

## MINUTES OF REGULAR MEETING HELD SEPTEMBER 15, 2025

**REGULAR MEETING** The Granite Falls Town Council held a Regular Meeting Monday, September 15, 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, Human Resources Director Crystal Bollinger, Water Resources Director/Public Works Director Randy Smith, Utility Maintenance Mechanic Jesse Smith, Assistant Police Chief Ricky Lail, and Fire Chief Brian Bennett.

**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, Nicholas Williams, Faith Naff, Jamie Hagerty, Ryan Lovern, and Boy Scout Chase Wiles.

**NEWS MEDIA** Xavier Martin, representing the News-Topic, attended the meeting.

**MEETING CALLED TO ORDER** Mayor Dr. Caryl B. Burns called the meeting to order and welcomed everyone present.

**INVOCATION** Pastor Brian Howell, Clover Baptist Church, led in prayer.

**PLEDGE OF ALLEGIANCE** Councilmember Ritch Bolick 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**

Water Resources Director/Public Works Director Randy Smith introduced new employee Jesse Smith, Utility Maintenance Mechanic, to the Council. Clay Cannon, Senior Utility Maintenance Mechanic, will be introduced to the Council at a later date.

**APPROVAL OF AGENDA** Jim Mackie made a motion the Council approve the agenda as presented. Larry Knight 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, AUGUST 18, 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 AUGUST 31, 2025**

The Financial Dashboard for the period ended August 31, 2025, and sales tax comparison are enclosed for Council review and comment. This report represents 17% of the 2025-2026 fiscal year budget.

**APPROVE PRINCIPAL’S ABC DISTRIBUTION** The local principals submitted the ABC distribution percentages based on school enrollment on the 10<sup>th</sup> day of school year 2025-2026. The Council was requested to approve the distribution percentages for the 2025-2026 year as presented.

Granite Falls Elementary School	36%
Granite Falls Middle School	36%
Dudley Shoals Elementary School	<u>28%</u>
Total Distribution	<u>100%</u>

**ADOPT RESOLUTION – PUBLIC POWER WEEK** The Council considered a resolution declaring the week of October 5<sup>th</sup> – 11<sup>th</sup> as Public Power Week in Granite Falls. The Council was also requested to designate Tuesday, October 7<sup>th</sup> as “Customer Appreciation Day.” The Town of Granite Falls has owned its electrical distribution system since 1921. The electric system is an asset to the community that contributes to the well-being of our citizens by providing safe and reliable power, excellent customer service and economic development opportunities.

**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 <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** Tracy 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 HEARINGS**

**PUBLIC HEARING CALLED TO ORDER ON ANNEXATION – 5598 YORK ROAD – BLOWING ROCK LOGISTICS, LLC** Mayor Dr. Caryl B. Burns called to order a public hearing on the voluntary contiguous annexation of one parcel located at 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.

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 HEARING ON ANNEXATION – 5598 YORK ROAD – BLOWING ROCK LOGISTICS, LLC CLOSED** Mayor Burns closed the public hearing on the voluntary contiguous annexation of one parcel located at 5598 York Road.

**PUBLIC HEARING CALLED TO ORDER ON ANNEXATION AGREEMENT BETWEEN THE TOWN OF GRANITE FALLS AND TOWN OF RHODHISS** Mayor Caryl B. Burns called to order the public hearing on the annexation agreement between the Town of Granite Falls and the Town of Rhodhiss.

Certain portions of the parcels associated with Condition Zoning request #4-2025 are closer to the corporate limits of the Town of Rhodhiss than to the Town of Granite Falls. For Granite Falls to annex these properties, an annexation agreement is required between the two towns. This agreement outlines which properties Granite Falls will annex and will be in effect until September 30, 2035.

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 HEARING ON ANNEXATION AGREEMENT BETWEEN THE TOWN OF GRANITE FALLS AND TOWN OF RHODHISS CLOSED** Mayor Burns closed the public hearing on the annexation agreement between the Town of Granite Falls and the Town of Rhodhiss.

