policies and Recommendations that provide a framework for making development decisions within the district. When reviewing a proposed development, the Developer, Staff, Public, Planning Board, and City Council should determine first if that type of development is desired in the location that is proposed. Secondly, check to see if the development meets the goals for the district.

8.4 Revisions & Monitoring

As the Comprehensive Plan is used and development occurs in Graham it will be necessary to make revisions to the plan in order to keep it updated. A major development, new road or water and sewer extension can drastically change an area of the planning jurisdiction. The Steering Committee would like to recommend that the City convene a meeting of the Graham Comprehensive Plan Steering Committee once a year to look at changes that need to be addressed as well as provide an opportunity to monitor the City's progress with implementing the plan. The City of Graham Planner will set up the yearly meeting of the Steering Committee to review and monitor the Comprehensive Plan. This meeting will provide the Steering Committee an opportunity to discuss how well the plan has been implemented and review any changes that need to be made. It should be noted that the staff, Planning Board, and City Council should make minor changes to the plan as necessary. The Comprehensive Plan will only be a document worth using if it is kept up to date and used daily by the staff and monthly by the City Council and Planning Board.

SECTION 9: APPENDIX – SOURCES & ACKNOWLEDGMENTS

9.1 Sources

- Better Block Trailer- Alamance Healthy Places Grant
- National Register of Historic Places
- Graham Community Profile (2013) https://www.cityofgraham.com/wp-content/uploads/2019/11/Graham-Community-Profile.pdf
- City of Graham Pedestrian Transportation Plan (2006) by Greenways Incorporated https://bgmpo.org/Portals/0/BGMPO/Documents/Plans/Graham%20Pedestrian%20Plan.pdf?ver=1xcmm6HZrtGplf9IPMpgGQ%3d%3d
- Graham Trails and Maps from TrailLink by Rails-to-Trails Conservancy
- The North Carolina Department of Natural and Cultural Resources
- Graham Recreation and Parks Master Plan https://www.cityofgraham.com/wp-content/uploads/2021/06/GrahamMasterParks_FINAL_web.pdf
- School of Government UNC https://ced.sog.unc.edu/2016/12/the-power-of-partnership-the-case-of-the-nc-commerce-park-in-alamance-county/
- www.CityofGraham.com
- https://ced.sog.unc.edu/2016/12/the-power-of-partnership-the-case-of-the-nc-commerce-park-in-alamance-county/
- Link Transit https://linktransit.org/Portals/0/Website%20Files/Planning/LinkTDP_SurveyResults_20240124.pdf?ver=hJrjeqKDHyXGsO7npS2uQg%3d%3d
- Arendt, Randall. Rural By Design. Planner Press. 1994.
- Edward D. Stone and Associates. Salisbury 2000 Strategic Growth Plan. 1988.
- Howell, Robert W. City of Graham Comprehensive Land Use Plan 2020. 1989.
- United States Bureau of the Census – Demographic and economic date. Walters, David, David Smith, and the Town of Mocksville. Mocksville Policy Guide. 1999.
- GRAHAM RECREATION AND PARKS MASTER PLAN 2020 https://www.cityofgraham.com/wpcontentuploads/2021/06/GrahamMasterParks_FINAL_web.pdf
- GRAHAM-MEBANE LAKE COMPREHENSIVE MASTER PLAN – Graham Recreation and Parks (2024)
- Alamance-Burlington Schools https://www.abss.k12.nc.us/o/abss/page/fast-facts

9.2 Acknowledgments

City Council

- Jennifer Talley, Mayor
- Ricky Hall, Mayor Pro Tem
- Bobby Chin
- Bonnie Whitaker
- Joey Parsons

Steering Committee

- Jennifer Talley
- Chuck Talley
- Judy Hall
- Chad Huffine
- Dean Ward
- Eric Crissman
- Joey Parsons

City Staff

- Megan Garner, City Manager
- Aaron Holland, Assistant City Manager
- Cameron West, Senior Planner

Planning Board

- Dean Ward, Chair
- John Wooten, Vice Chair
- Chad Huffine
- Tony Bailey
- James Stockert
- Michael Benesch
- Elizabeth Kirkpatrick

Piedmont Triad Regional Council

- Jesse Day, Regional Planning Director
- Carter Spradling, Assistant Regional Planning Director
- Malinda Ford, GIS Administrator
- Dawn Vallieres, Senior Regional Planner
- Sam Stalder, Regional Planner

