

MINUTES OF REGULAR MEETING HELD JULY 21, 2025

REGULAR MEETING The Granite Falls Town Council held a Regular Meeting Monday, July 21, 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 Partners Greg Williams and Perry Crooke, CC&W Development Group, LLC. Engineer Frank Craig, Nicholas Williams, Cassandra Rosenberg, Monica Ferguson, Carlos Adams, Debby Smith, Maurice and Karen Isbell, Cheryl Mungro, Henry and Savannah Glass, Faith Naff, Johnny Mathis, Lee Baker, and Ryan Lovern, Realtor with Commercial First Real Estate.

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 Councilmember Larry Knight led in prayer.

PLEDGE OF ALLEGIANCE Councilmember Martin Townsend led the Pledge of Allegiance.

CONFLICT OF INTEREST STATEMENT Councilmember Ritch Bolick 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 Martin Townsend made a motion the Council approve the agenda as presented. Tracy Townsend 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, JUNE 16, 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 JUNE 30, 2025 The Financial Dashboard for the period ended June 30, 2025, and sales tax comparison were presented for Council review and comment. This report represents 100% of the 2024-2025 fiscal year budget.

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 Mike Mackie made a motion the Council approve the items in the Consent Agenda as presented. Martin Townsend 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

Karen Isbell speaks to the Council Karen Isbell, 20 Cherry Street, stated her frustrations regarding 15 North Highland Avenue. Ms. Isbell was raised in the Burgess Chapel Community. She loves the Town of Granite Falls and has recently built a new home across the road from 15 North Highland Avenue. She stated that the condition of the property represents disrespect for their community, and she hopes that something can be done to clean up this property soon.

Monica Ferguson speaks to the Council Monica Ferguson, 2 A Burgess Chapel Drive, stated her concerns regarding 15 North Highland Avenue. She has fond childhood memories of this property. The situation is getting worse instead of better. She stated that the owner of the property can no longer park in his driveway, so he is parking his vehicles across the road. She stated that the property is an eyesore and has had previous issues with the Police.

Cassandra Rosenburg speaks to the Council Cassandra Rosenburg, 19 North Highland Avenue, lives beside 15 North Highland Avenue. She stated that she has dealt with issues from this property such as bad smells from a container of waste, cats, and rats for years. The Town has cleaned the property, but it was “back to normal” within two weeks. She stated the property is an eyesore and she is sick of the condition of the property. She wants something to be done.

Town Attorney Bruce Cannon speaks Town Attorney Bruce Cannon stated that he and the Council are aware of the situation and understands their frustrations. He informed the residents that Town Staff has done their due diligence to rectify the issue, but Mr. Fowler and his attorneys have found ways to extend this issue. The Town has tried to clean up the property and has fined him to the highest extent. Attorney Cannon stated that Mr. Fowler has two court hearings coming up: August 1, 2025, for the foreclosure date to be set, which will probably be sometime between August and December; and September 2, 2025, for contempt. The goal is to take his property and put him in jail. He stated his appreciation for them coming to present their concerns. He also asked Ms. Rosenburg if she would be willing to testify in the upcoming trial and she agreed.

PUBLIC HEARINGS None

NEW BUSINESS/ACTION ITEMS

CHANGES TO THE COUNCIL MEETING SCHEDULE APPROVED The Town Council was requested to cancel the regular Council meeting scheduled for 5:30 p.m. on Monday, August 4, 2025.

Martin Townsend made a motion the Council cancel the August 4, 2025, Council meeting as requested. Jim Mackie seconded the motion, which was followed by a unanimous affirmative vote.

VOLUNTARY ANNEXATION PETITION – SOUTH MAIN STREET Catawba View Subdivision property owners submitted a petition requesting the Town of Granite Falls voluntarily annex five parcels, totaling approximately 137 acres of property located on South Main Street. Voluntary, contiguous annexations are governed by North Carolina General Statute §160A-58.1 which authorizes municipalities to annex an area that is not contiguous to its primary corporate limits on receipt of a petition signed by all the owners of real property within the area proposed for annexation. The above-described properties would qualify for annexation under this statute. A Rezoning Petition has been submitted and will be reviewed by the Planning Board at their next meeting. The request is for an R-6 Conditional Zoning for the majority of the property to accommodate a single-family residential neighborhood and R-8 for a roughly 10-acre portion for a future multi-family project.

CC&W Development Group, LLC. Managing Partner Greg Williams answered several questions the Council had regarding smaller lots, apartments, and the impact on current infrastructure. Mr. Williams stated that they were trying to be “good stewards” of the property. There will be further front yard setbacks, a sidewalk plan, reserved space for amenities, and a traffic analysis will be conducted to satisfy the needs of fire & safety traffic. Stormwater and erosion will be kept at State standard. A new sewer pump station will be needed but will be paid for by the developer and donated to the Town. All road maintenance and water and sewer lines and upgrades will be paid by the developer as well. He stated that the current market is for smaller lots. The apartment phase will be last and could be 7 to 10 years before construction begins. This phase will have its own amenities section. Town homes may be an option depending on the market.

