

## MINUTES OF REGULAR MEETING HELD JUNE 2, 2025

**REGULAR MEETING** The Granite Falls Town Council held a Regular Meeting Monday, June 2, 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, Police Chief Brine Branham, Police Lieutenant Kalem Kirby, Fire Chief Brian Bennett, Assistant Fire Chief Kevin Kerley, and Volunteer Firefighter Brice Bennett.

**VISITORS** Calin Pele, Dennis and Yvonne Lewis, Clyde and Toni Dameron, Jim Cushing, Barbara Harmon, Jeff Annas, Erica Hamby, Christopher Whitt, Mike Carnevale, David Stuart, Jamie Hagerty, Cleve Pope, Sandra Livingston Chapman, Carol Myers, Janice Shulak, Robet Coffey, Karen Sigmon, Rhonda Hollars, Joey Hollars, Jose Ortiz, Tania Ortiz, Gideon Haas, Jonathan and Shasta Haas, and David Woodard

**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 Jay Worsley, First Baptist Church, led in prayer.

**PLEDGE OF ALLEGIANCE** Councilmember Larry Knight led the Pledge of Allegiance.

**CONFLICT OF INTEREST STATEMENT** Councilmember Tracy Townsend 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**

Firefighter Daniel Setzer was unable to attend the meeting due to being out on a call. His introduction to the Council will be rescheduled for the June 16, 2025, meeting.

**APPROVAL OF AGENDA** Tracy Townsend made a motion the Council approve the agenda as presented. 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, MAY 19, 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 ENDING APRIL 30, 2025** The Financial Dashboard for the period ending April 30, 2025, and sales tax comparison were presented for Council’s review. This report represents 83% 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:

Memorial Day	Monday, May 26 <sup>th</sup>
Independence Day	Friday, July 4 <sup>th</sup>
Labor Day	Monday, September 1 <sup>st</sup>
Veterans Day	Tuesday, November 11 <sup>th</sup>
Thanksgiving	Thursday & Friday, November 27 <sup>th</sup> & 28 <sup>th</sup>
Christmas	Wednesday, Thursday, & Friday, December 24 <sup>th</sup> , 25 <sup>th</sup> , & 26 <sup>th</sup>

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. Mike 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 HEARING**

**PUBLIC HEARING CALLED TO ORDER ON REZONING PETITION #2-2025 – REZONE TWO ADJACENT PARCELS ON DUKE STREET FROM SINGLE FAMILY RESIDENTIAL (R-15) TO MEDIUM-HIGH DENSITY (R-8)** Mayor Dr. Caryl B. Burns called to order the public hearing on Rezoning Petition #2-2025. A Rezoning Petition was submitted by Calin Pele for two properties owned by Patsy O. Potter Et Al and located on Duke Street, between Hunters Creek Lane & Cline Drive. The smaller parcel is 0.6 acres, and the larger parcel is 2.3 acres, and both are currently vacant. The properties are both currently zoned R-15, Single Family Residential. The request is to rezone both properties to R-8, Residential Medium-High Density.

The Planning Board reviewed this request at their meeting on May 6, 2025. The Board voted unanimously to recommend approval of the Petition for Rezoning for the larger parcel, but to recommend denial of the same request for the smaller parcel.

Notice of the public hearing was duly provided in the *News Topic* as required by law.

**Clyde Dameron Speaks to the Council** Clyde Dameron, resident of 11 Fox Ridge Drive, stated his concerns regarding the rezoning and the possibility of apartments being built on the property. Mr. Dameron stated concerns of the devaluation of property, heavier traffic, the potential of elevated crime rate, and potential section 8 housing on the property. He has no issues with single family homes. He stated that the residents have worked hard to keep the nearby neighborhoods safe, and most of the neighbors are against the rezoning.

**Barbara Harmon Speaks to the Council** Barbara Harmon, resident of 8 Plaza Drive, agreed with Mr. Dameron. Her main concern is safety issues if apartments are built on the property. She stated that a lot of residents like to walk and are comfortable in the nearby neighborhoods. She wants to keep the neighborhoods safe.

**Erika Hamby Speaks to the Council** Erika Hamby, resident of 5 Cline Drive, stated that she has lived at this address for 7 years. There is no crime and it is a very peaceful neighborhood. She stated that there is not a good area for an entrance to an apartment complex. She also informed the Council of the abundant wildlife on the property. She is very much against the rezoning.

**Carol Myers Speaks to the Council** Carol Myers, resident of 4 Fox Ridge Drive, stated that as a former Mail Carrier, typically renters do not take care of property. She is also concerned of the integrity of neighborhood safety, and property value. She is also concerned about the future of the property if the owner decides to sell it.

**Dennis Lewis Speaks to the Council** Dennis Lewis, resident of 12 Hunters Creek Lane, stated that the Hunters Creek neighborhood has a strict building code for their homes. It is a very nice and safe neighborhood. He also has traffic concerns.

