



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, SEPTEMBER 16, 2019**  
**4 SOUTH MAIN STREET**  
**6:00 PM**

- I. WELCOME - CALL TO ORDER MAYOR BARRY HAYES
- II. INVOCATION REVEREND KEITH CHILDERS  
CLOVER BAPTIST CHURCH
- III. PLEDGE OF ALLEGIANCE MAYOR BARRY HAYES
- IV. RECOGNITION OF VISITORS
- V. SPECIAL PRESENTATIONS/INTRODUCTIONS/RECOGNITIONS  
New Employee Introductions:  
1) Water Resources Director and Public Works Director Randy Smith will introduce Street Maintenance Worker Daniel Campbell.  
2) Electric Services Director Rick Sisk will introduce Electric Line Technician Christian McLendon.
- VI. APPROVAL OF AGENDA
- VII. APPROVAL OF MINUTES FROM THE REGULAR TOWN COUNCIL MEETING HELD AUGUST 19, 2019.
- VIII. TOWN ATTORNEY REPORT BRUCE CANNON
- IX. PUBLIC COMMENT PERIOD
- X. PUBLIC HEARINGS

**PUBLIC HEARING ON REZONING PETITION #2-2019 – 54 DUKE STREET**

The Council shall hold a public hearing on Rezoning Petition #2-2019, submitted by Jeffrey & Terri Hoyle for their property located at 54 Duke Street in the Town limits. The property is approximately 1.335 acres and is currently vacant. The property is currently zoned R-15, Single Family Residential and the request is to rezone it to R-8, Medium-High Density Residential. The R-8 District allows for multi-family development while the R-15 District does not. The Council called for the public hearing at the August 19, 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 #2-2019 as submitted. This request is inconsistent with the Granite Falls Horizons: Land Development Plan. (See attachment #1.)

Notice of the public hearing was duly provided through direct mailed notice to adjacent property owners, posting of the property, and published in the *News Topic* as required by law.

## **XI. NEW BUSINESS/ACTION ITEMS**

### **1. REZONING PETITION #2-2019 – 54 DUKE STREET**

Council shall consider Rezoning Petition #2-2019 for 1.335 acres located at 54 Duke Street. The property is currently zoned R-15, Single Family Residential 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 #2-2019 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 acknowledges a recent surge in demand for multi-family housing across the region. The Council further determines that although the proposed Zoning Map Amendment would create a property with a different zoning classification than both the immediately adjacent properties and those in the general area, the difference is owed to density levels between different residential districts rather than a starker contrast between residential and commercial or industrial districts.

The Council recognizes that the immediately adjacent properties are all currently occupied by single-family homes, but that the general area contains several multi-family properties to the south and commercial properties to the north and east.

The Granite Falls Town Council further determines that the requested Zoning Map Amendment is inconsistent with the Future Land Use Map in the adopted Granite Falls Horizons: Land Development Plan, but acknowledges that the Plan also 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.

The Granite Falls Town Council hereby amends the Future Land Use Map contained in the Granite Falls Horizons: Land Development Plan to reflect this approval.

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

Motion to deny Rezoning Petition #2-2019 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 #352**

If Council approves Rezoning Petition, #2-2019, Council shall consider Rezoning Ordinance #352 for 1.335 acres located at 54 Duke Street. (See attachment #2.)

**3. CLERK’S CERTIFICATION – 3005 RAMBLEWOOD DRIVE**

Town Clerk Paula Kirby submits the Certificate of Sufficiency for the proposed annexation petition submitted by Mark Johnson that requested the Town of Granite Falls voluntarily annex 1.514806 acres of contiguous property at 3005 Ramblewood Drive under NCGS §160A-31. (See attachment #3.)

**4. ADOPT RESOLUTION FIXING DATE – PUBLIC HEARING ON ANNEXATION OF 3005 RAMBLEWOOD DRIVE**

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 the 1.514806 acres of contiguous property owned by Mark Johnson at 3005 Ramblewood Drive. 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. (See attachment #4.)

Action Requested – Review and call for a public hearing on the annexation petition at the Regular Council meeting scheduled for Monday, October 7, 2019 at 6:00 p.m.

**5. ABC FINANCIAL STATEMENTS**

The Granite Falls ABC Board has submitted the audited financial statement for the fiscal year ended June 30, 2019 for your review and comments. (See attachment #5.)

