City of Graham
City Council Meeting Minutes
June 9, 2026

The City Council of the City of Graham held a regularly scheduled meeting on June 9, 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 - *Absent*
Bryan Coleman, City Attorney
Renee Ward, City Clerk

CALL TO ORDER: Mayor Dickey called the meeting to order and presided.

INVOCATION & PLEDGE OF ALLEGIANCE

Invocation by Pastor Wade Cox, Mission Fellowship Church, and all stood for the Pledge of Allegiance.

ADOPTION OF AGENDA:

Motion by Mayor Pro Tem Hall to adopt the agenda, seconded by Council Member Chin. The motion passed unanimously.

CONSENT AGENDA:

A. To approve the minutes of the May 12, 2026, City Council meeting and Closed Session minutes.

B. To approve a revised Project Ordinance in the amount of $2,200,000 for the Home, Banks, Wards, Holt, and Gilbreath Waterline Replacement Project.

CAPITAL PROJECT ORDINANCE

HOME, BANKS, WARD, HOLT, AND GILBREATH STREETS

WATERLINE REPLACEMENT PROJECT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM, NORTH CAROLINA, that pursuant to Section 13.2, Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance is hereby adopted:

Section 1. The Project authorized is the Home, Banks, Ward, Holt, and Gilbreath Street Waterline Replacement Project.

Section 2. The officials of the City of Graham are hereby directed to proceed with this project within the terms of the project. Staff is authorized to execute change orders within the budget ordinance.

Section 3. The following revenues are anticipated to be available to the City to complete the project:

Transfer from 31-4600-7300 ($900,000)

31-6600-8500 ($1,300,000)

Water/Sewer

TOTAL **$3,200,000**

Section 4. The following amounts are appropriated for this project:

Professional & Contracted Services	$ 3,200,000
TOTAL	$ 3,200,000

Section 5. The Finance Director shall report on the financial status of this project as directed by the City Council and will inform the Council of any unusual occurrences.

Section 6. Copies of this project ordinance shall be made available to the City Manager and the Finance Director for direction in carrying out this project.

Section 7. This ordinance shall take effect upon passage.

Adopted this the 9th day of June 2026.

C. To approve a budget amendment in the amount of $72,753 for year-end salaries and wages.

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 - Salaries & Wages	4,109,000.00	**4,181,753.00**	**72,753.00**		**72,753.00**
	4,109,000.00	**4,181,753.00**	**72,753.00**	**-**	**72,753.00**

Section 2.

REVENUES	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE)
Vehicle Taxes	$600,000.00	**$611,000.00**	**11,000.00**		**11,000.00**
Prior Year Vehicle Taxes	$9,000.00	**$18,300.00**	**9,300.00**		**9,300.00**
Occupancy Tax	$79,000.00	**$86,663.00**	**7,663.00**		**7,663.00**
Tax Cost & Interest	$25,000.00	**$38,000.00**	**13,000.00**		**13,000.00**
Miscellaneous Income	$40,000.00	**$52,000.00**	**12,000.00**		**12,000.00**
Cemetery Revenue	$70,000.00	**$79,790.00**	**9,790.00**		**9,790.00**
Courts & Fines	$15,000.00	**$25,000.00**	**10,000.00**		**10,000.00**
	$600,000.00	**$611,000.00**	**72,753.00**	**-**	**72,753.00**

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Adopted this 9th day of June 2026.

D. To approve a Project Budget Ordinance in the amount of $330,000 for the Haw River Outfall Project.

CAPITAL PROJECT ORDINANCE
HAW RIVER OUTFALL PROJECT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM, NORTH CAROLINA, that pursuant to Section 13.2, Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance is hereby adopted:

Section 1. The Project authorized is the Haw River Outfall Project.

Section 2. The officials of the City of Graham are hereby directed to proceed with this project within the terms of the project. Staff is authorized to execute change orders within the budget ordinance.

Section 3. The following revenues are anticipated to be available to the City to complete the project:

	Transfer from 31-4600-4500 ($130,000)
	31-6600-8500 ($200,000)
Water/Sewer	
TOTAL	**$330,000**

Section 4. The following amounts are appropriated for this project:

Professional & Contracted Services	$ 330,000
TOTAL	$ 330,000

Section 5. The Finance Director shall report on the financial status of this project as directed by the City Council and will inform the Council of any unusual occurrences.

Section 6. Copies of this project ordinance shall be made available to the City Manager and the Finance Director for direction in carrying out this project.

Section 7. This ordinance shall take effect upon passage.

Adopted this the 9th day of June 2026.

Motion by Mayor Pro Tem Hall to approve the consent agenda, seconded by Council Member Chin. The motion passed unanimously.