**David Stuart Speaks to the Council** David Stuart, resident of 16 Hunters Creek Drive, stated that he has lived in this neighborhood for 30 years. It is a safe neighborhood. He has concerns of cars parking on their streets and traffic congestion at the traffic circle on Duke Street, which contains the entrance into the Hunters Creek neighborhood.

**David Woodard Speaks to the Council** David Woodard, resident of 20 Hunters Creek Lane, stated that Hunters Creek is a safe and friendly neighborhood. He is concerned about more people walking through their neighborhood, and traffic concerns. He stated that single family homes would be better than apartments.

**Jonathan Haas Speaks to the Council** Jonathan Haas, resident of 3 Plaza Drive, stated that there is a R-6 neighborhood nearby, and questioned making this property R-8. He stated that Cline Drive is not a good road for added traffic. The line of sight on this road is already an issue.

**PUBLIC HEARING REZONING PETITION #2-2025 – REZONE TWO ADJACENT PARCELS ON DUKE STREET FROM SINGLE FAMILY RESIDENTIAL (R-15) TO MEDIUM-HIGH DENSITY (R-8) CLOSED** Mayor Dr. Caryl B. Burns closed the public hearing on Rezoning Petition #2-2025. A copy of Rezoning Petition #2-2025 is attached and is hereby made a part of these minutes.

#### **NEW BUSINESS/ACTION ITEMS**

**ORDINANCE #403 – REZONING PETITION #2-2025 – REZONE TWO ADJACENT PARCELS ON DUKE STREET DENIED** The Council was requested to consider adopting Ordinance #403 if they approved Rezoning Petition #2-2025.

Tracy Townsend made a motion the Council deny Rezoning Petition #2-2025 for both parcels. Larry Knight seconded the motion, which was followed by a unanimous affirmative vote.

**Calin Pele Speaks to the Council** Calin Pele, the potential buyer of the property, stated that his intent was to build duplexes, not apartments. He still intends to purchase the property and will build single family homes for family members within the next 2-3 years.

**PUBLIC HEARING CALLED FOR REZONING PETITION #3-2025 – REQUEST TO REZONE PORTION OF THE PROPERTY AT 1 SOUTH MAIN STREET** A Rezoning Petition was submitted by Cardial Earlington for a portion of the property located at 1 South Main St. A 0.2-acre parcel is proposed to be created, contingent upon approval of the rezoning petition. The property is currently zoned M-1 General Manufacturing, and the request is to rezone the 0.2-acre portion to H-B Highway Business District.

Mike Mackie made a motion the Council call for a public hearing for Monday, June 16, 2025, at 5:30 p.m. Tracy Townsend seconded the motion, which was followed by a unanimous affirmative vote. A copy of Rezoning Petition #3-2025 is attached and is hereby made a part of these minutes.

**PUBLIC (LEGISLATIVE) HEARING CALLED FOR ZONING TEXT AMENDMENT #1-2025 – SIDEWALKS** A Zoning Text Amendment was submitted by Tyler Kiser to request increased flexibility for when sidewalks are required on new projects and to increase the availability of the fee-in-lieu options for those projects.

The Planning Board voted unanimously to recommend that the Town Council approve Zoning Text Amendment #1-2025 as presented along with the following consistency statement as required by North Carolina General Statute §160D-604 & 605:

- 1. The proposed Zoning Text Amendment would be consistent with the Granite Falls Land Use Plan, which encourages the implementation of the Town’s Pedestrian Plan and the development of a safe sidewalk network throughout the Town.**
- 2. The Zoning Text Amendment is reasonable and in the public interest because it requires sidewalk construction where appropriate while allowing a fee-in-lieu option for specific cases.**

Larry Knight made a motion the Council call for a public (legislative) hearing for Monday, June 16, 2025, at 5:30 p.m. Martin Townsend seconded the motion, which was followed by a unanimous affirmative vote. A copy of Zoning Text Amendment #1-2025-Sidewalks is attached and is hereby made a part of these minutes.

**FISCAL YEAR 2025-2026 BUDGET UPDATE** Town Manager Daniel Cobb updated the Council on the 2025-2026 proposed budget.

Tracy Townsend made a motion the Council schedule a public hearing for Monday, June 16, 2025, at 5:30 pm in the Council Chambers. Ritch Bolick seconded the motion, which was followed by a unanimous affirmative vote. A copy of the updated proposed budget is attached and is hereby made a part of these minutes.

**BUDGET AMENDMENT #14- 2024-2025- FINANCE OFFICER ASHLEY PRESNELL APPROVED** The Council was requested to approve Budget Amendment 2025-14 for an increase in electric sales revenue and electric purchases expense.

Ritch Bolick made a motion the Council approve Budget Amendment #14 – 2024-2025 as requested. Martin Townsend seconded the motion, which was followed by a unanimous affirmative vote. Copies of the Staff Report and Budget Amendment #14 are attached and are hereby made a part of these minutes.

