



TOWN OF
GRANITE FALLS
North Carolina

Barry Hayes Mayor • Dr. Caryl B. Burns Mayor Pro Tem • Jerry T. Church Town Manager
Council Members Larry Knight • Jim Mackie • Mike Mackie • Martin D. Townsend • Tracy Townsend

AGENDA
REGULAR TOWN COUNCIL MEETING
MONDAY, JULY 15, 2019
4 SOUTH MAIN STREET
6:00 PM

- I. WELCOME - CALL TO ORDER MAYOR BARRY HAYES
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE MAYOR BARRY HAYES
- IV. RECOGNITION OF VISITORS
- V. SPECIAL PRESENTATIONS/INTRODUCTIONS/RECOGNITIONS
 - A) Electric Services Director Rick Sisk will introduce Electric Line Technician Justin Reece to the Council.
 - B) Fire Chief Brian Bennett will introduce Fire Engineer Brandon Wright to the Council.
 - C) Fire Chief Brian Bennett will recognize Assistant Fire Chief Kevin Kerley for earning the Manager of Environmental Safety and Health Certificate from MESH. MESH is an acronym for Manager of Environmental Safety and Health Programs and is sponsored by the Safety and Health Council of North Carolina, NC State University and the North Carolina Department of Labor. After receiving this certification, Kevin was named Assistant Safety Officer for the Town on July 3, 2019.
- VI. APPROVAL OF AGENDA
- VII. APPROVAL OF MINUTES FROM THE SPECIAL TOWN COUNCIL MEETING HELD JUNE 17, 2019.
- VIII. TOWN ATTORNEY REPORT BRUCE CANNON
- IX. PUBLIC COMMENT PERIOD

X. PUBLIC HEARINGS

1. PUBLIC HEARING ON REZONING PETITION #1-2019

The Council shall hold a public hearing on Rezoning Petition #1-2019, submitted by Liviu Marhao, for property owned by Jeffrey Brock, located on the east side of Duke Street, just south of the intersection with Duke Power Road. The property is currently vacant and is approximately 1.78 acres in size. The property is currently zoned M-1, General Manufacturing and the request is to rezone it to R-8, Medium-High Density Residential. The M-1 District allows for industrial and commercial uses, while the R-8 District does not. However, R-8 allows for multi-family residential, while the M-1 District does not. The Council called for the public hearing at the June 17, 2019 Council meeting following the presentation of the petition by Town Planner Greg Wilson. At the public hearing, all property owners in the area proposed for rezoning, as well as other residents of the Town, must be allowed to speak.

The Planning Board voted unanimously to recommend that the Town Council approve the Petition for Rezoning #1-2019 as submitted. This request is consistent with the Granite Falls Horizons: Land Development Plan. (See attachment #1.)

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

XI. NEW BUSINESS/ACTION ITEMS

1. REZONING PETITION #1-2019

Council shall consider Rezoning Petition #1-2019 for 1.78 acres located on the east side of Duke Street, just south of the intersection with Duke Power Road. The property is currently zoned M-1, General Manufacturing and the request is to rezone it to R-8, Medium-High Density Residential. (See attachment #1.)

The motions required under NC G.S. 160A-383, to approve or deny the petition, are as follows:

Motion to Approve (required per NC G.S. 160A-383)

Motion to approve Rezoning Petition #1-2019 which the Granite Falls Town Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is reasonable, in the public interest and compatible with adjacent land uses. The Granite Falls Town Council further determines that the requested Zoning Map Amendment is consistent with the adopted Granite Falls Horizons: Land Development Plan, which encourages both the development of residential land that can be served by existing infrastructure and the provision of an adequate mix of housing options, including multi-family housing.

Motion to Deny (required per NC G.S. 160A-383)

Motion to deny Rezoning Petition #1-2019 which the Granite Falls Town Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is inconsistent with the Granite Falls Horizons: Land Development Plan and is not reasonable and in the public interest because it will allow development which would be incompatible with adjacent land uses.

2. REZONING ORDINANCE #351

If Council approves Rezoning Petition, #1-2019, Council shall consider Rezoning Ordinance #351 for 1.78 acres located on the east side of Duke Street, just south of the intersection with Duke Power Road. (See attachment #2.)

