

MINUTES OF REGULAR MEETING HELD NOVEMBER 17, 2025

REGULAR MEETING The Granite Falls Town Council held a Regular Meeting Monday, November 17, 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 Larry Knight, Jim Mackie, Mike Mackie, Martin Townsend, and Tracy Townsend.

ABSENT The following member of the governing body was absent: Ritch Bolick

STAFF PRESENT The following staff members attended the meeting: Town Manager Daniel Cobb, Town Attorney Bruce Cannon, Town Clerk Paula Kirby, Assistant Town Manager/Finance Director Ashley Presnell, Town Planner Greg Wilson, Police Chief Brine Branham, Fire Chief Brian Bennett, Fire Captain Chad Price, Human Resources Director Crystal Bollinger, and Water Resources Director/Public Works Director Randy Smith.

VISITORS CC&W Development Group, LLC. Managing Partner Greg Williams, CC&W Development Group, LLC. Engineer Frank Craig, CC&W Development Group, LLC. Managing Partner Perry Crooke, Brandi C. Fesperman, CPA, Senior Accountant with Martin Starnes & Associates, CPAs, P.A., Chelsea and Cody Edwards, Matt and Whitney Evans, Councilman-elect Jamie Hagerty, Annette and Ally Shontos, David and Agi Davis, Paul and Sharon Carignan, Dale Bisnett, David Bumgarner and daughter Hannah Bumgarner, Jesse Trivette, Ryan Lovern, Annette Howes, Macon Clark, Philip Shell, Scott Keller, Justin Todd Bryant, and Max McRary.

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 Jerry Stines, Solid Rock Baptist Church, led in prayer.

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

CONFLICT OF INTEREST STATEMENT Councilmember Mike Mackie 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 Brandi C. Fesperman, CPA, Senior Accountant with Martin Starnes & Associates, CPAs, P.A., presented the Council with the Town of Granite Falls Annual Report and audit results for the year ended June 30, 2025. Ms. Fesperman stated that the report has not yet been filed with the LGC because the Federal OMB Compliance document has not been released due to the federal government shutdown which began October 1, 2025.

A copy of the audit presentation is attached and is hereby made a part of these minutes.

APPROVAL OF AGENDA Martin Townsend made a motion the Council approve the agenda as presented. Jim Mackie 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, NOVEMBER 3, 2025

APPROVAL OF MINUTES FROM THE SPECIAL TOWN COUNCIL MEETING HELD TUESDAY, OCTOBER 30, 2025

APPROVAL OF MINUTES FROM THE SPECIAL TOWN COUNCIL MEETING HELD THURSDAY, OCTOBER 28, 2025

COUNCIL CALENDAR Enclosed with the Council Agenda packet was a calendar of events through the end of 2026. Changes to the Council Calendar from the last Council Calendar were highlighted in yellow.

MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDED OCTOBER 31, 2025

The Financial Dashboard for the period ended October 31, 2025, and sales tax comparison were presented for Council review and comment. This report represents 33% 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 September 30, 2025, for the Council's review.

ABC 1st QUARTER DISTRIBUTION Town Finance Officer Ashley Presnell requested Town Council to authorize the distribution of ABC funds in the amount of \$10,383.06 to the local schools as follows:

Granite Falls Elementary School	36%	\$3,737.90
Granite Falls Middle School	36%	\$3,737.90
Dudley Shoals Elementary School	<u>28%</u>	<u>\$2,907.26</u>
Total Distribution	<u>100%</u>	<u>\$10,383.06</u>

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:

Thanksgiving	Thursday & Friday, November 27 th & 28 th
Christmas	Wednesday, Thursday & Friday, December 24 th , 25 th , 26 th
New Years Day	Thursday, January 1, 2026
Dr. Martin Luther King, Jr. Day	Monday, January 19, 2026
Good Friday	Friday, April 3, 2026
Memorial Day	Monday, May 25, 2026
Independence Day	Friday, July 3, 2026
Labor Day	Monday, September 7, 2026
Thanksgiving	Thursday & Friday, November 26-27, 2026
Christmas	Thursday, Friday, & Monday, December 24, 25, 28, 2026

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 Jim Mackie made a motion the Council approve the items in the Consent Agenda as presented. Larry Knight 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

PUBLIC (LEGISLATIVE) HEARING CALLED TO ORDER ON NON-CONTIGUOUS ANNEXATION – FIVE PARCELS TOTALING 136.36 ACRES ON SOUTH MAIN STREET Mayor Dr. Caryl B. Burns called to order the public (legislative) hearing on the voluntary, non-contiguous annexation of five parcels totaling 136.36 acres on South Main Street.

NCPIN #2784580514 PARCEL ID #08 82 1 2A LEGAL DESC: BK 217 PAGE 387 YR 44
NCPIN #2784479452 PARCEL ID #08 82 1 13 LEGAL DESC: 1214/0917 1998
NCPIN #2784461705 PARCEL ID #08 81 1 7 LEGAL DESC: 1214/0917 1998
NCPIN #2784452475 PARCEL ID #08 80 1 26B LEGAL DESC: BK 2054 PG 2008 YR 22
NCPIN #2784442174 PARCEL ID #08 80 1 27 LEGAL DESC: BK 1209 PAGE 4 YR 1997

Tracy Townsend made a motion the Council continue the public (legislative) hearing until the January 5, 2026, meeting. Martin Townsend seconded the motion, which was followed by a unanimous affirmative vote.

PUBLIC (LEGISLATIVE) HEARING CALLED TO ORDER ON CONDITIONAL REZONING PETITION #4-2025 – SOUTH MAIN STREET – CATAWBA VIEW SUBDIVISION Mayor Dr. Caryl B. Burns called to order the public (legislative) hearing on Conditional Rezoning Petition #4-2025. 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. 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.