PUBLIC HEARINGS:

ITEM 1: REZONING – 0 HANFORD ROAD

A public hearing had been set to consider a request to rezone 10.05 acres of property from R-19 (Low Density Residential) to C-R (Conditional Residential) for the purpose of constructing 16 Cottage Homes and 10 Custom Built Homes. (Planning Board recommended denial.)

The petitioner has requested the rezoning request be tabled until the August 11, 2026, Council meeting.

Motion by Mayor Pro Tem Hall to continue the rezoning to the August 11, 2026, Council meeting, seconded by Council Member Young. The motion passed unanimously.

ITEM 2: FISCAL YEAR 2026 – 2027 BUDGET ADOPTION:

A public hearing was scheduled to consider the adoption of the Fiscal Year 2026-2027 Budget Ordinance, the 2026-2027 Pay Plan, and the 2026-2027 Rates and Fee Schedule.

City Manager Garner said before getting into the specifics that had been revised throughout the two City Council work sessions, it would be beneficial to hear from Hazen & Sawyer regarding the System Development Fee Analysis. She introduced Colin Beck, one of the engineers who worked on the analysis.

Mr. Colin Beck shared the following information regarding system development fees.

Mr. Beck stated in order to add new customers to the water and sewer system, you need available capacity. The system's capacity must already exist before it can be used, meaning it has been built and funded by current customers. System Development Fees are one-time charges paid by new customers to buy into that existing capacity.

System Development Fees (SDF) Legal Basis

- Legal basis established in Chapter 162A of NC G.S.
- American Water Works Association (AWWA) Manual M1 contains further technical guidance for calculation of System Development Fees (SDFs)
- SDFs are one-time charges to new consumers for system capacity
  - Motivating principle is equity between new and existing customers
- SDFs are calculated on a $/Equivalent Residential Unit (ERU) basis
  - 1 ERU = 2-bedroom residential dwelling unit
  - Cost of capacity to serve an average residential connection

Public Comment

- Per Article 8 of Chapter 162A, the analysis must be made available for public comment for a minimum of 45-days
- Analysis was posted on the City website on April 23
- Updated unit gpd demand per ERU to align with current planning values for water and wastewater

System Development Fee Calculation

One-time charge for new customer demand

$$\frac{\text{System Value}}{\text{System Capacity}} \times \text{New Customer Capacity Demand} = \text{System Development Fee}$$

Buy-In Approach: utilities with available capacity for growth

Incremental Approach: utilities with no available capacity for growth

Hybrid Approach: utilities with available capacity and planned future capacity

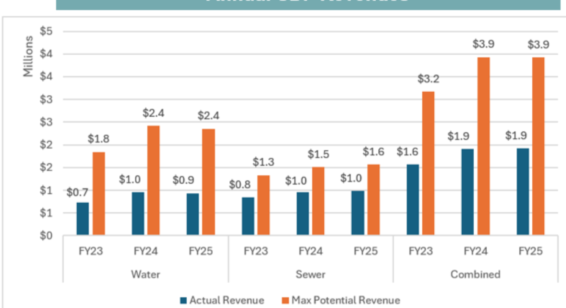
Updated SDF Analysis Results

Service Type	2026 SDF Analysis Calculated Maximum Justifiable Charge ($/ERU)	Current SDF ($/ERU)	2022 SDF Analysis Calculated Maximum Justifiable Charge ($/ERU)
Water	$2,053	$1,100	$2,771
Sewer	$1,073	$1,100	$1,748
Total	**$3,126**	**$2,200**	**$4,519**

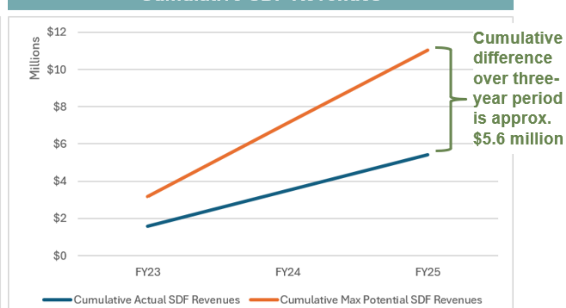
Previous SDF Revenue Analysis

- Analysis determines maximum justifiable charge for SDFs. Can justifiably set SDF rates up to that amount.
- Current charges represent 40% of calculated max for water and 63% of calculated max for sewer.