**BUDGET AMENDMENT #15- 2024-2025- FINANCE OFFICER ASHLEY PRESNELL APPROVED** The Council was requested to approve Budget Amendment 2025-15 due to increased costs for several Recreation Department projects. Parks and Recreation Director Chad Raby updated the Council on issues that occurred causing unforeseen costs to projects.

Mike Mackie made a motion the Council approve Budget Amendment #15 – 2024-2025 as requested. Larry Knight seconded the motion, which was followed by a unanimous affirmative vote. Copies of the Staff Report and Budget Amendment #15 are attached and are hereby made a part of these minutes.

**ATTORNEY’S CONTRACT APPROVED** The Council was requested to approve The General Counsel Agreement for \$6,500 with Cannon Law Firm, P.A. to serve as the Town’s attorney for fiscal year 2025-2026. Mayor Burns recognized Attorney Cannon for his 32 years of service to the Town.

Larry Knight made a motion the Council approve the renewal of agreement as presented and authorize the Town Manager to execute the renewal agreement on behalf of the Town. Jim Mackie 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.

**PROPOSED ABC BUDGET FOR FISCAL YEAR 2025-2026 ACCEPTED** Under N.C.G.S. 18B-702, effective for fiscal years starting after May 1, 2011, each local ABC Board must operate under a balanced budget and the proposed budget must be sent to the local ABC Board, the appointing authority (Granite Falls Town Council) and the NC ABC Commission before June 1<sup>st</sup> of each year. The proposed 2025-2026 ABC budget was submitted electronically on May 29, 2025, and sent out to the Council for review. Although the proposed budget is not required to be submitted in a formal meeting, it is recommended for record-keeping purposes to be included in the official governing board minutes. The final budget must be adopted by the local ABC Board at a meeting held after June 1<sup>st</sup> each year and the budget approved by the local board must be submitted to the appointing authority and to the NC ABC Commission. The Council will receive the approved budget at the June 16, 2025, Council Meeting. The Council is not required to take any action on this budget, but the presentations of the proposed and approved budgets should be reflected in the Council meeting minutes.

Martin Townsend made a motion the Council accept the proposed ABC Budget as presented. Jim Mackie seconded the motion, which was followed by a unanimous affirmative vote. A copy of the proposed budget is attached and is hereby made a part of these minutes.

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

1. Town Manager Cobb informed the Council that the Employee Appreciation Luncheon will be held Thursday, June 19, 2025, at 11:00 a.m. at Granite Falls First United Methodist Church.
2. The pool will open on Saturday, June 7, 2025.
3. Manager Cobb congratulated the South Caldwell High School Lady Spartans Softball Team for winning the State Championship Tournament.
4. Manager Cobb informed the Council of a recent pamphlet containing information on the IBT. He will send them a copy of the pamphlet. A copy of the pamphlet is attached and is hereby made a part of these minutes.

**COUNCIL COMMITTEE REPORTS**

1. WPCOG Policy Board – IBT and sales tax discussed. Tracy Townsend stated that \$1 of WPCOG fees equals approximately \$362 in service.
2. Caldwell County Railroad Policy Board - No report
3. Metropolitan Planning Organization (MPO) and Technical Coordinating Committee - Purchasing of rights-of-way property on 321A has begun. Pinewood Road will be closed June 9<sup>th</sup> for approximately 75 days for the construction of the new traffic circle at Bert Huffman Road.
4. Caldwell County Economic Development Advisory Commission (EDAC) – No report
5. NC Municipal Power Agency # 1 Board of Commissioners – No report
6. Caldwell County Managers’ bi-monthly meeting – Budget discussions

**INFORMATION ITEMS/REPORTS**

1. The Recreation Advisory Board will meet on Tuesday, June 10<sup>th</sup> at 6:30 p.m. at the Recreation Center.
2. The Merchants’ Association met today and started making plans for this year’s Merchants Festival.
3. The History Committee does not have a business meeting scheduled. A workday will be held on Tuesday June 17<sup>th</sup>.
4. The Planning Board will meet on Tuesday June 24<sup>th</sup> at 5:00 p.m. in Town Hall.
5. The Board of Adjustment will meet on Wednesday, June 11<sup>th</sup> at 5:00 p.m. in Town Hall.
6. The WPCOG MPO/RPO will meet on Wednesday, June 25<sup>th</sup> at 1:00 p.m. at the WPCOG.
7. The ABC Board will meet on Monday, June 16<sup>th</sup> at 5:00 p.m.

**OTHER BUSINESS** None

**COUNCIL GOES INTO CLOSED SESSION** Mike Mackie made a motion under N.C. General Statute 143-318.11 (a) (5) the Council shall hold a closed session to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease. Martin Townsend seconded the motion, with a unanimous affirmative vote.

**COUNCIL GOES OUT OF CLOSED SESSION** Martin Townsend made a motion the Council go out of Closed Session. Mike Mackie seconded the motion, which was followed by a unanimous affirmative vote.

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