STAFF REPORT

SUBJECT:	CLOSURE OF UNCONSTRUCTED WILTON DRIVE
PREPARED BY:	CAMERON WEST, SENIOR PLANNER

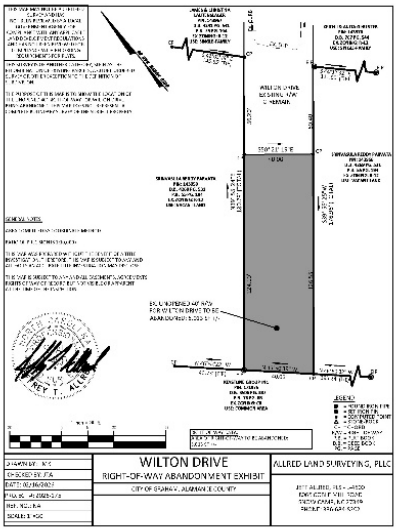
REQUESTED ACTION:

Approve Resolution authorizing the process for the permanent closure of Wilton Drive.

BACKGROUND/SUMMARY:

KC Rentals, LLC, is requesting the removal of a proposed roadway that abuts their land on the east and west right-of-way (ROW) of Wilton Drive, as shown and described in the attached plat. This ROW exists only on a plat and has not been constructed.

A public hearing will be held prior to the vote regarding closure of this street. If approved, this resolution will close a portion of ROW for Wilton Drive and the ROW will revert to the adjoining property owners.



FISCAL IMPACT:

This section of roadway is not currently counted for the purposes of the Powell Bill, and therefore, the City receives no state funds for it.

STAFF RECOMMENDATION:

Approval.

SUGGESTED MOTION(S):

I move we approve the resolution ordering the permanent closing of Wilton Drive.

40’ R/W for Wilton Drive to be abandoned:
beginning at a computed point on the Eastern R/W of Wilton Drive,
point being S 39°55'25" W a distance of 50.40' from
an EIP at the NW corner of PIN: 143966 and SW corner of PIN: 143970;
thence S 39°55'25" W a distance of 126.55' to a computed point,
the SE corner of PIN: 143966 and in the line of PIN: 171975;
thence N 46°50'39" W a distance of 40.06' to an EIP,
along the line of PIN: 171975 and SE corner of PIN: 143959;
thence N 39°55'24" E a distance of 124.10' to a computed point,
in the line of PIN: 143959 and on the Western R/W of Wilton Drive;
thence S 50°21'19" E a distance of 40.00' to a computed point,
on the Eastern R/W of Wilton Drive; which is the point of beginning,
having an area of 5,013 SF, 0.115 AC.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF THE UNOPENED 40' RIGHT-OF-WAY FOR WILTON DRIVE BEING ABANDONED. THIS MAP DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY OF THE SUBJECT PROPERTY.

GRID NORTH NAD 83

JAMES & CHRISTINA LAUTENSLAGER
PIN: 143967
D.B. 4241 PG. 541
P.B. 55 PG. 194
EX. ZONING: R-12
USE: SINGLE-FAMILY

KEITH J & ANITA G HUNTER
PIN: 143970
D.B. 767 PG. 544
EX. ZONING: R-12
USE: SINGLE-FAMILY

EX. CURB

EX. EOP

CP

S 42°03'24" E
145.65' (TIE)

EIP

S 44°32'32" E
111.00' (TIE)

WILTON DRIVE
EXISTING R/W
TO REMAIN

56.20'

50.40'

S50° 21' 19"E
40.00

SRINVASULA REDDY PARVATA
PIN: 143966
D.B. 4269 PG. 531
P.B. 55 PG. 194
EX. ZONING: R-12
USE: VACANT LAND

SRINVASULA REDDY PARVATA
PIN: 143959
D.B. 4269 PG. 531
P.B. 55 PG. 194
EX. ZONING: R-12
USE: VACANT LAND

N39° 55' 24"E
180.29' (TOTAL)

S39° 55' 25"W
176.95' (TOTAL)

124.10'

126.55'

EX. UNOPENED 40' R/W
FOR WILTON DRIVE TO BE
ABANDONED: 5,013 SF +/-

N 46°52'22" W
40.73' (TIE)

N 46°50'39" W
40.06'

N 46°50'32" W
295.24' (TIE)

KEYSTONE GROUP INC
PIN: 171975
D.B. 3506 PG. 387
P.B. 76 PG. 88
EX. ZONING: CR
USE: COMMON AREA

GENERAL NOTES:

AREA COMPUTED BY COORDINATE METHOD.