**6. MONTHLY BUDGET REPORT**

The Financial Dashboard for the period ended August 31, 2019 is enclosed for Council review and comments. This report represents 17% of the 2019–2020 fiscal year budget. Also enclosed for Council review is an analysis of 2019-2020 sales tax revenue versus prior year and budgeted revenue. (See attachment #6.)

**7. APPROVE TRANSFER OF FUNDS FROM MISCELLANEOUS INCOME TO THE CAPITAL RESERVE FUND IN THE ELECTRIC DEPARTMENT**

Town Manager Jerry Church requests the Council approve the transfer of the \$807,562 refund of excess working capital received from ElectricCities from Electric Department Miscellaneous Income to the Electric Department Capital Reserve Fund. The Electric Department Capital Reserve Fund is a restricted fund balance for future Electric Department infrastructure projects and this fund balance can’t be spent without Council approval in advance of the expenditures. (See attachment #7.)

**8. BUDGET AMENDMENT #2 – FYE 2019-2020**

Town Staff was not able to complete a renovation project in the Town Office before the end of the 2019 fiscal year. Since this project was not completed, the money designated for the project went straight into fund balance at the end of June 2019. Council is requested to approve budget amendment #2 to authorize expenditures to complete this renovation project in Fiscal Year 2019-2020. (See attachment #8.)

**9. APPROVE ONE ADDITIONAL FULL-TIME HOURLY EMPLOYEE**

Council is requested to consider adding one full-time hourly employee to the approved Town headcount. Council previously approved the Town headcount at 60 full-time employees for fiscal year 2020. The Council also approved the 2020 budget which included funding for contract labor for “temp agency” employees for \$15,500 in the Street Department and \$10,000 in the Water and Sewer Department. Since the spring of 2019, Town Staff has contacted three different local temp agencies and has not been able to contract for any temp agency employees due to the low unemployment in our area. Another issue we have is that temp agency personnel are no longer allowed to drive Town vehicles and are not allowed to work one-on-one with DPS inmates which forces the Town to sometimes use three-man crews instead of two-man crews. The Council approved the purchase of an additional leaf/chipping truck and leaf vacuum in 2020 and the extra employee would assist in maximizing the coverage of the leaf and chipping routes by the Street Department. The Water & Sewer Department would utilize their portion of the full-time employee to assist with maintenance to buildings, grounds, and equipment. The time and cost of the additional employee would be split between the Street Department and the Water & Sewer Department and no additional budget funds will be needed in either department in 2020. The revised full-time employee headcount for fiscal 2020 would be 61 if the Council approves the hiring of this additional full-time employee. (See attachment #9.)

Action Requested: Approve full-time headcount addition as requested.

**10. APPROVE COMPLIANCE TRAINING ASSOCIATES, INC. CONTRACT PROPOSAL**

Town Staff recommends that the Town renew the contract with Compliance Training Associates, Inc. (CTA) to provide safety consultant services to the Town from October 1, 2019 through September 30, 2020 at a flat renewal cost of \$8,500 as shown in the CTA proposal. CTA is completing its fourth year as the Town’s safety consultant and has done a great job with the Town safety program. (See attachment #10.)

Action Requested: Approve the proposal and authorize Town Manager Jerry Church to execute the actual contract on behalf of the Town.

**11. APPROVE PRINCIPALS DISTRIBUTION**

The local principals have submitted the ABC distribution percentages based on school enrollment on the 10<sup>th</sup> day of school for the school year 2019-2020. It is requested the Council approve the distribution percentages for the 2019-2020 school year. (See attachment #11.)

**12. APPROVE STEERING COMMITTEE FOR THE TOWN OF GRANITE FALLS LAND USE PLAN UPDATE**

Council previously approved contracting with the Western Piedmont Council of Governments for assistance in updating the Town’s Land Use Plan. Town Staff has recruited the following volunteers to serve on the Steering Committee for updating the Land Use Plan:

Dr. Caryl B. Burns, Council Member  
Phillip Shows, Board of Adjustment  
Scott Reid, Planning Board  
Patrick Barker, Planning Board  
Lee Huffman, Recreation Advisory Board

Martin D. Townsend, Council Member  
Ed Mangan, Board of Adjustment  
Rita Church, Planning Board  
Courtney Wright, Caldwell County Schools

The Land Use Plan Steering Committee is charged with formulating the updated Land Use Plan for Council approval. The Committee will meet approximately 10 to 12 times over the course of the next 12 months with the first of these meetings on Tuesday, September 17, 2019 at 6:00 p.m. in the Council Room. After the first meeting, the Committee will meet on the 4<sup>th</sup> Tuesday of each month. The meetings are open to the public and all interested parties are invited to attend.