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

**ORDINANCE #406 – ANNEXATION OF 5598 YORK ROAD – BLOWING ROCK LOGISTICS APPROVED** The Town Council was requested to approve Ordinance #406 for the voluntary contiguous annexation of 2.2 acres of land located at 5598 York Road in Lovelady Township, owned by Blowing Rock Logistics.

Tracy Townsend made a motion the Council approve Ordinance #406 as requested. Ritch Bolick seconded the motion, which was followed by a unanimous affirmative vote. A copy of Ordinance #406 is attached and is hereby made a part of these minutes.

**ORDINANCE #407 – ANNEXATION AGREEMENT BETWEEN THE TOWN OF GRANITE FALLS AND THE TOWN OF RHODHISS APPROVED** The Town Council was requested to approve Ordinance #407 for the adoption of an annexation agreement between Granite Falls and Rhodhiss.

Larry Knight made a motion the Council approve Ordinance #407 as requested. Martin Townsend seconded the motion, which was followed by a unanimous affirmative vote. A copy of Ordinance #407 is attached and is made a part of these minutes.

**SPECIAL MEETING FOR CATAWBA VIEW SUBDIVISION REVIEW SCHEDULED** The Town Council was requested to schedule a Special Meeting for Wednesday, September 17, 2025, at 3:00 p.m. in the Council Room to discuss the Catawba View Subdivision.

Mike Mackie made a motion the Council schedule a Special Meeting for Wednesday, September 17, 2025, at 3:00 p.m. in the Council Room to discuss the Catawba View Subdivision as requested. Tracy Townsend seconded the motion, which was followed by a unanimous affirmative vote.

**PETITION FOR CONDITIONAL ZONING #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.

All five parcels have been submitted for annexation and that process is running concurrent to this rezoning petition. The property is under contract for purchase, and the applicants are in their due diligence period seeking development approvals for the project.

The Planning Board reviewed this request at their meeting on July 29, 2025.

No action from the Council was needed at this time.

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

**TAX LEVY FOR 2025 CHARGED** The Town Council was requested to charge Tax Collector Katilyn Parlier with collecting the 2025 ad valorem taxes in the amount of \$3,273,029.41 per NC General Statute §159-13.

Martin Townsend made a motion the Council charge Tax Collector Katilyn Parlier with collecting the 2025 ad valorem taxes in the amount of \$3,273,029.41 per NC General Statute §159-13 as requested. Jim Mackie seconded the motion, which was followed by a unanimous affirmative vote. Copies of the Staff Report and Tax Levy are attached and are hereby made a part of these minutes.

**BUDGET AMENDMENT #2026-3 – FIRE STATION REPAIR APPROVED** A portion of the bay floor at the fire station has eroded over the years as the original drainpipes have disintegrated. This needs to be repaired to prevent further damage. Two quotes were received, with the lowest, responsible bid totaling \$32,025.

Mike Mackie made a motion the Council approve budget amendment #2026-3 as presented. Larry Knight seconded the motion, which was followed by a unanimous affirmative vote. Copies of Budget Amendment #2026-3, Staff Report, and the lowest, responsible bid are attached and are hereby made a part of these minutes.

**HB 1012 DISASTER RECOVER GRANT APPLICATION AUTHORIZED** Hurricane Helene caused massive forest devastation throughout western North Carolina, and it is expected wildfire risk will be heightened for at least the next 15 years. On June 27, 2025, House Bill 1012 was approved and included funding for wildfire response and preparedness in the amount of \$50,000 per agency.

Staff is seeking authorization to submit a grant in the amount of \$50,000 for the acquisition and upfit of a utility side-by-side vehicle for wildfire response. The Town's cost share is approximately \$500. A budget amendment will be presented once the funds are received.

Tracy Townsend made a motion the Council authorize Staff to submit a grant application and authorize Mayor Burns to sign HB1012 said application. Mike Mackie seconded the motion, which was followed by a unanimous affirmative vote. A copy of the grant application is attached and is hereby made a part of these minutes.

