



TOWN OF
GRANITE FALLS
North Carolina

Dr. Caryl B. Burns Mayor • Tracy Townsend Mayor Pro Tem • Jerry T. Church Town Manager
Council Members Ritch Bolick • Larry Knight • Jim Mackie • Mike Mackie • Martin D. Townsend

AGENDA
SPECIAL TOWN COUNCIL MEETING
MONDAY, JANUARY 10, 2022
4 SOUTH MAIN STREET
6:00 PM

Per Center for Disease Control guidance, and per Town policy, unvaccinated attendees at the Council meeting and those who have not been fully vaccinated should wear face coverings and should socially distance from others in attendance who are not members of the same household.

- I. WELCOME - CALL TO ORDER MAYOR DR. CARYL B. BURNS
- II. INVOCATION MAYOR PRO TEM TRACY TOWNSEND
- III. PLEDGE OF ALLEGIANCE MAYOR DR. CARYL B. BURNS
- IV. RECOGNITION OF VISITORS
- V. SPECIAL PRESENTATIONS/INTRODUCTIONS/RECOGNITIONS NONE
- VI. APPROVAL OF AGENDA
- VII. APPROVAL OF MINUTES FROM THE ORGANIZATIONAL TOWN COUNCIL MEETING HELD MONDAY, DECEMBER 6, 2021.
- VIII. TOWN ATTORNEY REPORT BRUCE CANNON
- IX. PUBLIC COMMENT PERIOD
- X. PUBLIC HEARING

1. PUBLIC (LEGISLATIVE) HEARING ON PROPOSED SALE OF THE NEW FARM ROAD PROPERTY BY CALDWELL EDC PROPERTIES, LLC FOR ECONOMIC DEVELOPMENT PURPOSES

The Council shall hold a public (legislative) hearing on the proposed sale of the New Farm Road property owned by Caldwell EDC Properties, LLC. The 66.68-acre tract is a portion of the tract that was previously conveyed to Caldwell EDC Properties, LLC. Caldwell County and the Town of Granite Falls are the members of Caldwell EDC Properties, LLC. The purpose of the public hearing is to receive public comment on the proposed sale of the fee simple interest in the property for economic development purposes, to MDI Management, LLC, for the sum of \$1,200,000.00 (One-million, two hundred thousand US dollars) which is believed to be the value of the property.

The Council called for the public hearing at the December 6, 2021 Council meeting following the presentation by Town Manager Jerry Church. At the public hearing, all residents of the Town and other interested parties must be allowed to speak. The terms of sale would be finalized after a 119-day due diligence period during which the parties would negotiate an economic development agreement and restrictions for the use of the property through certain deed restrictions and/or the conditional zoning process, etc. The sale is also contingent upon the approval by the Caldwell County Commissioners. (See attachment #1.)

The public hearing has been duly noticed by publishing a notice in the News Topic as required under NC General Statutes.

XI. NEW BUSINESS/ACTION ITEMS

1. PROPOSED SALE OF THE NEW FARM ROAD PROPERTY BY CALDWELL EDC PROPERTIES, LLC FOR ECONOMIC DEVELOPMENT PURPOSES

Council shall consider the sale of the 66.68-acre New Farm Road property from Caldwell EDC Properties, LLC to MDI Management, LLC for economic development purposes for \$1,200,000.00. The terms of sale would be finalized after a 119-day due diligence period during which the parties would negotiate an economic development agreement and restrictions for the use of the property through certain deed restrictions and/or the conditional zoning process, etc. The sale is also contingent upon the approval by the Caldwell County Commissioners. (See attachment #1.)

2. PROGRESSIVE ENGINEERING CONTRACT

Council is requested to approve the Engineering Services Contract with Progressive Engineering Consultants, Inc. for calendar 2022 and to authorize the Town Manager to execute the contract on behalf of the Town. The contract establishes compensation, obligations and insurance requirements, etc. The 2022 rates reflect no increase from the previous year's rates which brings the average rate increase for the past 11 years to 1.76%. (See attachment #2.)

3. FINANCIAL REPORT

The Revenue and Expenditure report for the period ended December 31, 2021 is enclosed for the Council's review. This report represents 50% of the current 2021 – 2022 fiscal year budget. Also enclosed for Council review is the financial dashboard and an analysis of current year sales tax revenue versus prior year and budgeted revenues. (See attachment #3.)

4. BUDGET AMENDMENT #2 – 2021-2022 FINANCE OFFICER JANA WILLIAMS

Council is requested to approve Budget Amendment #2 – 2021-2022 for a North Carolina Department of Commerce (NC DOC) Rural Economic Development Division (REDD) Building Reuse Grant for SERVPRO for renovations of the former CCON Metals building at 121 Falls Avenue. SERVPRO plans to spend approximately \$750,000 to renovate the existing building. The Town SERVPRO project was awarded a grant of up to \$200,000 based on SERVPRO creating 25 new jobs. Consideration of the grant award is also dependent upon the average weekly wages paid to employees which must exceed the Caldwell County private sector wage of \$41,157 and SERVPRO must pay at least 50% of the cost of employee health insurance. The Caldwell County Economic Development Commission will administer the grant. The Town has funds set aside for the local government required 5% match. The Town would be protected from having to repay the grants funds by a Deed of Trust against the property. (See attachment #4.)

5. BUDGET AMENDMENT #3 – 2021-2022 FINANCE OFFICER JANA WILLIAMS

Council is requested to approve Budget Amendment #3 – 2021-2022 for additional Powell Bill Funds received from the state. This amendment will allow these funds to be spent on Council approved projects. (See attachment #5.)