Annual SDF Revenues



Cumulative SDF Revenues



SDF Benchmarking

Utility	Water	Wastewater	Total Fee – Water and Wastewater
Pittsboro	$8,000	$7,500	$15,500
Siler City	$8,000	$7,500	$15,500
Liberty	$3,948	$3,240	$7,188
Hillsborough	$2,181	$2,333	$4,514
Mebane	$1,029	$3,077	$4,106
OWASA	$1,360	$2,616	$3,976
Graham (2026 Study)	$2,053	$1,073	$3,126
Greensboro	$1,524	$1,297	$2,821
Yanceyville	$1,375	$1,125	$2,500
Graham (2022)	$1,100	$1,100	$2,200
Burlington	$684	$1,406	$2,090

Source: Rate Schedules Accessed Through Utility or Municipal websites

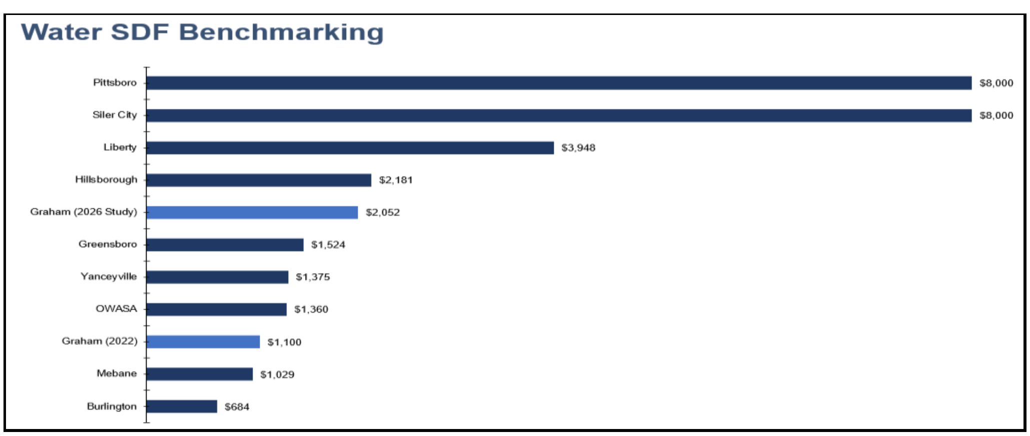
SDF Rates Using 2026 Analysis Maximum Justifiable Charge

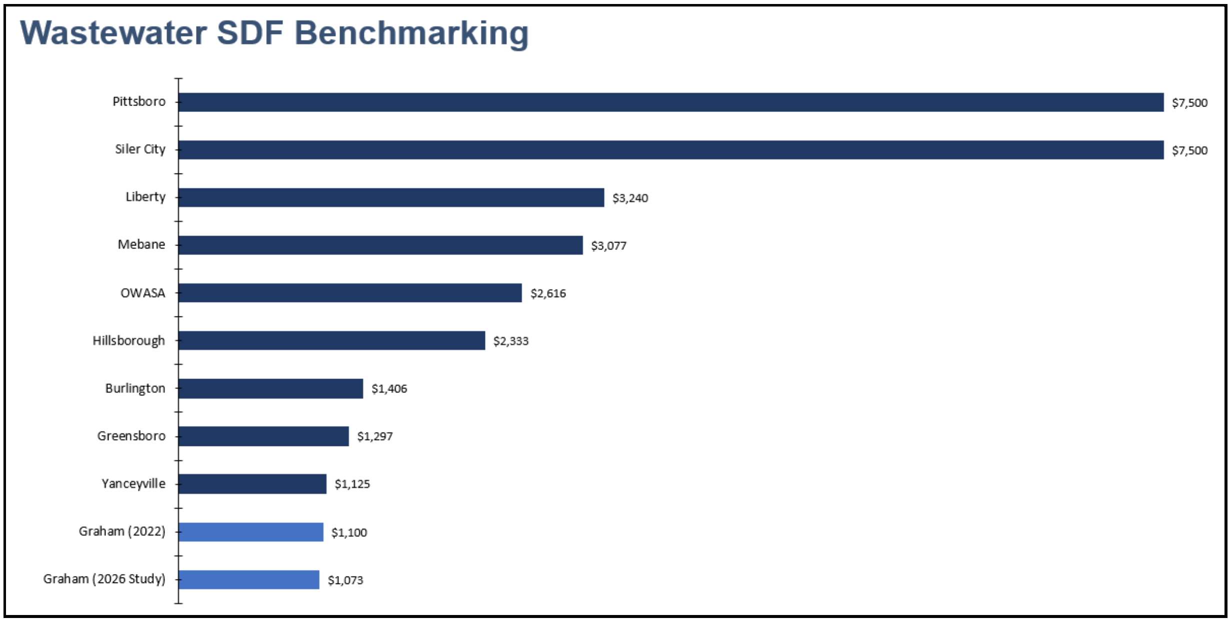
Customer Type	Equivalent Residential Unit	Water Fee	Sewer Fee	Total Fee
Residential Dwelling Unit (3/4" Meter - 2 BR)	1.00	$2,053	$1,073	$3,126
Residential Dwelling Unit (3/4" Meter - 3 BR)	1.50	$3,079	$1,610	$4,688
Residential Dwelling Unit (3/4" Meter - 4 BR)	2.00	$4,105	$2,146	$6,251
Residential Dwelling Unit (3/4" Meter - 5 BR)	2.50	$5,131	$2,683	$7,814
All Other Zoning Categories/Uses - 3/4" Meter	1.00	$2,053	$1,073	$3,126
All Other Zoning Categories/Uses - 1" Meter	1.67	$3,428	$1,792	$5,220
All Zoning Categories/Uses - 1.5" Meter	3.33	$6,835	$3,574	$10,408
All Zoning Categories/Uses - 2" Meter	5.33	$10,940	$5,720	$16,659