RATIO OF PRECISION IS 1:10,000+.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION, THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS RIGHTS OF WAY OF RECORD BUT NOT VISIBLE OR APPARENT AT THE TIME OF THE INSPECTION.

NORTH CAROLINA PROFESSIONAL SEAL L-4500 LAND SURVEYOR JEFF T. ALLRED

1 inch = 30 ft.

30 0 15 30 60

RIGHT-OF-WAY DATA:
AREA OF RIGHT-OF-WAY TO BE ABANDONED:
5,013 SF +/-

LEGEND
- = FOUND IRON PIPE
- = SET IRON PIN
- = COMPUTED POINT
- = STONE/ROCK
- CH = CHORD
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- PG. = PAGE

DRAWN BY: TMK
CHECKED BY: JTA
DATE: 02/16/2026
PROJECT #: 2025-175
REF. NO.: NA
SCALE: 1"=30'

WILTON DRIVE
RIGHT-OF-WAY ABANDONMENT EXHIBIT
CITY OF GRAHAM, ALAMANCE COUNTY

ALLRED LAND SURVEYING, PLLC
JEFF ALLRED, PLS - L-4500
8065 COBLE MILL ROAD
SNOW CAMP, NC 27349
PHONE: 336-684-8202

A RESOLUTION ORDERING THE CLOSING OF A PORTION OF WILTON DRIVE

WHEREAS, on the 10th day of March 2026, the City Council of the City of Graham directed the City Clerk to publish the Resolution of Intent of the City Council to consider closing a portion of Wilton Drive, a public street right-of-way as described in Exhibit A, in the Alamance News once each week for four successive weeks, such resolution advising the public that a meeting would be conducted in the Council Chambers of the Graham City Hall on April 14, 2026; and

WHEREAS, the City Council on the 10th day of March 2026, ordered the City Clerk to notify all persons owning property abutting Wilton Drive by registered or certified mail, enclosing with such notification a copy of the Resolution of Intent; and

WHEREAS, the City Clerk has advised the Graham City Council that adequate notices were posted on the applicable street as required by G.S. 160A-299; and full and complete opportunity for all interested persons to appear and register any objections that they might have with respect to the closing of said street in the public hearing held on April 14, 2026; and

WHEREAS, it now appears to the satisfaction of the Graham City Council that the closing of said street is not contrary to the public interest and that no individual owning property, either abutting the street or in the vicinity of the street, will, as a result of the closing, be thereby deprived of a reasonable means of ingress and egress to his property;

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Graham that Wilton Drive, as described in Exhibit A, is hereby ordered closed, subject to any reservation of right set forth below and in accordance with G.S. 160-299(c), all right, title, and interest that may be vested in the public to said street are hereby released and quitclaimed to the abutting property owners in accordance with the provisions of G.S. 160A-299.

In accordance with G.S. 160A-299(f), the City hereby reserves all of its right, title, and interest in any utility improvement within the closed street, with such reservation extending to utility improvements or easements owned by private utilities which at the time of the street closing have a utility agreement or franchise with the City. The City further declares a utility easement, being described as:

Situated in the City of Graham, Graham Township, Alamance County, North Carolina.

Beginning at a computed point on the Eastern R/W of Wilton Drive, point being S 39°55'25" W a distance of 50.40' from an EIP at the NW corner of PIN: 143966 and SW corner of PIN: 143970; thence S 39°55'25" W a distance of 126.55' to a computed point, the SE corner of PIN: 143966 and in the line of PIN: 171975; thence N 46°50'39" W a distance of 40.06' to an EIP, along the line of PIN: 171975 and SE corner of PIN: 143959; thence N 39°55'24" E a distance of 124.10' to a computed point, in the line of PIN: 143959 and on the Western R/W of Wilton Drive; thence S 50°21'19" E a distance of 40.00' to a computed point, on the Eastern R/W of Wilton Drive; which is the point of beginning, having an area of 5,013 SF, 0.115 AC. In accordance with G.S. 160A-299(b), any person aggrieved by the closing of this street may appeal the Order to the General Court of Justice within thirty days of its adoption.

