

MINUTES OF REGULAR MEETING HELD OCTOBER 20, 2025

REGULAR MEETING The Granite Falls Town Council held a Regular Meeting Monday, October 20, 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 Attorney Bruce Cannon, Town Clerk Paula Kirby, Town Planner Greg Wilson, Police Chief Brine Branham, Water Resources Director/Public Works Director Randy Smith, and Senior Utility Maintenance Mechanic Clay Cannon.

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, Faith Naff, and Ryan Lovern.

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 Ric Smith, Christ United Lutheran Church, led in prayer.

PLEDGE OF ALLEGIANCE Councilmember Martin Townsend 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

- Public Utilities Director Randy Smith introduced Clay Cannon, the Town’s new Senior Utility Maintenance Mechanic, to the Council.
- Catawba View Subdivision Presentation CC&W Development Group, LLC. Managing Partner Greg Williams spoke to the Council regarding the Catawba View Subdivision. Mr. Williams stated that they want the Town to provide the electric service to all phases of the subdivision, which would include 607 homes. The Town needs a new substation before it could serve the whole subdivision. Potentially, the new substation will not be completed until 2028. Mr. Williams stated that estimated sitework and clearing of the property would begin November, 2026. The first phase should be ready for building permits sometime in May, 2027, with a build time of approximately 4 months. At that time, the Town would be able to provide service to 30 to 40 homes. Mr. Williams proposed to let Duke Power serve the first phase, which would be 70-75 lots, and the Town would serve the remaining phases. Mr. Williams also gave the following revenue estimates based on 607 homes with an average tax value per home of \$275,000 to the Council:

Town Revenue

○ Property Taxes	\$746,610
○ Water	\$359,392
○ Sewer	\$648,296
○ Electric	All 607 homes \$1,835,568 537 homes \$1,623,888 70 homes \$211,680

Total \$3,589,846 (Worst Case \$1,965,978)

Caldwell County

Property Taxes \$1,046,430

Sales Taxes \$252,000

Total \$1,298,430

Mr. Williams stated they would like to work with the Town and hopes to get a public hearing scheduled for the November 20th meeting. A copy of the power point 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, OCTOBER 6, 2025

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

MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDED SEPTEMBER 30, 2025 The Financial Dashboard for the period ended September 30, 2025, and sales tax comparison were presented for Council review and comment. This report represents 25% of the 2025-2026 fiscal year budget.

PROCLAMATION RECOGNIZING NATIONAL RED RIBBON WEEK – OCTOBER 23 – OCTOBER 31, 2025 The Council was requested to adopt a proclamation recognizing October 23 – 31, 2024 as National Red Ribbon Week. Red Ribbon Week is in honor of fallen DEA Special Agent and former Marine Enrique “Kiki” Camarena and his fight against drugs and the crimes of the drug cartels. Red Ribbon Week allows the Young Marines to continue to deliver Special Agent Camarena’s message of hope to millions of people every year.

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 Jim Mackie made a motion the Council approve the items in the Consent Agenda as presented. Ritch Bolick 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 No public hearings were scheduled.

NEW BUSINESS/ACTION ITEMS

BUDGET AMENDMENT #2026-5 APPROVED The Town received notice that it has been approved for the HB 1012 Disaster Recovery Grant in the amount of \$50,000. This grant will be used to purchase a UTV with skid foam unit for wildland fire suppression. The total cost of the unit and upfit will require the use of \$500 of Town funds. Pursuant to N.C.G.S. 159-15 Council must approve any amendments to the budget ordinance. Budget Amendment 2026-5 will increase the General Fund budget by \$50,500. \$50,000 will be reimbursed to the Town by the State with grant funds.

Larry Knight made a motion the Council approve Budget Amendment #2026-5 as presented. Mike Mackie seconded the motion, which was followed by a unanimous affirmative vote. Copies of the Staff Report and Budget Amendment #2026-5 are attached and are hereby made a part of these minutes.

CONTIGUOUS ANNEXATION – 7.7 ACRES LOCATED ON PINEWOOD ROAD, GRANITE FALLS Olin Wayne Moore II submitted a petition requesting contiguous voluntary annexation of 7.7 acres located on Pinewood Road, Granite Falls. 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 described property qualifies for annexation under this statute. Copies of the Staff Report and annexation petition are attached and are hereby made a part of these minutes.