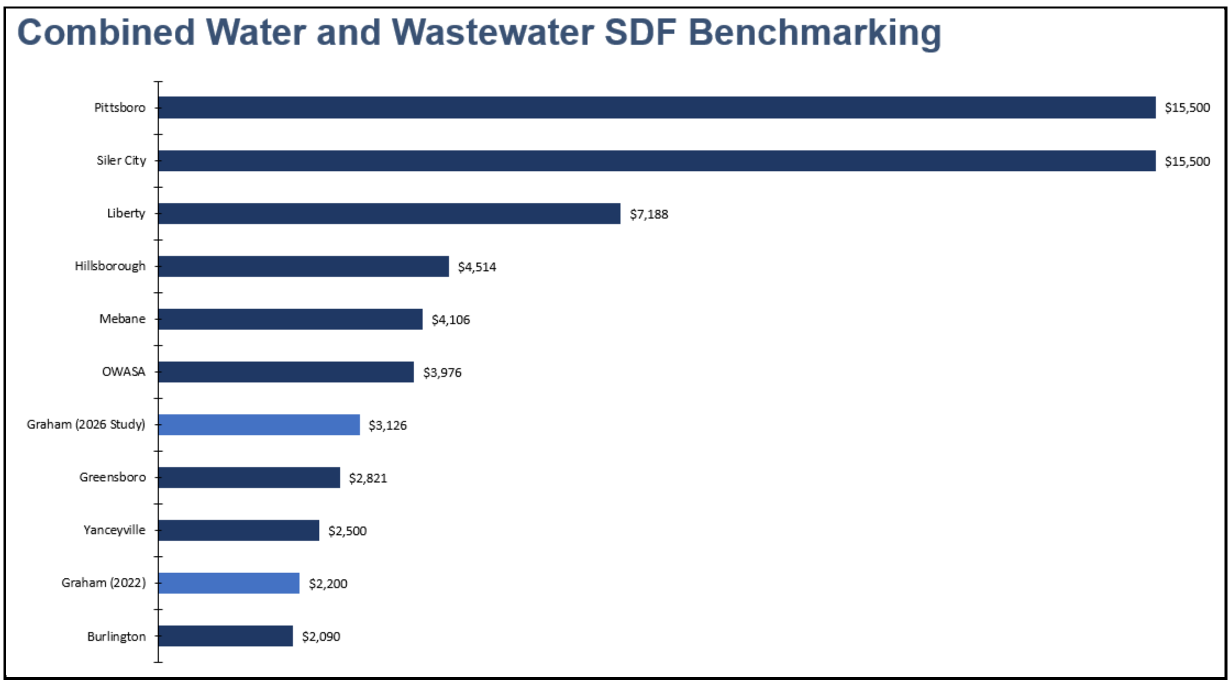
New Connections greater than 2”

	Water	Wastewater	Total SDF
Charge per gpd of capacity ($/GPD)	$11.40	$7.15	$18.55

Mr. Colin noted that very few people required meters larger than 2 inches, and these customers would be charged based on the actual gallons used per day.







Mayor Dickey inquired about the previous year, when the max was higher and then lower. She asked if these fees toggle up and down pretty frequently.

Mr. Beck stated that, per the General Statute, an evaluation was required at least every five years, and the last one for Graham was in 2022.

The public hearing was opened, and the following spoke:

Ms. Mtende Roll of Roll Construction spoke in opposition to the water and sewer development fees. She asked to phase the increase over several years instead of all at once.

Nathan Pittenger of Pittenger Construction spoke in opposition to the water and sewer development fees and agreed with Ms. Roll to phase the increase over five years.

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

Council Member Whitaker stated Graham had always been behind other municipalities on developer fees, and we had been incrementally increasing developer fees over the last couple of years. She said it was a big jump, but it still keeps us within the limitations of surrounding municipalities. She said the more revenue we can get from other places, the less we have to raise property taxes to pay for services in the City.

Mayor Dickey shared that we were ahead of Burlington in development fees. She suggested a 20% increase or a gradient scale over several years.

Mayor Pro Tem Hall reminded the Mayor that the City had a $17 million water line to pay for.

Mayor Dickey asked for a consensus on development fees.

Mayor Pro Tem Hall suggested approving what was presented.

The consensus of the Council was to approve the development fees as presented at the highest rate.

Mayor Dickey stated for the record that this was not what she wanted to see in the upcoming budget.