The Mayor and the City Clerk are hereby authorized to execute quitclaim deeds or other necessary documents in order to evidence vesting of all rights, title, and interest in those persons owning lots or parcels of land adjacent to the street or alley, such title, for the width of the abutting land owned by them, to extend to the centerline of the herein closed Drive-in accordance with the provision of G.S. 160A-299(c).

The City Clerk is hereby ordered and directed to file in the Office of the Register of Deeds of Alamance County a certified copy of this Street Closing Order.

Upon motion duly made by Council Member _____ and duly seconded by _____, the above resolution was duly adopted by the City Council at a meeting held on the 14th day of April 2026, at City Hall.

Upon call for a vote, the following Council Members voted in the affirmative: Mayor Chelsea Dickey, Mayor Pro Tem Ricky Hall, Council Member Jim Young, Council Member Bobby Chin and Council Member Bonnie Whitaker.

This the 14th day of April 2026 at 6:00 p.m.

_____

Chelsea Dickey, Mayor

Attest:

_____

Renee Ward, City Clerk

NORTH CAROLINA

ALAMANCE COUNTY

I hereby certify that the foregoing is a true and accurate copy of a resolution duly adopted by the City Council of the City of Graham, North Carolina, at a meeting held on January 10, 2023, at 6:00 p.m. at the City Hall in the City of Graham.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the official corporate seal of said City to be affixed, this the 14TH day of April 2026.

_____

City Clerk

NORTH CAROLINA

ALAMANCE COUNTY

I, _____, a Notary Public, do hereby certify that Renee M. Ward, City Clerk, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purposes therein expressed.

WITNESS my hand and notarial seal this _____day of _____, 2026.

_____

Notary Public

My Commission Expires: _____

EXHIBIT A

Description of Wilton Drive to be Abandoned

Situated in the City of Graham, Graham Township, Alamance County, North Carolina.

Beginning at a computed point on the Eastern R/W of Wilton Drive, point being S 39°55'25" W a distance of 50.40' from an EIP at the NW corner of PIN: 143966 and SW corner of PIN: 143970; thence S 39°55'25" W a distance of 126.55' to a computed point, the SE corner of PIN: 143966 and in the line of PIN: 171975; thence N 46°50'39" W a distance of 40.06' to an EIP, along the line of PIN: 171975 and SE corner of PIN: 143959; thence N 39°55'24" E a distance of 124.10' to a computed point, in the line of PIN: 143959 and on the Western R/W of Wilton Drive; thence S 50°21'19" E a distance of 40.00' to a computed point, on the Eastern R/W of Wilton Drive; which is the point of beginning, having an area of 5,013 SF, 0.115 AC. In accordance with G.S. 160A-299(b) any person aggrieved by the closing of this street may appeal the Order to the General Court of Justice within thirty days of its adoption.

STAFF REPORT

SUBJECT:	SUPPORT FOR STREET CLOSURE REQUEST FOR AMENDED 9/11 5K
PREPARED BY:	AARON HOLLAND, ASSISTANT CITY MANAGER

REQUESTED ACTION:

Consider a request for support of the closure of Maple Street and W. Interstate Service Rd for the amended 9/11 Commemorative 5k route from 6am-11:30am on September 12, 2026.

BACKGROUND/SUMMARY:

The Graham Recreation and Parks Department is requesting an amendment to the route for the already approved 9/11 Commemorative 5k route. The initial route involved City streets which City Council approved the closure for September 12, 2026. They have since amended the route based on discussions with public safety and are proposing to utilize S. Maple Street and W. Interstate Service Road. Since the route does not include City streets, City Council is being asked to approve support of the event and the closure for an application that NCDOT requires for closure of State maintained streets.

FISCAL IMPACT:

N/A

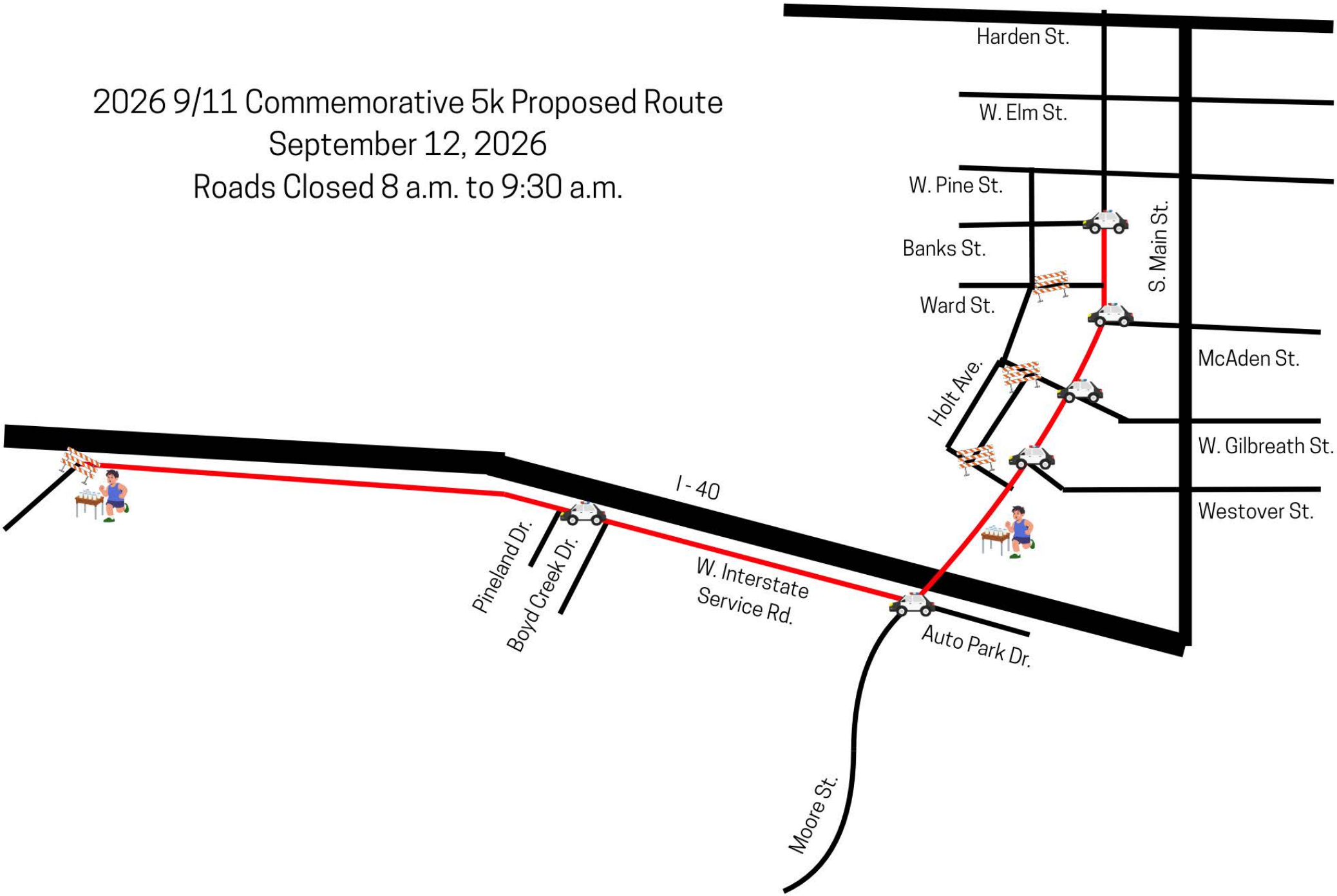
STAFF RECOMMENDATION:

Approval. The various City departments that may be involved have reviewed the request and provided the organizer with pertinent information that must be satisfied.

SUGGESTED MOTION(S):

I move that we approve support of the closure of Maple Street and W. Interstate Service Rd for the amended 9/11 Commemorative 5k route from 6am-11:30am on September 12, 2026..

2026 9/11 Commemorative 5k Proposed Route
September 12, 2026
Roads Closed 8 a.m. to 9:30 a.m.



CITY OF GRAHAM SPECIAL EVENT APPLICATION

Thank you for considering Graham to host your Special Event, we're glad you see our City as a great place to hang out!

All requests for parade and street events under the City of Graham's ordinance Chapter 20, Article V, Section 171 - 174 and 183 - 185 will be reviewed by the Graham Special Events Committee (SEC). Any Street closures or use of public spaces will need City Council approval.

SEC* - Public Works Director, Fire Chief, Police Captain, Recreation Director, and Assistant City Manager

Next Steps** - Depending on the location of the event and the request(s), applicants may be required to provide event insurance which names the City as an additional insured, schedule public safety through Extra Duty Solutions, provide an event map, give detail for sanitation purposes, and other similar logistical information. **Please be sure to notify the affected businesses of the proposed event and provide the City with a copy of the notification.**

Applicants are encouraged to reach out to the Assistant City Manager prior to completing this form if they have any questions pertaining to the City's requirements, event locations, event logistics, etc.

