

MINUTES OF REGULAR MEETING HELD AUGUST 18, 2025

REGULAR MEETING The Granite Falls Town Council held a Regular Meeting Monday, August 18, 2025, at 5:30 p.m. in the Council Chambers of the Administrative Building.

PRESENT The following members of the governing body were present: Mayor Dr. Caryl B. Burns and Council Members Ritch Bolick, Larry Knight, Jim Mackie, Mike Mackie, Martin Townsend, and Tracy Townsend.

ABSENT The following member of the governing body was absent: None

STAFF PRESENT The following staff members attended the meeting: Town Manager Daniel Cobb, Assistant Town Manager/Finance Director Ashley Presnell, Town Attorney Bruce Cannon, Town Clerk Paula Kirby, Town Planner Greg Wilson, and Police Chief Brine Branham.

VISITORS CC&W Development Group, LLC. Managing Partner Greg Williams, CC&W Development Group, LLC. Engineer Frank Craig, Faith Naff, and Chad and Becky Paige.

NEWS MEDIA No news media attended the meeting.

MEETING CALLED TO ORDER Mayor Dr. Caryl B. Burns called the meeting to order and welcomed everyone present.

INVOCATION Pastor Floyd Perry, Emmanuel Baptist Church, led in prayer.

PLEDGE OF ALLEGIANCE Councilmember Jim Mackie led the Pledge of Allegiance.

CONFLICT OF INTEREST STATEMENT Councilmember Larry Knight read the Conflict-of-Interest Statement.

*In accordance with the State Government Ethics Act, it is the duty of every Council member to avoid both conflicts of interest and the appearance of conflicts. Does any Council member have any known conflict of interest or appearance of conflicts with respect to any matters coming before the Council today? If so, please identify the conflict or appearance of conflict and refrain from any undue participation in the particular matters involved.
(N.C.G.S. 14-234, N.C.G.S. 160A-479.11, & N.C.G.S. 160D-109)*

SPECIAL PRESENTATIONS/INTRODUCTIONS/RECOGNITIONS

The recognition of the South Caldwell Lady Spartans Softball Team – 2025 4-A State Champions will be rescheduled to a later date.

APPROVAL OF AGENDA Tracy Townsend made a motion the Council approve the agenda with the following amendments: New Business/Action Items, Item #1, add attachment #7A, Approve Capital Project Fund Budget Ordinance for Recreation Center Land Acquisition Project; Budget Amendment #2026-2 will be Attachment #7B; and Item #6, Annexation Agreement Between the Town of Granite Falls and the Town of Rhodhiss, needs to go before Item #5, Petition for Conditional Zoning #4-2025. Ritch Bolick seconded the motion, which was followed by a unanimous affirmative vote.

CONSENT AGENDA

All items below are considered to be enacted by one motion. There will be no separate discussion or separate votes of the items listed under the Consent Agenda unless a Councilmember requests that an item or items be considered as a separate item of new business. When a Councilmember makes this request, the item(s) will be removed from the Consent Agenda and will be considered under agenda Section XII. New Business.

APPROVAL OF MINUTES FROM THE REGULAR TOWN COUNCIL MEETING HELD MONDAY, JULY 21, 2025

COUNCIL CALENDAR Enclosed with the Council Agenda packet was a calendar of events through the end of December 2025. Changes to the Council Calendar from the last Council Calendar were highlighted in yellow.

MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDED JULY 31, 2025 The Financial Dashboard for the period ended July 31, 2025, and sales tax comparison were presented for Council review and comment. This report represents 8% of the 2025-2026 fiscal year budget.

ABC FINANCIAL STATEMENTS The Granite Falls ABC Board submitted the financial statements for the three-month period ending June 30, 2025, for Council’s review.