Mayor Dickey referenced the report sent out by the City Manager. It noted the library roof needed a funding mechanism, and she thought that had been discussed at the June 1, 2026, meeting by swapping out the Inspections vehicle and the playground fund to put toward the library roof.

City Manager Garner stated it was discussed, but there was no consensus among the City Council to remove the Inspections vehicle, and it was noted regarding the Marshall Street playground to revisit mid-year with a possible budget amendment, depending on the survey results. She stated the funding for the Marshall Street playground was zeroed in the proposed budget, but the vehicle remained.

Mayor Dickey stated she went back and did a year-by-year comparison for the police department's salary, and the police line item was adding a part-time position, and asked why the salary line item was increasing by over $500,000.

City Manager Garner stated the Police Department was the largest, and any increase related to personnel would hit the police department more than it would other departments.

Motion by Council Member Chin to adopt the Fiscal Year 2026-2027 Budget Ordinance, the 2026-2027 Pay Plan, and the 2026-2027 Rates and Fee Schedule, seconded by Council Member Whitaker. The motion passed 3-2. Mayor Dicky and Council Member Young voted no. Mayor Dickey did not approve of the development fees, and Council Member Young did not want to raise taxes.

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

Section I. The following amounts are hereby appropriated in the General Fund for the operation of City Government, its activities, and capital improvements for the Fiscal Year beginning July 1, 2026, and ending June 30, 2027, in accordance with the Chart of Accounts heretofore established for the City:

Department	Budget
Tourism	$ 100,159
City Council	$ 119,496
Administration	$ 938,321
Information Technology	$ 675,116
Finance	$ 531,750
Public Buildings	$ 105,900
Police	$ 7,566,251
Fire	$ 3,100,895
Inspections	$ 887,618
Traffic Engineering	$ 28,800
Streets & Highways	$ 2,094,579
Street Lights	$ 216,000
City Garage	$ 1,374,367
Sanitation	$ 1,955,309
Recreation	$ 1,269,823
Lake	$ 265,213
Athletic Facilities	$ 425,657
Property Maintenance	$ 1,394,296
Non-Departmental	$ 4,607,765
	$ 27,657,315

Ad Valorem Taxes	$	9,406,502
Investment Earnings	$	200,000
Miscellaneous	$	627,700
Other Taxes/License	$	100
Occupancy Tax	$	79,000
Permits/Fees	$	471,500
Restricted Governmental	$	1,057,000
Sales/Services	$	2,122,000
Unrestricted Governmental	$	9,371,000
Fund Balance	$	4,322,513
Grand Total	**$**	**27,657,315**

Section 3. The following amounts are hereby appropriated in the Water and Sewer Fund for its operations, activities, and capital improvements for the Fiscal Year beginning July 1, 2026, and ending June 30, 2027, in accordance with the Chart of Accounts heretofore established for the City:

Department	Budget
Water and Sewer Billing	$ 420,945
Water and Sewer Distribution	$ 4,340,971
Maintenance and Lift Stations	$ 358,336
Water Treatment Plant	$ 3,886,601
Wastewater Treatment Plant	$ 2,568,495
Non-Departmental	$ 4,774,741
	$ 16,350,089

Section 4. It is estimated that the following revenues will be available in the Water and Sewer Fund for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027.

Services	$ 13,635,301
Operating	$ 1,262,300
Non-Operating	$ 388,500
Other	$ 1,063,988
Fund Total	**$ 16,350,089**

Section 5. The following amounts are hereby anticipated and appropriated for the City's Special Funds:

	Revenues	Expenditures
Federal Drug Monies	100	100
State Drug Monies	100	100
ARPA Enabled Projects	4,986,340	4,986,340
10" Water Main Replacement	17,250,000	17,250,000
Boyd Creek Pump Station	3,962,000	3,962,000
Old Field Outfall	2,955,000	2,955,000
WWTP Upgrade	84,649,290	84,649,290
Water Line Inventory & Assessment	400,000	400,000
Boyd Creek Watershed Point Repair	500,000	500,000
Long and Albright Improvements Project	904,860	904,860
Banks and McBride Improvements	925,000	925,000
Downtown Enhancements	600,000	600,000
Accessible Parks Grant	145,687	145,687
Emerging Contaminants	500,000	500,000
Home, Banks & McBride Improvements	288,000	288,000
Harden Street Waterline	490,000	490,000
Home, Banks, Ward, Holt, and Gilbreath Waterline	2,200,000	2,200,000
TOTALS:	**120,756,377**	**120,756,377**

Section 6. There is hereby levied a tax at the rate of $.3399 per one hundred dollars ($100.00) of valuation of property as listed for taxes as of January 1, 2027, for the purpose of raising the Revenue listed as "Ad

Valorem Taxes" in Section 2. Such rates are based on an estimated total valuation of property for the purposes of taxation of $2,609,437,756 (100% valuation) with an anticipated collection rate of 95%.