3. APPROVE RESOLUTION FOR APPROVAL OF AMERICANS WITH DISABILITIES ACT DISCRIMINATION GRIEVANCE PROCEDURE

At the April 15, 2019 Council meeting, the Council approved an agreement with the Western Piedmont Council of Governments (WPCOG) for planning assistance services to update the Town's Americans with Disabilities Act (ADA) Assessment and Transition Plan. Part of the WPCOG planning services is to establish grievance procedures for any individuals that believe they have been discriminated against because of accessibility restrictions to Town of Granite Falls' programs, services or activities. Averi C. Ritchie, WPCOG Transportation Planner, will explain the grievance procedures and the future steps required to update the Town's ADA Assessment and Transition Plan. (See attachment #3.)

Action Requested: Approve Resolution approving ADA Discrimination Grievance Procedure as presented.

4. APPROVE RESOLUTION ACCEPTING STATE RESERVE PROJECT LOAN TO REPLACE WATER LINE FROM THE WATER TREATMENT PLANT TO LAUREL STREET

On August 13, 2018, Council approved accepting a \$500,000 loan from the State Reserve Project (SRP) to replace a water line from the Water Treatment Plant (WTP) to Laurel Street. The 8-inch ductile iron line was installed in 1942 and will be replaced by a 12-inch line that will increase pump rates at the WTP and finished water flow into the Town's water distribution system. As part of the documentation to accept the loan, the Council is required to approve a resolution accepting the offer and assuring the Town's compliance with the provisions of the Standard Conditions & Assurances for State Reserve Projects. The Resolution also authorizes Town Manager Jerry Church to execute all documents required for the project. (See attachment #4.)

Action Requested: Approve Resolution Accepting SRP Loan as presented.

5. BUDGET AMENDMENT #1 – 2019-2020

Town Staff was not able to complete certain projects before the end of the fiscal year. Since these projects were not completed, the money designated for the projects went straight into fund balance at the end of June, 2019. Council is requested to approve budget amendments to authorize expenditures to complete these projects in Fiscal Year 2019-2020. (See attachment #5.)

6. APPROVE PROPOSAL FROM SEAGLE'S ELECTRICAL SERVICE INC. TO INSTALL AN ADA ACCESSIBLE RESTROOM FOR THE POOL AND THE NEW MEETING ROOM FOR CIVIC CLUBS AND OTHER ORGANIZATIONS AT THE SHUFORD RECREATION CENTER

The Council previously approved a bid from Seagle's Electric Service Inc. to convert the Civic Building into a storage facility and remodel the former women's weight room at the Recreation Center into a meeting room for civic clubs and other organizations. The Council also previously approved the Town's updated Capital Improvement Plan (CIP) which included CIPs R32 and R33 which were for renovations to the Pool House at a cost of \$160,000. A large portion of these costs are for ADA accessible restrooms.

Parks and Recreation Director Chad Raby had an idea and worked with Seagle’s Electric Service, Inc. to develop a plan that would take a portion of an existing men’s restroom in the back hallway of the main building and convert it to a unisex single-user ADA accessible restroom that would be available for pool patrons and for users of the new meeting room at a cost of \$24,350. WPCOG personnel responsible for updating the Town’s ADA Transition Plan have determined that the Town is only required to have one ADA restroom for the pool area and it would be utilized during the two-month pool season and the annual Special Olympics Polar Plunge. Since the cost of this project was estimated to be less than \$90,000, formal bids were not required. The funds for this project are included in the 2020 Recreation budget as amended. (See attachment #6.)

Action Requested: Approve bid as presented and authorize the Town Manager to sign any documents required to complete this project.

7. CONSIDER ELECTRICITIES COST OF SERVICE STUDY

Over the course of time, the Town’s electric rates have gotten more and more complicated. The current rate structure is confusing and difficult to understand internally and is also difficult to explain to customers. ElectriCities personnel recommended that the Town not make any changes to the existing Town electric rates until after the completion of a Cost of Service Study. The Cost of Service Study will provide recommendations for revised electric rates that better assign costs to each rate category and will also provide a multiyear plan of how the rates should be modified for each rate category. ElectriCities partners with Utility Financial Solutions to provide the Cost of Service Study at affordable prices. The study will cost \$25,700 but the Town can use \$5,000 of ElectriCities System Betterment Funds to reduce the net cost of the study to \$20,700. The cost of this study is included in the Electric Department fiscal year 2020 budget. (See attachment #7.)