ABC 4th QUARTER DISTRIBUTION Town Finance Officer Ashley Presnell requested the Town Council to authorize the distribution of ABC funds in the amount of \$5,569.47 to the local schools as follows:

Granite Falls Elementary School	36%	\$2,005.01
Granite Falls Middle School	36%	\$2,005.01
Dudley Shoals Elementary School	28%	\$1,559.45
Total Distribution	100%	\$5,569.47

ADOPT RESOLUTION RECOGNIZING PATRIOT DAY, THE NATIONAL DAY OF SERVICE AND REMEMBRANCE AND THE NATIONAL MOMENT OF REMEMBRANCE OF THE 24TH ANNIVERSARY OF SEPTEMBER 11TH The Council considered a resolution recognizing Patriot Day, the National Day of Service and Remembrance and the National Moment of Remembrance on the 24th anniversary of September 11, 2001. To honor the victims and the heroic efforts of the first responders on September 11, 2001, Congress established a National Moment of Remembrance calling for a

nationwide moment of silence to begin at 8:46 a.m. EDT on September 11, 2025 – the 24th anniversary of the attacks – and last for one minute. The Council was requested to approve the resolution as presented.

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 holidays:

Labor Day	Monday, September 1 st
Veterans Day	Tuesday, November 11 th
Thanksgiving	Thursday & Friday, November 27 th & 28 th
Christmas	Wednesday, Thursday, & Friday, December 24 th , 25 th , & 26 th

The Police & Fire Departments and the Water & Wastewater Facilities will be on duty as scheduled. Republic Services will pick up garbage and recycling on the regular schedule except for Christmas Day.

CONSENT AGENDA ITEMS APPROVED Martin Townsend made a motion the Council approve the items in the Consent Agenda as presented. Jim Mackie seconded the motion, which was followed by a unanimous affirmative vote. Copies of the documents are attached and are hereby made a part of these minutes.

TOWN ATTORNEY REPORT Town Attorney Bruce Cannon did not have a report.

PUBLIC COMMENT PERIOD No one registered to speak during the Public Comment Period.

PUBLIC HEARINGS None

NEW BUSINESS/ACTION ITEMS

CAPITAL PROJECT FUND ORDINANCE FOR GRANITE FALLS RECREATION CENTER LAND ACQUISITION PROJECT APPROVED The following estimated revenues and expenditures are hereby appropriated for the acquisition of a 23.16-acre property located behind the current William B. Shuford Recreation Center land. The parcel ID is 08 45 1 5. The Town was awarded a waiver of retroactivity from the Parks & Recreation Trust Fund (PARTF) office on May 1, 2025. The waiver is effective for 24 months and will expire on April 30, 2027. During the waiver period, the Town will submit a full grant application through PARTF.

I. Estimated Revenues

PARTF Grant	\$250,000
Local Funds	<u>\$260,000</u>
Total Revenue	<u>\$510,000</u>

II. Estimated Expenditures

Land Acquisition- PIN# 2776609336	\$500,000
Legal Fees	\$ 10,000
Transfer Out	<u>\$ 0</u>
 Total Expenditures	 <u>\$510,000</u>

The Council was requested to approve a Capital Project Fund Ordinance for the Granite Falls Recreation Center Land Acquisition Project. Martin Townsend made a motion the Council approve the ordinance as presented. Larry Knight seconded the motion, which was followed by a unanimous affirmative vote. A copy of the ordinance is attached and is hereby made a part of these minutes.

BUDGET AMENDMENT #2026-2 – PROPERTY ACQUISITION – PARTF This budget amendment will allow for sufficient budget and transfer from General Fund to the Capital Project Fund (CRF) set up for the land acquisition for the recreation center. Due to the timing of the PARTF grant application and approval process, the initial payment for the land purchase will be taken out of General Fund- fund balance. Once the PARTF application is submitted, the Town will be eligible for grant funding during FY 2026-2027.

Jim Mackie made a motion the Council approve Budget Amendment #2026-2 and the transfer of funds to acquire approximately 23.16 acres behind the William B. Shuford Recreation Center property as requested. Ritch Bolick seconded the motion, which was followed by a unanimous affirmative vote. Copies of the Staff Report and Budget Amendment #2026-2 are attached and are hereby made a part of these minutes.

RESOLUTION ACCEPTING DONATION OF REAL PROPERTY FROM SHUFORD DEVELOPMENT, INC. APPROVED Shuford Development, INC. has agreed to donate land at the end of Quarry Road, totaling approximately 4.648 acres, and land located off of North Highland Avenue near the Granite Falls Recreation center totaling approximately .362 acres to the Town of Granite Falls.