6. UPDATE ON STATE CAPITAL AND INFRASTRUCTURE FUND DIRECTED GRANTS

The Town received confirmation for two State Capital and Infrastructure Fund Directed Grants (SCIF) totaling \$330,000. The first SCIF grant is for \$150,000 (CIP #R40) for the addition of ADA compliant sidewalk to the walking path at the Recreation Center from the pool area/multipurpose field #3 to the back parking lot and to the sidewalk at the ADA playgrounds. The second SCIF grant is for \$180,000 (CIP #R51) for the construction of a new parking lot at the Recreation Center in the area between the former civic building and the water tank. These grant funds can't be used for any other purpose and must be spent within the next two 2 years. The Town will receive contracts in the near future for these grants which will be followed by hiring an engineering firm to put together bid specifications. (See attachment #6.)

Action requested: Council is requested to authorize the Town Manager and/or the Assistant Town Manager to sign all documents required for the SCIF Grants.

7. CONSIDER APPLICATION FOR FEDERAL STAFFING FOR ADEQUATE SAFETY AND EMERGENCY RESPONSE (SAFER) GRANT FOR THE TOWN OF GRANITE FALLS FIRE DEPARTMENT

Volunteerism numbers are dropping nation-wide including the number of volunteer firefighters at the Town of Granite Falls Fire Department (GFFD). The GFFD has unsuccessfully advertised for additional volunteer firefighters on the Town website, the Town newsletter, the Town social media, and by word-of-mouth. The GFFD is currently down to 12 volunteer firefighters and 5 of those volunteers are now eligible to retire. Because of the amount of training required for firefighters and first responders, the GFFD should not wait for additional volunteers to come forward to assist in meeting the public safety needs in the Town limits and in the South Caldwell Fire District.

Council is requested to approve Town staff to apply for a Staffing For Adequate Fire and Emergency Response (SAFER) Grant – Hiring of Firefighters Program. SAFER Grants are issued through FEMA and provide \$40,000 annually per employee for 3 years to supplement the cost of salary and benefits. After the 3-year period of performance has expired, the Town is not legally required to keep these positions. If approved, Town staff would work with JMCM Consulting, Five Points Alabama, that previously assisted the Town with successful Assistance to Firefighters Grant applications. The grant application fee is a \$1,500 non-refundable fee plus the Town would owe JMCM an additional \$5,000 if the grant is awarded. (See attachment #7.)

Action requested: Council is requested to authorize Town staff applying for a SAFER – Hiring of Firefighters Grant for \$360,000 for 3 additional firefighters and to authorize the Town Manager and/or Assistant Town Manager to execute the grant application and grant documents for the SAFER grant.

8. TOWN HOLIDAY SCHEDULE

The Town of Granite Falls Administrative Office, the Recreation Center, and the Public Works and Electric Departments will be closed in observance of the following holiday:

Dr. Martin Luther King, Jr. Day Monday, January 17, 2022

The Police and Fire Departments and the Water and Wastewater Facilities will be on duty as scheduled and those employees scheduled to work these holidays receive alternate time off with pay. Republic Services will pick up garbage and recycling on their regular schedule except for Christmas Day.

XII. OTHER BUSINESS NOT LISTED

XIII. MANAGER UPDATE

Town Manager Jerry Church shall update the Council on the following:

1. Enclosed with your Agenda package is a calendar of events through the end of February 2023. Revisions since the last calendar are highlighted in yellow.
2. COVID-19 update.

XIV. COUNCIL COMMITTEE REPORTS

1. WPCOG Policy Board
2. Caldwell County Railroad Policy Board
3. Sales Tax Reinvestment Committee
4. Catawba River Study Committee
5. Metropolitan Planning Organization (MPO) and Technical Coordinating
6. Caldwell County Economic Development Commission (EDC)
7. Corporate Circle – sponsored by Caldwell Chamber of Commerce
8. NC Municipal Power Agency # 1 Board of Commissioners
9. Caldwell County Manager’s bi-monthly meeting
10. ElectriCities Grassroots Committee
11. Caldwell County’s Green Commission

XV. CLOSED SESSION

Under N.C. General Statute 143-318.11 (3) the Council shall hold a closed session to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

INFORMATION ITEMS:

1. The Granite Falls Recreation Advisory Board will not meet in January.
2. The Granite Falls Merchants’ Association will not meet in January.
3. The Granite Falls History Committee will meet Tuesday, January 18th at 2:00 p.m. at the Museum.
4. The Granite Falls Planning Board will hold a virtual meeting on Tuesday, January 25th at 5:00 p.m.
5. The Granite Falls Board of Adjustment will not meet in January.
6. The WPCOG MPO/RPO will meet Wednesday, January 19th at 1:00 p.m. at the WPCOG.
7. The Granite Falls ABC Board will meet Monday, January 10th at 5:30 p.m. at the ABC Store.

In accordance with Title II of the Americans with Disabilities Act, neither the Town of Granite Falls, nor the Granite Falls ABC Board, discriminates on the basis of disability in conducting its meetings. Individuals with disabilities who require auxiliary aids or services or other accommodations for effective communication and participating in a meeting may contact the Town Clerk at (828) 396-3131. Requests should be made at least 72 hours prior to the meeting.

Reminder: The next Town Council Meeting is a regular meeting on Monday, February 7, 2022, at 6:00 p.m. in the Council Room.