

MINUTES OF REGULAR MEETING HELD NOVEMBER 3, 2025

REGULAR MEETING The Granite Falls Town Council held a Regular Meeting Monday, November 3, 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, Town Clerk Paula Kirby, Assistant Town Manager/Finance Director Ashley Presnell, Town Planner Greg Wilson, Police Chief Brine Branham, Police Officer Nathan Conner, and Parks and Recreation Director Chad Raby.

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, Gay and Gary Teague, Ralph Joseph Hamby, Todd and Kathy Walker, Mike and Karen Mathewson, Gerad and Tori Mathewson, Ryan Lovern, John Musshafen, McGill Associates, PA. Director of Land Planning and Recreation Mike Norris, Jason and Angel Lawing, Jamie Hagerty, and an unknown lady that came in late.

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 Casey Fenn, Rock Chapel Church of God, led in prayer.

PLEDGE OF ALLEGIANCE Councilmember Mike Mackie 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

Police Chief Brine Branham introduced new Police Officer Nathan Conner to the Council.

APPROVAL OF AGENDA Jim Mackie 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, OCTOBER 20, 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.

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:

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 attend the meeting.

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

PUBLIC HEARINGS

PUBLIC (LEGISLATIVE) HEARING CALLED TO ORDER ON CONTIGUOUS ANNEXATION – 7.7 ACRES LOCATED ON PINWOOD ROAD, GRANITE FALLS

Mayor Dr. Caryl B. Burns called to order a public (legislative) hearing on the voluntary contiguous annexation of one parcel located on Pinewood Road. Pinewood Road property owner Olin Wayne Moore II submitted a petition requesting the Town of Granite Falls voluntarily annex one parcel, totaling approximately 7.7 acres of property located on Pinewood 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.

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

No one registered to speak during the public hearing.

PUBLIC (LEGISLATIVE) HEARING ON CONTIGUOUS ANNEXATION – 7.7 ACRES LOCATED ON PINWOOD ROAD, GRANITE FALLS CLOSED

Mayor Dr. Caryl B. Burns closed the public (legislative) hearing on the voluntary contiguous annexation of one parcel located on Pinewood Road.

PUBLIC (LEGISLATIVE) HEARING CALLED TO ORDER ON REZONING PETITION #5-2025 – PINWOOD ROAD

Mayor Dr. Caryl B. Burns called to order a public (legislative) hearing on Rezoning Petition #5-2025 – Pinewood Road. Rezoning Petition #5-2025 was submitted by Jason Lawing for property owned by Olin Wayne Moore located on Pinewood Road. The request was to rezone the property from R-20, Residential Low Density to R-15 CZ, Residential Single Family Conditional Zone. The property has been submitted for annexation and that process is running concurrent to this rezoning petition. The property is under contract for purchase, and the applicant is in his due diligence period seeking development approvals for the project.

PUBLIC (LEGISLATIVE) HEARING ON REZONING PETITION #5-2025 – PINWOOD ROAD CLOSED

Mayor Dr. Caryl B. Burns closed the public (legislative) hearing on Rezoning Petition #5-2025 – Pinewood Road.

PUBLIC (LEGISLATIVE) HEARING CALLED TO ORDER ON CONTIGUOUS ANNEXATION – 8.9 ACRES LOCATED AT 5142 MYERS ROAD, GRANITE FALLS

Mayor Dr. Caryl B. Burns called to order a public (legislative) hearing on the voluntary contiguous annexation of one parcel located at 5142 Myers Road. 5142 Myers Road property owner M-Son Enterprises, LLC submitted a petition requesting the Town of Granite Falls voluntarily annex one parcel, totaling approximately 8.9 acres of property located on Myers 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.

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

No one registered to speak during the public hearing.