**PERSONNEL POLICY AMENDMENTS APPROVED** The Town Council was requested to review and approve modifications to the Town's Personnel Policy which includes an update required per NC General Statute §160A-164.2(b) regarding background checks, as well as other changes clarifying the usage of town property and tuition assistance.

Jim Mackie made a motion the Council approve the modifications as requested. Ritch Bolick seconded the motion, which was followed by a unanimous affirmative vote. Copies of the Staff Report and modifications 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. Town Manager Cobb informed the Council that the Western Piedmont Council of Governments Policy Board meeting will be held Tuesday, September 23, 2025. The Town of Granite Falls will be hosting the meeting at the Recreation Center. Councilmembers need to register if planning to attend.
2. The Town of Granite Falls is hosting a Volunteer Dinner on Monday, September 29, 2025, at 5:30 p.m. at the First Baptist Church Family Life Center. Councilmembers are invited to attend.
3. The one-year anniversary of Hurricane Helene will be Friday, September 26, 2025. The Town has received approximately \$272,000 from FEMA. Staff hopes to have Lakeside Park reopened by the end of the year. Town Manager Cobb thanked Assistant Town Manager/Finance Director Ashley Presnell and Administrative Assistant Kara Calloway for their hard work.
4. Town Manager Cobb acknowledged and recognized the Fire Department on extinguishing a fire at Associated Hardwoods.
5. Town Manager Cobb stated that Jesse Smith, Utility Maintenance Mechanic, and Clint Bumgarner, Water/Wastewater Crew Leader, were in a vehicle accident last Friday. Fortunately, they were not injured. Manager Cobb thanked Town Staff for their assistance.

6. Manager Cobb recognized the Police and Fire Departments in honor of the 27<sup>th</sup> Anniversary of September 11<sup>th</sup>.
7. Manager Cobb asked Human Resources Director Crystal Bollinger to give an update on the upcoming 15<sup>th</sup> Annual Merchants Festival. The Festival will be held Saturday, September 20<sup>th</sup> from 2:00 p.m. to 8:00 p.m. The Festival will have 60 plus vendors, food trucks, and a Kid's Zone. Performances and musical entertainment will also be provided. This is the first year for online applications.

### **COUNCIL COMMITTEE REPORTS**

1. WPCOG Policy Board – Meeting Tuesday, September 29<sup>th</sup> at the Recreation Center
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) – Working with a company out of South Africa on a potential warehouse and distribution center in the Cedar Valley Fabrics building on Madison Avenue. No updates on interest rates from First Citizens Bank.
5. NC Municipal Power Agency # 1 Board of Commissioners – No report
6. Caldwell County Managers' bi-monthly meeting – Meeting Friday, September 19<sup>th</sup>

### **INFORMATION ITEMS/REPORTS**

1. The Recreation Advisory Board will not meet in September.
2. The History Committee will meet on Tuesday, September 16<sup>th</sup>.
3. The Merchants' Association will meet on Wednesday, September 17<sup>th</sup> at 10:00 a.m. in Town Hall.
4. The Planning Board will meet on Tuesday, September 30<sup>th</sup> at 5:00 p.m. in Town Hall.
5. The WPCOG Policy Board will meet on Tuesday, September 23<sup>rd</sup> at 6:00 p.m. at Shuford Recreation Center.
6. The WPCOG MPO/RPO will meet on Wednesday, September 24<sup>th</sup> at 1:00 p.m. at the WPCOG.
7. The Board of Adjustment will meet on Wednesday, October 8<sup>th</sup> at 5:00 p.m. in Town Hall.
8. The ABC Board will meet on Monday, October 20<sup>th</sup> at 5:00 p.m.

### **OTHER BUSINESS**

- Tracy Townsend requested an update on the new Town entrance signs. They were not included in this year's budget.

Town Planner Greg Wilson stated that more engineering work was needed.

- Town Manager Cobb informed the Council that the closing on the Shuford properties was held a couple weeks ago.

**COUNCIL GOES INTO CLOSED SESSION** Ritch Bolick 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. Martin Townsend seconded the motion, with a unanimous affirmative vote.

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

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