Section 7. The City of Graham Capital Improvement Plan 2027-2036 for the Water and Sewer Fund and 2027-2031 for all other funds is hereby approved and amended per the appropriations for improvements contained herein. For the purpose of tracking capital items, there shall be a threshold of $5,000.

Section 8. Governing Body monthly compensation is hereby adopted as follows: Mayor - $849.98, Board Members - $521.80.

Copies of this Ordinance shall be furnished to the City Manager and the Finance Officer to be kept on file by them for their direction in the disbursement of City Funds.

Adopted this 9th day of June 2026.

NEW BUSINESS:

ITEM 3: ORDINANCE AMENDMENT – PENALTIES – SOLID WASTE

City Council considered approval of an Ordinance amendment to Chapter 16-Solid Waste and amended the language for removal of garbage containers from the road from "promptly" to "within 24 hours."

Motion by Mayor Pro Tem Hall to approve the ordinance amendment, seconded by Council Member Chin. The motion passed unanimously.

ITEM 4: ORDINANCE AMENDMENT – CANVASSERS' AND SOLICITORS' - PENALTY

City Council considered approval of an Ordinance amendment to Chapter 8 – Businesses, Article IV – Canvassers' and Solicitors' Permit, Section 8-114 to strengthen the current penalty from a civil penalty to include a criminal penalty.

Assistant City Manager Holland stated this was a consensus of the Council to review our ordinances to bring back criminal penalties to the Canvassers' and Solicitors' Permits. He noted this would be step one, and because of criminal penalties, you are required to have two approvals, and this would be the first reading and approval.

Mayor Dickey questioned Section 8, which seemed to be outdated, and asked how many actually apply for these permits.

Assistant City Manager Holland stated these were handled by our tax collector.

Mayor Dickey referenced a section of the ordinance and suggested Council be careful with what we want to criminalize in Graham and what we want people to be followed by a criminal record.

Assistant City Manager Holland stated this would provide our Police Department the ability to enforce against anyone who retained a permit and would have to be asked to leave the premises.

Motion by Mayor Pro Tem Hall to the ordinance amendment, seconded by Council Member Young. The motion passed 4-1. Mayor Dickey voted no.

The consensus of the Council was for staff to review Section 8 in its entirety and bring it back to the Council at a later meeting.

ITEM 5: MOA – NC WILDLIFE RESOURCES COMMISSION AND CITY OF GRAHAM

City Council will consider a Memorandum of Cooperative Agreement between the North Carolina Wildlife Resources Commission and the City of Graham to create and improve public fishing access.

City Manager Garner stated Hurricane Chantal damaged one of the fishing docks at the Graham-Mebane Lake. She stated this had been in process for quite some time to get the memorandum of agreement from the State. She noted this had been shared with the City of Mebane because it was a 50/50 joint venture between Graham and Mebane, and they would have to approve it as well.

Motion by Mayor Pro Tem Hall to approve the MOA, seconded by Council Member Young. The motion passed unanimously.

ITEM 4: CITY OF GRAHAM'S BOARDS AND COMMISSIONS APPOINTMENTS

City Council made appointments for the following boards and commissions:

ABC Board – 1 Appointment
*Applicants: Robert Sykes, **Larry Brooks**, Stacy Koon, Glenn Patterson*

Motion by Council Member Young to recommend Larry Brooks, seconded by Mayor Pro Tem Hall. The motion passed 4-1. Mayor Dickey voted no.

Alamance County Library Committee – 2 Recommendations
*Applicants: **Bonnie Whitaker, Lindsay McKinney**, Cheryl Schmidt, Sarah Durbin, Kimberly Baker, Jennifer Talley, Jessica Sappinen*

Council Member Whitaker asked to be recused since she served on this board. The consensus of the Council was to allow Council Member Whitaker to be recused.

Motion by Council Member Young to recommend Bonnie Whitaker and Lindsay McKinney to Alamance County for consideration, seconded by Mayor Pro Tem Hall. The motion passed 3-1.
3-1. Mayor Dickey voted no. Council Member Whitaker did not vote.

Appearance Commission/Tree Board – 3 Appointments
*Applicants: **Cheryl Ray, Jeannine Weeks, Molly Whitlatch***

Motion by Mayor Dickey to appoint Cheryl Ray, Jeannine Weeks, and Molly Whitlatch for the Appearance Commission, seconded by Council Member Young. The motion passed 4-1. Council Member Chin voted no.

Graham Historical Museum Board – 2 Appointments
*Applicants: **Chuck Talley**, Richard Shevlin, **William Mebane***

Motion by Mayor Pro Tem Hall to appoint Chuck Talley and William Mebane, seconded by Council Member Young. The motion passed unanimously.