PUBLIC (LEGISLATIVE) HEARING ON CONTIGUOUS ANNEXATION – 8.9 ACRES LOCATED AT 5142 MYERS ROAD, GRANITE FALLS CLOSED Mayor Dr. Caryl B. Burns closed the public (legislative) hearing on the voluntary contiguous annexation of one parcel located at 5142 Myers Road.

PUBLIC (LEGISLATIVE) HEARING CALLED TO ORDER ON REZONING PETITION #6-2025 – 5142 MYERS ROAD Mayor Dr. Caryl B. Burns called to order a public (legislative) hearing on Rezoning Petition #6-2025 – 5142 Myers Road. A Petition for Rezoning was submitted by Mike Mathewson for his property located at 5142 Myers Road. The request is to rezone the property from R-20, Residential Low Density, to R-15, Residential Single Family. The property has been submitted for annexation and that process is running concurrent to this rezoning petition.

PUBLIC (LEGISLATIVE) HEARING ON REZONING PETITION #6-2025 – 5142 MYERS ROAD CLOSED Mayor Dr. Caryl B. Burns closed the public (legislative) hearing on Rezoning Petition #6-2025 – 5142 Myers Road.

NEW BUSINESS/ACTION ITEMS

CONTIGUOUS ANNEXATION – 7.7 ACRES LOCATED ON PINWOOD ROAD, GRANITE FALLS Olin Wayne Moore II submitted a petition requesting contiguous voluntary annexation of 7.7 acres located on Pinewood Road, Granite Falls. The Council was requested to adopt Ordinance #408.

Martin Townsend made a motion the Council adopt Ordinance #408 as requested. Jim Mackie seconded the motion, which was followed by a unanimous affirmative vote. A copy of Ordinance #408 is attached and is hereby made a part of these minutes.

REZONING PETITION #5-2025 – PINWOOD ROAD APPROVED The Town Council was requested to consider adopting Ordinance #410.

Tracy Townsend made a motion the Council adopt Ordinance #410 as requested. Mike Mackie seconded the motion, which was followed by a unanimous affirmative vote. A copy of Ordinance #410 is attached and is hereby made a part of these minutes.

CONTIGUOUS ANNEXATION – 8.9 ACRES LOCATED AT 5142 MYERS ROAD, GRANITE FALLS M-Son Enterprises, LLC. submitted a petition requesting contiguous voluntary annexation of 8.9 acres located at 5142 Myers Road, Granite Falls. The Town Council was requested to consider adopting Ordinance #409.

Mike Mackie made a motion the Council adopt Ordinance #409. Martin Townsend seconded the motion, which was followed by a unanimous affirmative vote. A copy of Ordinance #409 is attached and is hereby made a part of these minutes.

PETITION FOR REZONING #6-2025 – 5142 MYERS ROAD APPROVED The Town Council was requested to consider adopting Ordinance #411.

Mike Mackie made a motion the Council adopt Ordinance #411 as requested. Larry Knight seconded the motion, which was followed by a unanimous affirmative vote. A copy of Ordinance #411 is attached and is hereby made a part of these minutes.

RESOLUTION FIXING DATE – PUBLIC HEARING ON ANNEXATION OF FIVE PARCELS ON SOUTH MAIN STREET GRANITE FALLS In accordance with NCGS 160A-58.1, upon receipt of the Clerk’s Certification, the Town Council shall fix the date for a public hearing on the annexation of five parcels, totaling approximately 136 acres of non-contiguous land located on South Main Street in Granite Falls. Notice of the public hearing shall be published once in a newspaper having general circulation in the Town at least 10 days before the public hearing.

Tracy Townsend made a motion the Council adopt the resolution and call for a public hearing on Monday, November 17, 2025, at 5:30 p.m. Ritch Bolick seconded the motion, which was followed by a 5 to 1 affirmative vote. A copy of the resolution is attached and is hereby made a part of these minutes.

BUDGET AMENDMENT #2026-6 APPROVED The Town was awarded a Water & Sewer ARPA grant in the amount of \$150,000 from the NC Department of Environmental Quality (NCDEQ) during FY 2023. This grant was used to pipe burst or replace the sewer main on Hillside Avenue and the project was completed during FY 2025.