Action requested: Council is requested to approve the Land Use Plan Steering Committee as presented.

**13. APPOINT DEPUTY FINANCE DIRECTOR**

Council is requested to appoint Accounting Technician/Finance Assistant Ashley Presnell as a Deputy Finance Director to perform certain duties of the Finance Director if the Finance Director is out for any extended period of time due to illness, vacations, etc. In the absence of the Finance Director, the Deputy Finance Director would be responsible for pre-auditing purchase orders and contracts as required under North Carolina General Statute §159-28 (a1). The appointment of Ashley Pennell as a Deputy Finance Director (Town Manager Jerry Church is also a Deputy Finance Director) strengthens Town internal controls by maintaining proper segregation of duties.

**14. CONSIDER CHANGES TO THE COUNCIL MEETING SCHEDULE**

Council shall consider cancelling the regular meeting scheduled for Monday, December 2, 2019 and call for a special meeting for Monday, December 2, 2019 at 5:30 p.m. Council will hold its annual Christmas Dinner at Lake Hickory Country Club following the December 2<sup>nd</sup> Council meeting. Council will also determine whether to hold the December 16, 2019 meeting at the December 2, 2019 meeting.

**15. 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	Monday, November 11 <sup>th</sup>
Thanksgiving	Thursday, November 28 <sup>th</sup> & Friday, November 29 <sup>th</sup>
Christmas	Tuesday, Wednesday, & Thursday, December 24 <sup>th</sup> - 26 <sup>th</sup>
New Year's Day	Wednesday, January 1 <sup>st</sup>
Dr. Martin Luther King, Jr. Day	Monday, January 20 <sup>th</sup>

The Recreation Center will also be closed on Saturday, November 30<sup>th</sup> and Sunday, December 1<sup>st</sup> while the gym floor is being refinished. 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 that recycling scheduled for pick up on Thursday, December 26<sup>th</sup> will be picked up on Friday, December 27<sup>th</sup>.

**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 October 2020. Revisions since the last calendar are highlighted in yellow. Upcoming events include the Granite Falls Merchants Association Festival on Main from 2:00 p.m. until 8:00 p.m. on Saturday,

September 21, 2019, the Town Veterans Day Ceremony at the Recreation Center at 10:00 a.m. on Friday, November 8, 2019, the Festival on the Square Annual Tree Lighting Ceremony on Monday, November 25, 2019 at 6:15 p.m. in downtown, and the Granite Falls Rotary Club Annual Christmas Parade on Saturday, December 7, 2019 at noon in downtown (Christmas Parade lineup starts at 10:00 a.m.)

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. 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, October 9<sup>th</sup> at 5:00 p.m.
2. The Granite Falls Planning Board will meet Tuesday, September 24<sup>th</sup> at 5:00 p.m.
3. The Granite Falls Land Use Plan Steering Committee will meet Tuesday, September 17<sup>th</sup> at 6:00 p.m. in the Council Room.
4. The Granite Falls Recreation Advisory Board will meet Monday, October 14<sup>th</sup> at 6:30 p.m. at the Recreation Center.
5. The Granite Falls History Committee will meet Tuesday, September 17<sup>th</sup> at 2:00 p.m. at the Baird House.
6. The Granite Falls Merchant’s Association (GFMA) will meet Tuesday, September 17<sup>th</sup> at noon in the Conference Room.
7. The WPCOG MPO/RPO meeting will be at 2:00 p.m. Wednesday, September 25<sup>th</sup> at the WPCOG.
8. The Granite Falls ABC Board will meet Monday, September 16<sup>th</sup> at 5:30 p.m. at the ABC store.

In accordance with Title II of the Americans with Disabilities Act, neither the Town of Granite Falls, nor the Granite Falls ABC Board, discriminates on the basis of disability in conducting its meetings. Individuals with disabilities who require auxiliary aids or services or other accommodations for effective communication and participating in a meeting may contact the Town Clerk at (828) 396-3131. Requests should be made at least 72 hours prior to the meeting.

**Reminder: The next Town Council Meeting is a Regular Town Council Meeting on Monday, October 7, 2019 at 6:00 p.m. in the Council Chambers.**