Graham Housing Authority – 1 Appointment
*Applicants: **Larry Brooks**, Sonya Carter, William Mebane*

Mayor Dickey suggested Sonya Carter.

Mayor Pro Tem Hall suggested reappointing Larry Brooks.

Motion by Council Member Chin to reappoint Larry Brooks, seconded by Council Member Young. The motion passed 4-1. Mayor Dickey voted no.

Historic Resources Commission – 1 Appointment
*Applicants: Samuel Cohoon, Corbin Craig, **Ricky Hurtado***

Motion by Council Member Young to appoint Ricky Hurtado, seconded by Mayor Pro Tem Hall. The motion passed unanimously.

Planning Board/Board of Adjustment – 2 Appointments / 1 Recommendation (ETJ)
*Applicants: **John Wooten**, Maynard Jeannis, **Chad Huffine**, Daniel Alvis, Corbin Craig, Ricky Hurtado, Stacy Koon, Jeffrey Rieman, Jensen Roll, **Richard Shevlin**, Tina Love, William Mebane, Cheryl Schmidt, Jessica Sappinen*

Motion by Council Member Young to appoint John Wooten, Chad Huffine (ETJ), and Richard Shevlin, seconded by Council Member Whitaker. The motion passed 4-1. Mayor Dickey voted no.

Recreation Commission – 3 Appointments
*Applicants: **Casey Johnson**, Madison Johnson, **Kimberly Baker, Brian Cutlip***

Motion Mayor Pro Tem Hall to appoint Casey Johnson, Kimberly Baker, and Brian Cutlip, seconded by Council Member Young. The motion passed unanimously.

Economic Development & Marketing – 7 Appointments
Applicants: Jeffrey Rieman, Jennifer Talley, Maynard Jeannis, Sonya Carter, Jessica Sappinen

Motion by Council Member Young to disband the board due to being unable to fill the board, and it was not needed, seconded by Council Member Chin. The motion passed unanimously.

PUBLIC COMMENT PERIOD

Mr. Jeff Benes, East Gilbreath Street, Graham, spoke in opposition to high-density neighborhoods. He asked for responsible growth.

Mayor Dickey read an email from Jason Varner regarding the park and asked that it stay in the same location.

CITY STAFF COMMENTS

Assistant City Manager Holland asked for consensus to add the criminal penalty to the vicious dog ordinance and bring it back in July for the second reading. Council consensus was to bring this back for the second reading.

Assistant City Manager Holland stated the Public Works Department has been experiencing issues with cars not moving when paving. He asked to amend the ordinance to allow for towing and will bring that back to the council for approval. Council consensus was to amend the ordinance and bring it back to Council for consideration.

CITY COUNCIL COMMENTS

Council Member Whitaker agreed with Mr. Benes not allowing high density and that she had never voted for high density. She thanked the City Manager, Assistant City Manager, and staff for all the hard work on the final budget.

Council Member Chin commended the Public Works Department for dismantling the park and making it safe. He asked that City Staff look into the steps necessary to declare the property as surplus.

City Manager Garner stated that only the City Council could declare real property as surplus, and there were various methods identified by State Statute. She stated she would bring that information back to the City Council at the next meeting if that was the consensus of the Council.

Council Member Chin asked for Council Consensus to bring this item back at the July meeting.

Council Consensus was 3-2; Mayor Dickey and Council Member Young said no.

Mayor Pro Tem Hall asked staff to impose a moratorium on any additional used car lots in the City of Graham for one year. He asked if the staff could review the ordinances for a potential change.

City Manager Garner shared there could be legal implications and that a little more lead time was needed beyond the July meeting if there was a consensus.

Council Consensus was to bring it back at the August meeting for discussion.

Mayor Dickey suggested a counter to Council Member Chin's comment and asked for Council consensus to get bids to repair the park, and asked the attorneys to revisit the statute regarding any legal implications for the sale of the park for the July Council meeting.

Assistant City Manager Holland stated it would be extremely difficult to get bids since the contractors would not be anticipating that the work would actually be performed. He shared that with the last bids, there was a chance of the actual bid coming to fruition. He noted that if Council was only getting bids for information, he doubted there would be any bids submitted.

Mayor Dickey stated she heard people would be interested in knowing the cost for informational purposes.

After a brief discussion, the consensus was not to solicit bids. Council consensus was to review any legal implications per state statute.

Mayor Dickey stated that for the six months that she had been Mayor, it was her understanding that there was a process to get proclamations on the agenda, which was to email the City Clerk several weeks before the agenda came out. She noted there were several proclamations submitted that did not make it on the agenda, but she was going to personally proclaim this proclamation as Mayor.

Council Member Whitaker stated she could not do that, and she needed to abide by the rules and procedures adopted by Council at the adoption of the agenda to include any additional items.

Mayor Dickey stated this was being done under Mayor Comments. She stated that as the Mayor, she was the dignitary head and was able to read a proclamation, and the Council did not vote on proclamations.