Town Manager Cobb stated the Town’s water system can handle this project.

Copies of the Staff Report and petition are attached and are hereby made a part of these minutes.

RESOLUTION TO INVESTIGATE SUFFICIENCY OF ANNEXATION PETITION – SOUTH MAIN STREET ADOPTED The Town Council was requested to adopt a resolution instructing the Town Clerk to investigate the petition for annexation received under NCGS 160A-58.1 for approximately 137 acres of property located on South Main Street and report back to the Council at the August 18, 2025, regular Council meeting.

Martin Townsend 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.

VOLUNTARY ANNEXATION PETITION – 5598 YORK ROAD York Road property owner Blowing Rock Logistics, LLC submitted a petition requesting the Town of Granite Falls voluntarily annex one parcel, totaling approximately 2.29 acres of property located at 5598 York Road. Voluntary, contiguous annexations are governed by North Carolina General Statute §160A-31 which authorizes municipalities to annex any area contiguous to its borders on receipt of a petition signed by all the owners of real property within the area proposed for annexation. The above-described property qualifies for annexation under this statute. Normally

a Rezoning Petition would accompany an Annexation Petition. However, in this case the property is zoned H-B, Highway Business, which is a zoning classification that is used both inside the Town Limits and in the ETJ.

Copies of the Staff Report and petition are attached and are hereby made a part of these minutes.

RESOLUTION TO INVESTIGATE SUFFICIENCY OF ANNEXATION PETITION – 5598 YORK ROAD ADOPTED The Town Council was requested to adopt a resolution instructing the Town Clerk to investigate the petition for annexation received under NCGS 160A-31 for approximately 2.29 acres of property located at 5598 York Road and report back to the Council at the August 18, 2025, regular Council meeting.

Tracy Townsend made a motion the Council adopt the resolution as requested. 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.

REPORT ON UNPAID TAXES AND SETTLEMENT FOR 2024-2025 TAXES ACCEPTED After July 1st, and before being charged with 2025-2026 property taxes, the Tax Collector must make a sworn report to the governing board showing a list of unpaid taxes constituting liens on real property, a list of unpaid taxes on personal property not constituting liens on real property and make settlements for 2024-2025 taxes per North Carolina General Statute 105-373(a). The Council was requested to accept the report submitted by Tax Collector Katie Parlier.

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

REVISED 2024 TAX LEVY SUBMITTED Granite Falls Tax Collector Katie Parlier submitted the revised 2024 Tax Levy, after a revision to the original levy submitted in September 2024, for Council's review and comment.

A copy of the revised 2024 Tax Levy is attached and is hereby made a part of these minutes.

BUDGET AMENDMENT #2026-1 APPROVED The Council was requested to approve Budget Amendment #2026-1. This budget amendment represents adjustments to the FY26 budget to account for projects not completed in FY25 as well as salary adjustments within the Police Department.

Martin Townsend made a motion the Council approve Budget Amendment #2026-1 as requested. Larry Knight seconded the motion, which was followed by a unanimous affirmative vote. Copies of the Staff Report and budget amendment are attached and are hereby made a part of these minutes.

BEER AND WINE SOLD BY THE GLASS AT THE GRANITE FALLS MERCHANTS ASSOCIATION FESTIVAL APPROVED The Granite Falls Merchants Association requested the Town Council to approve the sale of beer and wine by the glass during the Merchants Festival on September 20, 2025.

Jim Mackie made a motion the Council approve beer and wine sold by the glass at the Granite Falls Merchants Association Festival as requested. Martin 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 attended the first half of the Public Executive Leadership Academy July 13 – 18, 2025. He stated it was a great course, and he will be attending the second half in August.

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 - No report
4. Caldwell County Economic Development Advisory Commission (EDAC) – MDI updates
5. NC Municipal Power Agency # 1 Board of Commissioners – No report
6. Caldwell County Managers’ bi-monthly meeting – No report

INFORMATION ITEMS/REPORTS

1. The Recreation Advisory Board will not meet in August.
2. The Merchants’ Association will meet on August 11th at noon in Town Hall.
3. The History Committee will meet on August 19th.
4. The Planning Board will meet on Tuesday July 29th and Tuesday, August 26th at 5:00 p.m. in Town Hall.
5. The Board of Adjustment will meet on Wednesday, August 13th at 5:00 p.m. in Town Hall.
6. The WPCOG MPO/RPO will meet on Wednesday, July 23rd at 1:00 p.m. at the WPCOG. The Town of Granite Falls will host the Policy Board meeting on Tuesday, September 23, 2025.
7. The ABC Board will meet on Monday, August 11th at 5:00 p.m.

OTHER BUSINESS None

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Regular Meeting
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MEETING ADJOURNED Tracy Townsend made a motion the Council adjourn the meeting.
Jim Mackie seconded the motion, which was followed by a unanimous affirmative vote.