CLERKS CERTIFICATION – 7.7 ACRES LOCATED ON PINEWOOD, GRANITE FALLS Town Clerk Paula Kirby submitted the Certificate of Sufficiency for the proposed annexation of 7.7 acres of land located on Pinewood Road, Granite Falls, NCPIN #2775497094 PARCEL ID #08 47 1 2. A copy of the Certificate of Sufficiency is attached and is hereby made a part of these minutes.

RESOLUTION FIXING DATE – 7.7 ACRES LOCATED ON PINWOOD ROAD, GRANITE FALLS 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 7.7 acres of land located on Pinewood Road, 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 motion the Council adopt the resolution as presented and call for a public hearing on the annexation petition scheduled for Monday, November 3, 2025, at 5:30 p.m. Mike 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 PETITION FOR REZONING #5-2025 – PINWOOD ROAD A Petition for Rezoning was submitted by Jason Lawing for property owned by Olin Wayne Moore located on Pinewood Road. The property is 7.7 acres in size and is currently vacant. The property is located in the Town’s ETJ. The request is to rezone property on Pinewood Road from R-20, Residential Low Density to R-15 CZ, Residential Single Family Conditional Zone.

Mike Mackie made a motion the Council call for a public hearing on the rezoning petition scheduled for Monday, November 3, 2025, at 5:30 p.m. Tracy Townsend seconded the motion, which was followed by a unanimous affirmative vote. Copies of the Staff Report and petition are attached and are 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. 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 described property qualifies for annexation under this statute. Copies of the Staff Report and annexation petition are attached and are hereby made a part of these minutes.

CLERKS CERTIFICATION – 8.9 ACRES LOCATED AT 5142 MYERS ROAD, GRANITE FALLS Town Clerk Paula Kirby submitted the Certificate of Sufficiency for the proposed annexation of 8.9 acres of land located at 5142 Myers Road, Granite Falls. NCPIN #2785835998 PARCEL ID #08 113 1 42. A copy of the Certificate of Sufficiency is attached and is hereby made a part of these minutes.

RESOLUTION FIXING DATE – 8.9 ACRES LOCATED AT 5142 MYERS ROAD, GRANITE FALLS 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 8.9 acres located at 5142 Myers Road, 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.

Jim Mackie made a motion the Council adopt the resolution as presented and call for a public hearing on the annexation petition scheduled for Monday, November 3, 2025, at 5:30 p.m. Ritch Bolick 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 PETITION FOR REZONING #6-2025 – 5142 MYERS ROAD A Petition for Rezoning was submitted by Mike Mathewson for his property located at 5142 Myers Road. The property is 8.9 acres in size and is currently vacant. The property is in the Town’s ETJ. The request is to rezone property at 5142 Myers Road from R-20, Residential Low Density to R-15, Residential Single Family.

Martin Townsend made a motion the Council call for a public hearing for Monday, November 3, 2025, at 5:30 p.m. Larry Knight seconded the motion, which was followed by a unanimous affirmative vote. Copies of the Staff Report and petition are attached and are hereby made a part of these minutes.

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

1. **Catawba View Subdivision / Electric Substation** The annexation and rezoning component of this project was tabled for additional consideration at the October 6, 2025, Town Council meeting. The decision was made to schedule a workshop with the developers before moving forward with a public hearing.

Concurrently, Town Staff has been in conversation with Progressive Engineering regarding the placement of the Town’s new electrical substation. A workshop with Progressive Engineering is scheduled for Thursday, October 30, 2025, at 3:00 pm. This is only to discuss the electrical substation, not the subdivision. After the workshop on the 30th. Manager Cobb will work with the Council to schedule a workshop to discuss the subdivision.

2. **Fire Station** There was another round of comments on Facebook last week regarding the status of the fire station construction and the age of the vehicles.

Manager Cobb spoke with Lewis King last week about the SCIF grant, Mr. King is Speaker Hall’s Deputy Chief of Staff for policy and budget. He is working with the bill drafting team in Raleigh this week to amend the Town’s grant contract which will provide a 12-month extension on the SCIF funds. Currently, the funds for the station need to be obligated by June 30, 2026, and spent by June 30, 2027. An amendment would push both deadlines back by one year.

Manager Cobb also spoke with a representative from MDI this afternoon regarding property acquisition. They are developing concept plans for their properties, and Manager Cobb should hear more from them later this week.

