

## MINUTES OF SPECIAL MEETING HELD OCTOBER 30, 2025

### ELECTRIC DEPARTMENT

**SPECIAL MEETING** The Granite Falls Town Council held a Special Meeting Thursday, October 30, 2025, at 3:00 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, Water Resources Director/Public Works Director Randy Smith, Electric Service Director Rick Sisk, and Special Projects Manager Katilyn Parlier.

**VISITORS** Progressive Engineering President Bob Thomas, CC&W Development Group, LLC. Managing Partner Greg Williams, and CC&W Development Group, LLC. Engineer Frank Craig.

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

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

**APPROVAL OF AGENDA** Jim Mackie made a motion the Council approve the agenda as presented. Martin Townsend seconded the motion, which was followed by a unanimous affirmative vote.

### **NEW BUSINESS**

**NEW ELECTRIC SUBSTATION DISCUSSED** Town Manager Daniel Cobb thanked the Council for coming to the meeting and introduced Bob Thomas, President of Progressive Engineering. Town Manager Cobb and Town Planner Greg Wilson have met with Mr. Thomas to discuss possible sites to locate the Town's new electric substation.

Mr. Thomas gave a brief summary of several potential sites. He stated that while looking at sites, he needed to consider the lay of the land, potential costs of grading, size of the lots, etc.

- 208 S. Main Street (Cunningham) property has topography and grading cost issues.
- Heritage Drive/321 property is owned by the Town but there is a sewer line running through the center of the property. This property is also too small and steep.

- The old ballfield at the end of Quarry Road is a good site as far as construction goes. The greatest challenge is the physical space available to get lines out of the station and back to the system. The right of way on Quarry Road does not offer enough space to run six individual circuits out and it is likely the structures nearby would need to be acquired to make the space.
- Oak Street (Habitat) property will need lots of grading and structural fill.
- Shuford property located between East Street and Oak Street is the most preferred site. The property is flat and large enough for the substation. The Town will have to make sure there are no underground tanks on the property. It is believed this property has always been a parking lot. The property is owned by Mike Grainger.
- Falls Avenue property is owned by the Town. This is a good location for the substation. This site would allow the Town to construct a station with six circuits, thus negating the need for the existing station on W. Summit Avenue. However, building a station on the backside of the property would impact the future use for the remaining portion of the property. There is a small parcel of land behind the property that the Town may purchase to move the station further back.

Mr. Thomas informed the Council that the lifespan of a new six circuit station is approximately 40-50 years with normal upgrades. The Town would eventually eliminate the W. Summit station. He stated there is a usual 2 ½ to 3-year build time. There will be some form of wall constructed around the new station as well. Once a site has been determined, the next steps would include: minimum grading, inspection from the EPA, ordering of regulators, transformers, etc., and engineering.

The Council was in consensus for Manager Cobb to contact Mike Grainger regarding the negotiation or purchase of the Shuford property. Manager Cobb will present the information to the Council at a later date.

**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.