Council Member Whitaker stated it was part of the agenda, and it should have been brought up at the end of May at the meeting to put on the next agenda.

Mayor Dickey stated this was part of her comments and part of her proclamation as Mayor. She said the Council needed a better process so this does not happen, per our non-profits.

Council Member Whitaker stated there was a process, and she had just read it.

Mayor Dickey stated in May there were two non-profit proclamations on the agenda, and she would be proclaiming tonight because this non-profit deserved the same respect as the other non-profits.

Council Member Whitaker stated no and asked who the proclamation was from.

Mayor Dickey stated it was Alamance Pride, and she would proclaim it. She stated it did not say City Council on the proclamation and was not speaking for Council Member Whitaker, but was speaking for herself.

Council Member Whitaker stated we were not doing that and that Mayor Dickey was breaking the rules and procedures.

Council Member Whitaker made a motion to stick with the Rules of Procedure and prohibit this proclamation from being entered on the agenda.

Mayor Dickey asked City Attorney Cole if this was her time for Mayor comments, and it was a Mayor's proclamation and would come from her, not the Council.

Council Member Chin stated the Mayor represented the whole City.

Motion by Council Member Whitaker to stick to the rules and procedures, and the Mayor not be allowed to add a proclamation at the end of the meeting, seconded by Council Member Chin. The motion passed 4-1. Mayor Dickey voted no.

Council Member Young asked if there was a consensus to figure out how proclamations would be handled.

City Manager Garner stated it would be helpful for the City Council to review the statute and determine what additional powers you would like to convey to the position of Mayor.

Mayor Dickey stated that, in addition to this, she would like to have a very clear understanding. She said the way Preservation of Alamance submitted its proclamation was the same way Alamance Pride submitted its proclamation, and it was not added to the agenda.

Council Member Young stated last month's meeting did not go as the policy was written- the policy that the Mayor wanted to have enacted- and clearly, Council needed to have some consistency, especially with having people speak and having last-minute additions to the agenda like last month. He stated that the Council needed to be consistent and follow the rules or not. He reiterated Council needed some type of interpretation.

City Manager Garner stated it would be helpful for staff if the Council were considering proclamations similar to other items. She stated Council Member Young had requested a presentation from the Invictus Task Force, and it was not an item you would be voting on; it was an informational presentation, and she instructed him to bring it up at the Council meeting and get a consensus. She said staff was treating everything basically as an agenda item, even if it did not require action to be taken, and it would be consistent to have proclamations treated similarly to agenda items. She said if Council was instructing a community member or getting information to bring it up and get a consensus, and add it even if it's a proclamation and there is no action being taken.

Mayor Dickey stated that not all proclamations come to Council and that there needed to be a process outside of bringing it up a month earlier at the meeting. She asked the City Manager to look at neighboring jurisdictions to see how they handle proclamations.

City Manager Garner asked if that was the Council's consensus.

Council Member Young stated, for once, could we not copy what everybody else does?

Mayor Dickey stated that if you have an idea, throw it out.

Council Member Young stated there was a policy and no need for anyone's help to hold our hands.

Section 2.3. - Mayor; term of office; duties.

> The mayor shall be elected by the voters of the city in the manner provided by Article III of this Charter to serve for a term of two (2) years or until the successor is elected and qualified. The mayor shall be the official head of the city government and shall preside at all meetings of the council. He shall have the right to vote on all matters before the council, but he has no right to break a tie vote in which he participated. The mayor shall exercise such powers and perform such duties as presently are or hereafter may be conferred upon him by the General Statutes of North Carolina, by this Charter, and by the ordinances of the city.
>
> (Res. of 7-13-2004, § 2)

State Law reference— Powers and duties of mayor, G.S. 160A-67.

§ 160A-67. General powers of mayor and council.
Except as otherwise provided by law, the government and general management of the city shall be vested in the council. The powers and duties of the mayor shall be such as are conferred upon him by law, together with such other powers and duties as may be conferred upon him by the council pursuant to law. The mayor shall be recognized as the official head of the city for the purpose of service of civil process and for all ceremonial purposes. (1971, c. 698, s. 1.)

CLOSED SESSION:

City Council will consider going into closed session to discuss a personnel issue in accordance with N.C.G.S. 143-318.11(a)(6).

Motion by Council Member Whitaker to go into closed session to discuss a personnel issue, seconded by Council Member Chin. The motion passed unanimously. (7:45 pm)

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

Motion by Council Member Whitaker to increase the City Manager's salary by 12%, seconded by Council Member Young. The motion passed 4-1. Mayor Dickey voted no.

ADJOURNMENT

Motion by Mayor Pro Tem Hall to adjourn, seconded by Council Member Young. The motion passed unanimously. (9:40 pm)

Renee M. Ward, CMC
City Clerk