3. **Retirement Reception** Human Resources Director Crystal Bollinger is working on a retirement reception for Dr. Burns, and it is scheduled for Sunday, November 9th at 3:00 p.m. in the Town Council Chambers. More details will be available soon.
4. **AMI Water Meters / Granada Water Connection** Several Town Staff are meeting with the engineering team of CHA Consulting this week to discuss the scope of the project and the next steps. As a reminder, this is also a SCIF grant project and will convert the Town's water meters from the existing manual/mechanical read meters to a radio system. This will allow billing data to be collected via a drive by system mounted in a vehicle or through a series of antennas affixed permanently to towers or poles.

Also included with this project is a connection to the County's water system at the intersection of Falls Avenue and Meandering Way. This will provide an alternate water source for the residents of Granada Farms in the event of a pressure drop or interruption of service to the current waterline which is on top of the dam.

5. **321A Road Project (U-6034)** The project let date for this was November of 2027 and was recently pushed to November of 2028. Surveyors are in town and right of way agents are reaching out to impacted property owners to begin the process of property and/or temporary construction easement acquisition.

On a related note, Manager Cobb received a letter from NCDOT regarding the 321 / Dudley Avenue grade separation and ramp project (U-6161) that surveyors, engineers, and geologists will be in town over the next few months gathering data for that project.

6. **Personnel – Closed Session** Manager Cobb informed the Council that he had not been able to prepare the requested documents for this conversation and will have them ready for the November 3rd meeting.
7. **Festivals / Events** Festival season is in full swing. See below for the next couple of months.
 - November 24, 2025, at 3:30 p.m. – Christmas Tree Decoration
 - November 24, 2025, at 6:15 p.m. – Light up the Square
 - December 6, 2025, at 12:00 p.m. – Christmas Parade
 - May 1, 2026, beginning at 10:30 a.m. – Splash Pad Opens and Splash Bash Event and Fireworks
8. **Electric Rate Study** Several of us met with Electricities and its consultant last week. Much of the work for this is complete and we should have a report later this fall.

Manager Cobb attended the Electricities Rate Committee meeting last week in Concord, for the planning horizon (2028-2043) that Electricities is using for its planning efforts, public power communities are expected to remain very competitive with Duke Energy for the cost of power delivery. This is good news for the Town's rates as well.

9. **Project Management Position** Last week we met with the new Project Manager and department heads to discuss all active and soon-to-be active projects and capital improvements. Moving forward, we will be developing a reporting system which will replace emails such as this to keep you abreast of all major projects. This will take some time as Katie transitions from payroll and tax collection duties to full-time project management.

OTHER BUSINESS Ritch Bolick made a motion the Council schedule a Special Workshop with Fire Department Staff for Tuesday, October 28th at 4:00 p.m. in the Council Chambers of the Administrative Building. Tracy Townsend seconded the motion, which was followed by a unanimous affirmative vote.

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) – No report
5. NC Municipal Power Agency # 1 Board of Commissioners – The Rate Committee met last week. Future rates were discussed.
6. Caldwell County Managers’ bi-monthly meeting – Hickory Airport was discussed.

INFORMATION ITEMS/REPORTS

1. The Fire Department is hosting an open house on Tuesday, October 28th at 4:00 p.m. at 119. N. Main Street. **Cancelled and will be rescheduled.**
2. The Recreation Advisory Board will meet on Tuesday, October 28th at 6:30 p.m. at the Shuford Recreation Center.
3. The History Committee will meet on Tuesday, October 21st at 2:00 p.m.
4. The Merchants’ Association does not have a meeting scheduled. The Merchants’ Association held a meeting last week to discuss “Light Up Granite Falls”.
5. The Planning Board will meet on Tuesday, October 28th at 5:00 p.m. in Town Hall.
6. The WPCOG MPO/RPO will not meet in October.
7. The Board of Adjustment will meet on Wednesday, November 12th at 5:00 p.m. in Town Hall.
8. The ABC Board will meet on Monday, October 20th at 5:00 p.m.
9. The Town is hosting a retirement celebration for Mayor Dr. Burns on Sunday, November 9th at 3:00 p.m. in Town Hall.

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. Jim Mackie seconded the motion, with a unanimous affirmative vote.

COUNCIL GOES OUT OF CLOSED SESSION Tracy Townsend 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. Jim Mackie seconded the motion, which was followed by a unanimous affirmative vote.