Whitney Evans speaks to the Council Whitney Evans, 247 Taylor Circle, stated the following concerns of the rezoning:

- Houses will be too close to existing homes (as close as 40-60 feet)
- Inadequate buffers – no meaningful tree protection or privacy
- Stormwater risks – potential flooding and erosion toward Taylor Circle
- Traffic overload – 1,200 to 1,500 new vehicles on South Main Street
- Multi-year construction disruption
- Loss of property value and neighborhood character

She feels the rezoning is not compatible with their community and does not protect existing homeowners. She is also concerned about overcrowding of schools.

Macon Clark speaks to the Council Macon Clark, 5 Cameron Court, stated that Sunset Meadows and Cameron Court borders the property in question. Mr. Macon wonders where the new homeowners will work, and where their children will attend school. He agrees with Ms. Evans and stated he would rather it be zoned R20 instead. He also has traffic concerns. South Main Street is already congested at the Walmart intersection.

David Davis speaks to the Council David Davis, 253 Taylor Circle, stated that the project is too large, existing property values will decline, traffic will increase, there will be stormwater issues and overpopulation of schools. He also had concerns of insufficient buffering.

Town Planner Greg Wilson explained that the deeper lots will have existing natural buffers of at least 20 feet.

Mike Mackie thanked everyone for attending and voicing their concerns.

Tracy Townsend made a motion the Council continue the public (legislative) meeting until the January 5, 2026 meeting. Martin Townsend seconded the motion, which was followed by a 5-1 affirmative vote.

NEW BUSINESS/ACTION ITEMS

NON-CONTIGUOUS ANNEXATION – FIVE PARCELS TOTALING 136.36 ACRES ON SOUTH MAIN STREET – CATAWBA VIEW SUBDIVISION Tabled The Town Council was requested to consider adopting Ordinance #412.

Tracy Townsend made a motion the Council table this request until the January 5, 2026 meeting. Larry Knight seconded the motion, which was followed by a unanimous affirmative vote.

CONDITIONAL REZONING PETITION #4-2025 – SOUTH MAIN STREET – CATAWBA VIEW SUBDIVISION Tabled The Town Council was requested to consider Conditional Rezoning Petition #4-2025 and the accompanying development agreement between the Town of Granite Falls and CC&W Development Group, LLC.

Martin Townsend made a motion the Council table this request until the January 5, 2026 meeting. Tracy Townsend seconded the motion, which was followed by a unanimous affirmative vote.

PROGRESSIVE ENGINEERING CONTRACT APPROVED The Town Council was requested to approve the Engineering Services Contract with Progressive Engineering Consultants, Inc. for the calendar year 2026 and authorize the Town Manager to execute the contract on behalf of the Town.

Larry Knight made a motion the Council approve the contract as requested and authorize the Town Manager to execute the contract on behalf of the Town. Jim Mackie seconded the motion, which was followed by a unanimous affirmative vote. A copy of the contract 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 of two recent notable calls for the Fire Department.

On November 11th at 3:39 am Granite Falls Fire was dispatched to a structure fire located at 89 Archer St. The fire was extinguished with no injuries. Assisting with the fire was Grace Chapel Fire, Sawmills Fire, Caldwell County Fire Marshals Office, Caldwell County EMS, and Granite Falls Police Department. There were three adults displaced due to the fire and Red Cross was contacted to assist the residents. Caldwell County Fire Marshals Office investigated the fire and determined that faulty wiring was the cause.

On November 16th at 6:47 pm Granite Falls Fire was dispatched to a motor vehicle accident with a pedestrian struck. The accident happened on the southbound side of 321 just north of Sheetz. Upon arrival we had a trauma code and the victim succumb to her injuries on the scene. North Carolina Highway Patrol is investigating the accident.

2. The Granite Falls Elementary School D.A.R.E. graduation ceremony will be held Tuesday, November 25, 2025, at 9:00 a.m.

COUNCIL COMMITTEE REPORTS

1. WPCOG Policy Board – Meeting next week
2. Caldwell County Railroad Policy Board - No report
3. Metropolitan Planning Organization (MPO) and Technical Coordinating Committee - Surveying has begun at the Pinewood Intersection-on ramp from Dudley to 321. The intersection at Mission Road will be a super street intersection.
4. Caldwell County Economic Development Advisory Commission (EDAC) – No report
5. NC Municipal Power Agency # 1 Board of Commissioners – Town Manager Cobb has been selected to be the secretary/treasurer of the NC Municipal Power Agency #1 Board of Commissioners.
6. Caldwell County Managers’ bi-monthly meeting – Next meeting is Friday, November 21st.

INFORMATION ITEMS/REPORTS

1. The Recreation Advisory Board will not meet in December.
2. The History Committee will meet on Tuesday, November 18th at 2:00 p.m.
3. The Merchants’ Association will meet on Monday, November 17th at noon in Town Hall.
4. The Planning Board will not meet in December.
5. The WPCOG MPO/RPO will meet on Wednesday, December 10th at 1:00 p.m. at WPCOG.
6. The Board of Adjustment will meet on Wednesday, December 10th at 5:00 p.m. in Town Hall.
7. The ABC Board will meet on Monday, November 17th at 5:00 p.m.

COUNCIL GOES INTO CLOSED SESSION Jim Mackie made a motion under N.C. General Statute 143-318.11 (a) (4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment. Any action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session; General Statute 143-318.11 (a) (5) 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; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract; General Statute 143-318.11 (a) (6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting. Martin Townsend seconded the motion, with a unanimous affirmative vote.

COUNCIL GOES OUT OF CLOSED SESSION Jim Mackie made a motion the Council go out of Closed Session. Larry Knight seconded the motion, which was followed by a unanimous affirmative vote.

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