City of Graham
Aaron Holland, Assistant City Manager
201 South Main Street
Graham, NC 27253
336.570.6700
aholland@cityofgraham.com

1. Your email: mshaffer@cityofgraham.com

2. Event name (if applicable): 9/11 Commemorative 5k

3. Reason for the event (be specific): Fundraiser for Children of Fallen Heroes

4. Event date(s): September 12, 2026

5. Provide your event's setup, start, end, and cleanup times. (Ex: Name of Event 6:30 a.m. - 8 a.m. setup | 8 a.m. event start | 2 p.m. event ends | 2 p.m. - 4 p.m. cleanup):

Event Set-up 6a-7a, Pre-Race Activities 7a-8:30a, Race 8:30a-9:30a, Post-Race Activities and Awards 9:30a-10:30a, Event Break Down 10:30a-11:30a

6. Event category

Please check all that apply appropriate category for your event.

____ Concert/Performance

____ Exhibit

____ Farmer's Market

____ Festival/Fair

____ Parade/Procession

_X_ Run/Walk

____ Food Truck Rodeo

____ Other: _____

7. Where are you requesting for your event to occur?

Be specific identifying street names or City facilities being requested for use?

Event Activites and Start of Race at City Hall Plaza/Police/Fire, Race itself will go south bound on Maple St., turning right on W. Interstate service rd, and turning around. See attached map.

8. Does your event include the request to close streets?

Yes _X_ No _____

9. Identify the street(s) you are requesting to have closed for your event.

Maple St & W. Interstate Service Rd. Police has 2 proposed options for either full or partial closure of the course.

10. Identify your street closure time(s) and will you anticipate when they will return to normal traffic flow.

Road would close down around 8:15a for the race to start at 8:30a, roads would be reopened by 9:30a or when last racer finished if prior to 9:30a

11. What is your anticipated event attendance total? _400_____

12. Does your event include musical entertainment?

__X__Yes ___ No

13. Where will your musical entertainment be located?

We will have a DJ located outside the Fire Station.

14. Will sound amplification be used? __X__ Yes ___ No

If yes, provide the start time and end time.

DJ would start announcements around 7:30a and would end after the award ceremony approx at 10:30a.

15. Will inflatables or similar devices be used at your event? ___ Yes __X__ No

If yes, please describe. *Please note, Insurance requirements must be met in order to offer this activity.

_____

16. Does your event include the use of fireworks, rockets, lasers, or other pyrotechnics?

____ Yes __X__ No

If yes, please describe. ***Note: These requests will be subject to the approval of the City of Graham Police & Fire Departments in conjunction with State Laws governing this type of activity.

_____

17. Will alcohol be served, sold or consumed at your event?

___ Yes __X__ No

If you answered yes to the question above, please check all that apply to your event.

___ Alcohol will be available free of charge

___ Alcohol will be by purchase only

___ Alcohol being served and or sold at my event includes

___ Beer only

___ Wine only

___ Beer & Wine

18. Describe your security plan to ensure the safe sale and or distribution of alcohol at your event.

_____

_____

19. Does your event include food concession and/or food preparation areas?

Yes ___ No X

If yes, please select the method of cooking that pertains to your event.

___ Gas

___ Electric

___ Charcoal

___ Other: _____

20. Do you plan to provide portable toilets at your event?

Yes ___ No X

If yes, list the total number of portable toilets: _____

21. Portable toilet company name: _____

If no, please explain Restrooms will be available for participants at Graham Library.

22. Explain your plan for cleanup and removal of trash, waste, and garbage during & after your event.

Trash Recepticles will be provided, event staff will do a venue clean up before leaving the event space.

Does your event require additional trash receptacles?

Yes X No____

If yes, what is the requested number of additional trash receptacles? 4

23. Will there be any tents, canopies or temporary structures at your event?

Yes X No _____

24. Applicant name and affiliated agency if applicable

Michelle Shaffer, Graham Recreation and Parks Department

25. Applicant's Address

201 S. Main St. Graham, NC 27253

26. Applicant's phone number

336-513-5510 Ext 1

27. Applicant's email address

mshaffer@cityofgraham.com

28. Provide the event's point of contact if different from the applicant. (First & Last name, Phone number, & Email Address)

29. How many years has this event taken place? This will be the 6th year.

STAFF REPORT

SUBJECT:	BOARDS AND COMMISSIONS ORDINANCE UPDATE
PREPARED BY:	AARON HOLLAND. ASSISTANT CITY MANAGER

REQUESTED ACTION:

Approve amendments to Boards and Commissions ordinance.