Action Requested: Approve the Cost of Service Study as presented and authorize the Town Manager to sign any documents required to complete this project.

8. COMMITTEES APPOINTED BY THE TOWN COUNCIL

Town Staff is providing the Council with an updated list of committees appointed by the Council. This list will be updated when the Planning Board elects a new Chairman and when the Planning Board vacancy is filled. (See attachment #8.)

9. ACCEPT REPORT ON UNPAID TAXES AND SETTLEMENT FOR 2018-2019 TAXES

After July 1 and before being charged with 2019-2020 taxes, the Tax Collector must make a sworn report to the governing board showing a list of unpaid taxes constituting liens on real property, a list of unpaid taxes on personal property not constituting liens on real property and make settlement for 2018-2019 taxes per North Carolina General Statute 105-373(a). Council is requested to accept the report as submitted (See attachment #9.)

10. MONTHLY BUDGET REPORT

The preliminary Revenue and Expenditure Report for the period ended June 30, 2019 is enclosed for Council review and comments. This report represents 100% of the 2018–2019 fiscal year budget. Also enclosed for Council review are the financial dashboard and an analysis of 2018-2019 sales tax revenue and property tax revenue versus prior year and budgeted revenues. (See attachment #10.)

11. APPROVE BUDGET AMENDMENT #8 FY 2018-2019

The Town of Granite Falls electricity sales exceeded the budgeted amount. Due to the increased sales of electricity, the Town purchase of electricity also exceeded the budgeted amount. Budget Amendment #8 authorizes these expenditures in fiscal 2019. (See attachment #11.)

12. 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:

Labor Day	Monday, September 2nd
Veterans Day	Monday, November 11 th
Thanksgiving	Thursday, November 28 th & Friday, November 29 th
Christmas	Tuesday, Wednesday, & Thursday, December 24 th - 26 th

The Police and Fire Departments and the Water and Wastewater Facilities will be on duty as scheduled and those employees scheduled to work these holidays receive alternate time off with pay. Republic Services will pick up garbage and recycling on their regular schedule except for Christmas Day.

XII. OTHER BUSINESS NOT LISTED

XIII. MANAGER UPDATE

Town Manager Jerry Church shall update the Council on the following:

1. Enclosed with your Agenda package is a calendar of events through the end of August 2020. Revisions since the last calendar are highlighted in gray. Upcoming events include the Electricities Annual Conference August 12-14, 2019 in Williamsburg, VA (Mayor Hayes will represent the Town at this event), the Granite Falls Merchants Association Festival on Main on Saturday, September 21, 2019, and the Town Veteran’s Day Ceremony at the Recreation Center at 10:00 a.m. on Friday, November 8, 2019.

Note: Members of the Town Council may attend events that are, or are not, sponsored by the Town but there will be no Council business conducted at any of these events in instances where a quorum of the Council may be present.

XIV. CLOSED SESSION

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 in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

XV. COUNCIL COMMITTEE REPORTS

1. WPCOG Policy Board
2. Caldwell County Railroad Policy Board
3. Sales Tax Reinvestment Committee
4. Catawba River Study Committee
5. Metropolitan Planning Organization (MPO) and Technical Coordinating
6. Caldwell County Economic Development Commission (EDC)
7. Corporate Circle – sponsored by Caldwell Chamber of Commerce
8. NC Municipal Power Agency # 1 Board of Commissioners
9. Caldwell County Manager’s bi-monthly meeting
10. ElectriCities Grassroots Committee
11. Caldwell County’s Green Commission

INFORMATION ITEMS:

1. The Granite Falls Board of Adjustment will meet Wednesday, August 14th at 5:00 p.m.
2. The Granite Falls Planning Board will meet Tuesday, July 23rd at 5:00 p.m.
3. The Granite Falls Recreation Advisory Board will not meet in August.
4. The Granite Falls History Committee will meet Tuesday, July 16th at 2:00 p.m. at the Baird House.
5. The Granite Falls Merchant’s Association (GFMA) will meet Monday, July 15th at noon in the Conference Room.
6. The WPCOG MPO/RPO meeting will be at 2:00 p.m. Wednesday, July 24th at the WPCOG.
7. The Granite Falls ABC Board will meet Monday, July 15th at 5:30 p.m. at the ABC store.

Reminder: The next Town Council Meeting is a Regular Town Council Meeting on Monday, August 19, 2019 at 6:00 p.m. in the Council Chambers.