Tracy Townsend made a motion the Council approve the resolution accepting the donation of property from Shuford Development, Inc. Larry Knight seconded the motion, which was followed by a unanimous affirmative vote. A copy of the resolution is attached and is hereby made a part of these minutes.

CLERK’S CERTIFICATION – 5598 YORK ROAD – BLOWING ROCK LOGISTICS, LLC SUBMITTED Town Clerk Paula Kirby submitted the Certificate of Sufficiency for the proposed annexation petition submitted by Blowing Rock Logistics, LLC, that requested the Town of Granite Falls voluntarily annex one parcel, totaling approximately 2.29 acres of property located at 5598 York Road.

Mike Mackie made a motion the Council accept the certification as submitted. Tracy Townsend seconded the motion, which was followed by a unanimous affirmative vote. A copy of the certification is attached and is hereby made a part of these minutes.

RESOLUTION FIXING DATE – PUBLIC HEARING ON ANNEXATION OF 5598 YORK ROAD – BLOWING ROCK LOGISTICS, LLC ADOPTED In accordance with NCGS 160A-31, upon receipt of the Clerk’s Certification, the Town Council shall fix the date for a public hearing on the annexation of one parcel, totaling approximately 2.29 acres, located at 5598 York Road. Notice of the public hearing shall be published once in a newspaper having general circulation of the at least 10 days before the public hearing.

Martin Townsend made a motion the Council adopt the resolution and call for a public hearing on the annexation petition for Monday, September 15, 2025, at 5:30 pm. Jim Mackie seconded the motion, which was followed by a unanimous affirmative vote. A copy of the resolution is attached and is hereby made a part of these minutes.

PUBLIC HEARING CALLED ON ANNEXATION AGREEMENT BETWEEN THE TOWN OF GRANITE FALLS AND TOWN OF RHODHISS Certain portions of the parcels associated with Condition Zoning request #4-2025 are closer to the corporate limits of the Town of Rhodhiss than to the Town of Granite Falls. For Granite Falls to annex these properties, an annexation agreement is required between the two towns. This agreement outlines which properties Granite Falls will annex. This agreement will be in effect until September 30, 2035.

Ritch Bolick made a motion the Council call for a public hearing for Monday, September 15, 2025, at 5:30 pm. Martin Townsend seconded the motion, which was followed by a unanimous affirmative vote. A copy of the agreement is attached and is hereby made a part of these minutes.

PETITION FOR CONDITIONAL ZONING #4-2025 SUBMITTED A Petition for Rezoning was submitted by CC&W Development Group LLC for property owned by the Starnes family located on South Main Street. The property consists of five (5) separate parcels totaling 136 acres in size. Three of the parcels are in the Town’s ETJ and the other two are in the jurisdiction of Caldwell County.

All five parcels have been submitted for annexation and that process is running concurrent to this rezoning petition. The property is under contract for purchase, and the applicants are in their due diligence period seeking development approvals for the project.

The Planning Board reviewed this request at their meeting on July 29, 2025.

No action was to be taken at this time. An annexation agreement is required prior to moving forward with the annexation.

15 GRASSY BROOK PLACE ASSESSMENT FORGIVENESS Members of the family of the owner of 15 Grassy Brook Place requested the Town Council to forgive assessments against the property in exchange for them cleaning it up. The sister and brother-in-law of property owner Eric James Haas wants to take over ownership, clean up, and maintain the property.

Town Attorney Bruce Cannon stated that it would be appropriate for the Council to allow waiving the assessments after they take over and clean up the property.

After discussion, the Council was in consensus to stop the civil penalties of \$50 per day and give the family members 6 months to clean up the property. Once the property is cleaned, the Town would then waive the assessed fines to allow the transfer of ownership. Town Attorney Cannon will make an agreement between the family members and the Town.

RESOLUTION – NORTH CAROLINA MAIN STREET PROGRAM ADOPTED The Town Council was requested to consider the adoption of a resolution requesting the services of the NC Main Street & Rural Planning Center, Rural Planning Program, to assist with the development of an Economic Strategic Plan for the Town of Granite Falls.