BACKGROUND/SUMMARY:

In 2019, a task force was commissioned by City Council to review and evaluate the rules and procedures of the City's volunteer boards and commissions. This resulted in base rules for all boards excluding those unique to a particular board. At a recent Council meeting, City Council directed staff to update this document to reflect any changes that may need to be recognized. Being that few changes were requested by Council, staff made changes reflecting board composition changes, background checks for new and re-appointed members, and ethic policy requirements.

FISCAL IMPACT:

N/A.

STAFF RECOMMENDATION:

Approval.

SUGGESTED MOTION(S)

I move we approve the amendments to the Boards and Commissions ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAHAM, AMENDING VARIOUS SECTIONS RELATED TO BOARDS AND COMMISSIONS OF THE CODE OF ORDINANCES OF THE CITY OF GRAHAM, NORTH CAROLINA

The City Council of the City of Graham, North Carolina, does ORDAIN:

Sec. 1. That CHAPTER 2, ARTICLE II, DIVISION 3- BOARDS AND COMMISSIONS of the Code of Ordinances of Graham, North Carolina, is hereby amended with the addition of the following sections, to read as follows:

SEC. 2.__. – Applicability

The provisions of this division shall apply to each board and commission created and appointed by the City Council. Provisions unique to a specific board or commission may be provided for in this or other ordinance applicable to said board or commission.

SEC. 2. .__. – Nominations to office; Term.

Except where specific provision is made for the creation or term of office of a board or commission by ordinance requiring an exception to this section or by laws of the State or the United States:

(a) The city council shall appoint all members and alternates of boards and commissions;
(b) The term of office of such members and alternates shall be three (3) years with original appointments so as to provide for the expiration of less than half of the members each year;
(c) Members shall be eligible to serve for not more than three (3) consecutive full terms. Members may be eligible for reappointment following a 12-month hiatus. For purposes of this limitation, terms served prior to the adoption of this ordinance shall not apply to the consecutive term limitation.
(d) Provided applicants are not available to fill the vacancies, then City Council in its discretion may extend the term of a current member for a term of one (1) year and such other one (1) year terms until candidates are available for service and are duly appointed by the City Council.
(e) ADD: Members must sign ethics guidelines ensuring no use of position for personal gain or suggestion of impropriety.
(f) ADD: A background check will be required for all prospective members and those seeking reappointments.

SEC. 2. .__. – Expiration of terms of office of members appointed by the council.

The date of the expiration of the term of office of the members and alternates of all boards and commissions appointed by the City Council shall be June thirtieth. Terms of new members, other than those appointed to fill a vacancy, shall begin July first. All members shall hold office until their successors are appointed and qualified.

SEC. 2. .__. – Removal of Members; Absenteeism.

A member of any board or commission of the city may be removed by the council for just cause. If a member of a board or commission has two (2) unexcused absences in a 12-month period, they shall be considered to be removed from the board. The position may be declared vacant and a successor appointed.

Sec. 2-.__ – Vacancies in membership.

The council shall fill any vacancy in the membership of any board or commission.

Sec. 2-.__. – Concurrent service.

An individual shall be eligible to serve on not more than (2) city boards or commissions at any one time.

2-.__. – Compensation.

Members of boards and commissions shall serve without pay. Members may be reimbursed for actual expenses incidental to the performance of their duties in accordance with existing City of Graham policies.

Sec. 2-.__. – Organizational Meeting - Officers.
Each city board and commission shall conduct an organizational meeting each July or next meeting following July to elect a chair and a vice chair, establish a regular meeting schedule and appoint a secretary to record minutes. Meeting schedules shall be filed in the office of the City Clerk.

Sec. 2-.__. – Sub-Committees.
Boards and commissions may establish any temporary or permanent sub-committees. In addition, boards and commissions may seek advice and assistance from citizens and from professional sources, pending authorization by the City Council if funding is required.

Sec. 2-.__. – Rules and Quorum.
Except as otherwise provided by ordinance, the procedure of each city board and commission shall be governed by the latest edition of Robert's Rules of Order.
A quorum shall consist of a majority of the actual members of the board or commission, excluding vacant seats. A quorum shall be required for any board or commission to conduct a meeting or take action.