Larry Knight made a motion the Council approve Budget Amendment #2026-6 authorizing the transfer of funds from the W/S ARPA fund to the Water & Sewer Fund. Mike Mackie seconded the motion, which was followed by a unanimous affirmative vote. Copies of the Staff Report and Budget Amendment #2026-6 are attached and are hereby made a part of these minutes.

NEIGHBORHOOD PARK SITE PLAN MODIFICATION In August of 2024, the Town was awarded an Accessibility for Parks Grant to modernize Neighborhood Park. After surveying the property, Staff has determined a more cost-effective solution for vehicle parking and is requesting Town Council’s approval for this modification before moving forward with final design plans.

Parks and Recreation Director Chad Raby asked McGill Associates, PA. Director of Land Planning and Recreation Mike Norris to update the Council on the project. The park will include a sensory playground, fitness stations, shade sails, and a multi-sport court for pickleball and basketball.

The hours of operation will be as follows:

April 1st – October 31st 6 a.m. – 9 p.m.

November 1st - March 31st 7:a.m. – 6 p.m.

Security lighting will be provided by the existing streetlights on Chestnut Street and Sterling Avenue. No other lighting will be added.

The initial plan was to include a new parking lot in this year's budget and add a future restroom/shelter structure next budget year. Tracy Townsend stated that he thought it would be more cost effective and beneficial to omit the parking lot and build the restroom/shelter structure this year. The addition of several parallel parking spaces were discussed. Jim Mackie stated that the park should be regularly monitored by the Police Department due to some issues in the past.

Tracy Townsend made a motion the Council approve the design with the changes of omitting the parking lot and proceeding with the construction of the restroom/shelter structure. Martin Townsend seconded the motion, which was followed by a unanimous affirmative vote. A copy of the presentation is attached and is hereby made a part of these minutes.

REQUEST TO AUTHORIZE STAFF TO APPLY FOR PARKS & RECREATION TRUST FUND GRANT FOR NEWLY ACQUIRED PROPERTY BEHIND THE WILLIAM B. SHUFORD RECREATION CENTER APPROVED In June, the Town received notice of approval of a Waiver of Retroactivity to acquire 23.16 acres of land for a public park. In August, the Town acquired the property for \$500,000. To receive reimbursement for this acquisition (up to 50% of the acquisition costs), a grant application must be submitted between May 1, 2025, and April 30, 2027.

Tracy Townsend made a motion the Council authorize Staff to apply for a PARTF grant for property acquisition in the amount of \$500,000, for the May 1, 2026, grant cycle. Larry Knigh 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. The Recreation Center will be closed the week of Thanksgiving for the refinishing of the gym floors.
2. The retirement reception for Dr. Burns will be held Sunday, November 9th from 3 p.m. to 5 p.m. at the Recreation Center.

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) – Will meet next week.
5. NC Municipal Power Agency # 1 Board of Commissioners – Next meeting is November 18th
6. Caldwell County Managers’ bi-monthly meeting – Next meeting is November 12th

INFORMATION ITEMS/REPORTS

1. The Recreation Advisory Board will not meet in November.
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 November.
5. The WPCOG MPO/RPO will meet on Wednesday, November 12th at 1:00 p.m. at WPCOG.
6. The Board of Adjustment will meet on Wednesday, November 12th at 5:00 p.m. in Town Hall.
7. The ABC Board will meet on Monday, November 17th at 5:00 p.m.
8. The Town is hosting a retirement celebration for Mayor Burns on Sunday, November 9th at 3:00 p.m. at the Shuford Recreation Center.

COUNCIL GOES INTO CLOSED SESSION Ritch Bolick 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 Martin Townsend made a motion the Council adjourn the meeting. Ritch Bolick seconded the motion, which was followed by a unanimous affirmative vote.