Mike Mackie made a motion the Council adopt the resolution as requested. Jim Mackie seconded the motion, which was followed by a unanimous affirmative vote. A copy of the resolution is attached and is hereby made a part of these minutes.

MEMORANDUM OF UNDERSTANDING – NORTH CAROLINA MAIN STREET PROGRAM The Town Council was requested to enter into a Memorandum of Understanding between the N.C. Department of Commerce, Rural Economic Development Division, NC Main Street & Rural Planning Center, Rural Planning program and the Town of Granite Falls for the purpose of setting out terms and understandings between the parties to assist the Town with the preparation of an economic development strategic plan.

Martin Townsend made a motion the Council enter into the Memorandum of Understanding as requested. Jim Mackie seconded the motion, which was followed by a unanimous affirmative vote. A copy of the Memorandum of Understanding is attached and is hereby made a part of these minutes.

BOARD AND COMMITTEE REAPPOINTMENTS APPROVED The Town Council was requested to consider reappointing members of the Planning Board, Board of Adjustment, ABC Board, and Recreation Advisory Boards as follows:

- Planning Board:
 - Rita Church – July 1, 2025 – June 30, 2028
 - Jaime Hagerty – July 1, 2025 – June 30, 2028
- Board of Adjustment
 - Wade Yount – July 1, 2025 – June 30, 2028
 - Ed Mangan – July 1, 2025 – June 30, 2028
- ABC Board

- Stacey Cooke – July 1, 2025 – June 30, 2028
- Recreation Advisory Board
 - Dr. Ed Bujold – July 1, 2025 – June 30, 2028
 - Terri Johnson – July 1, 2025 – June 30, 2028
 - Jay Worsley – July 1, 2025 – June 30, 2028

Maritn Townsend made a motion the Council approve the reappointments as requested. Tracy Townsend seconded the motion, which was followed by a unanimous affirmative vote.

MANAGER UPDATE - TOWN MANAGER DANIEL COBB Town Manager Daniel Cobb updated the Council on the following:

1. Town Manager Cobb and Councilmember Jim Mackie attended the ElectriCities conference August 11th – August 14th. They both stated that it was a good and informative conference.
2. Town Manager Cobb attended the second half of the Public Executive Leadership Academy. He stated it was a great course and thanked the Council for allowing him to attend.

COUNCIL COMMITTEE REPORTS

1. WPCOG Policy Board – No report
2. Caldwell County Railroad Policy Board - No report
3. Metropolitan Planning Organization (MPO) and Technical Coordinating Committee - The Pinewood Road traffic circle will open August 22nd. NC DOT has mailed letters regarding the 321A widening project.
4. Caldwell County Economic Development Advisory Commission (EDAC) – No report
5. NC Municipal Power Agency # 1 Board of Commissioners – Meeting scheduled for September 26th to discuss Duke Energy merge.
6. Caldwell County Managers’ bi-monthly meeting – IBT discussions were held.

INFORMATION ITEMS/REPORTS

1. The Recreation Advisory Board will not meet in August.
2. The Merchants’ Association will meet on Monday, August 25th at noon in Town Hall.
3. The History Committee will meet on Tuesday, August 19th.
4. The Planning Board will meet on Tuesday August 26th at 5:00 p.m. in Town Hall.
5. The Board of Adjustment will meet on Wednesday, September 10th at 5:00 p.m. in Town Hall.
6. The WPCOG MPO/RPO will meet on Wednesday, August 27th at 1:00 p.m. at the WPCOG.
7. The ABC Board will meet on Monday, September 8th at 5:00 p.m.

OTHER BUSINESS None

COUNCIL GOES INTO CLOSED SESSION Tracy Townsend made a motion 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 to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. Mike Mackie seconded the motion, with a unanimous affirmative vote.

COUNCIL GOES OUT OF CLOSED SESSION Ritch Bolick made a motion the Council go out of Closed Session. Maritn Townsend seconded the motion, which was followed by a unanimous affirmative vote.

MEETING ADJOURNED Martin Townsend made a motion the Council adjourn the meeting. Ritch Bolick seconded the motion, which was followed by a unanimous affirmative vote.