Sec. 2-.__. – Voting, Advocacy, Monetary Interest
No member of a Board or Commission may discuss, advocate or vote on any matter in which he or she has a separate, private or monetary interest, either direct or indirect, and no member may discuss before the city council or its boards or commissions any matter which has been, is or will be considered by the board or commission on which he or she serves, and in which he or she has a separate, private or monetary interest either direct or indirect. Any member who violates this provision may be subject to removal from the board or commission.

Sec. 2-.__. – Place of meetings; meetings public.
All regular and special meetings of boards and commissions shall be published and held in accordance with North Carolina Open Meetings Laws.

Sec. 2-.__. – Time of regular meetings.
Regular meetings shall be held on such days and at such hours as determined in the organizational meeting.

Sec. 2-.__. – Staff and technical services.
Boards and commissions may request from the City Council necessary staff or technical services.

Sec. 2-.__. – Records and Reports.
Each city board and commission shall keep a complete and accurate record of all its proceedings, and subsequently submit its minutes to the city clerk. Boards and commissions shall make an annual report to the city council.

Sec. 2-.__. – Fiscal restraint.
Each city board or commission shall make no expenditure or contract any indebtedness for which the city shall be liable without the approval of the city council.

Sec. 2. That CHAPTER 2, ARTICLE II, DIVISION 3- TREE BOARD of the Code of Ordinances of Graham, North Carolina, is hereby amended to read as follows:

Sec. 2-58. - Tree board.

~~(a) *Created; composition; qualifications.* There is hereby created a tree board for the city, which shall consist of seven (7) city residents. A member of the City Council shall serve on the Tree Board concurrent with their term of office on the City Council. As liaison to the Tree Board, the council member shall not have a vote. The city horticulturist shall be the staff liaison and serve as an ex-officio member of the board.~~

*NOTE: This board has changes since this ordinance adoption. Recommend defaulting to current language.

Sec. 3. That CHAPTER 2, ARTICLE II, DIVISION 3- BOARDS AND COMMISSIONS of the Code of Ordinances of Graham, North Carolina, is hereby amended with the addition of the following sections, to read as follows:

Sec. 2-60. - Graham Historical Museum Advisory Board.

The Graham Historical Museum Advisory Board is hereby established to serve as an advisor to the City Council as it relates to the operation of the City's Historical Museum and artifacts housed therein. The Board shall be appointed by the City Council and consist of seven (7) city residents. The mission of the Graham Historical Museum Advisory Board is to:

(a) Create an environment that displays artifacts in a well-organized and visually appealing setting;
(b) Catalog items stored and displayed in the Graham Historical Museum;
(c) Maintain records by serving as administrator for current gifts and contributions of artifacts relevant to Graham's history;
(d) Serve as responsible stewards and representatives of the Graham Historical Museum;
(e) Encourage community involvement by promoting the Museum through educational programs, special events, and partnerships with local businesses, civic organizations and City government.

*NOTE: Recommend defaulting to current language.

Sec. 4. That CHAPTER 14, ARTICLE II, DIVISION 2- RECREATION AND PARKS COMMISSION of the Code of Ordinances of Graham, North Carolina, is hereby amended to read as follows:

Sec. 14-55. - Membership; appointment; terms.
The Commission shall be comprised of seven members and a member of the City Council as liaison. Membership of the commission shall consist of seven (7) residents of the city who shall serve terms of office of three (3) years. The member of the City Council shall serve their term concurrent with their term of office on the City Council. As a liaison to the commission, the Council member shall not have a vote.

*NOTE: Recommend defaulting to current language.

Sec. 5. That this Ordinance shall be in full force and effect from and after its passage, approval and publication, as provided by law

This the _____ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

STAFF REPORT

SUBJECT:	VOTING DELEGATE – NCLM CITYVISION
PREPARED BY:	MEGAN GARNER, CITY MANAGER

REQUESTED ACTION:

To assign a delegate to vote in the electronic voting process for board elections.

BACKGROUND/SUMMARY:

Each member municipality is eligible to cast a single vote for the 2026 – 2027 League Board of Directors in advance of the annual business meeting. The voting delegate must be designated by April 13, 2026. The designated voting delegate will receive their credentials and voting instructions via email.

FISCAL IMPACT:

NO IMPACT

SUGGESTED MOTION(S):

I move to nominate _____ as the voting delegate for the City of Graham.