

AGENDA
SPECIAL TOWN COUNCIL MEETING
MONDAY, SEPTEMBER 20, 2021
SHUFORD RECREATION CENTER
56 PINEWOOD ROAD
5:30 PM

Per Center for Disease Control guidance, and per Town policy, attendees at the Council meeting must wear face coverings and practice social distancing from others while inside Town facilities.

- I. WELCOME - CALL TO ORDER MAYOR BARRY HAYES
- II. INVOCATION COUNCILMEMBER MARTIN TOWNSEND
- III. PLEDGE OF ALLEGIANCE MAYOR BARRY HAYES
- IV. RECOGNITION OF VISITORS
- V. SPECIAL PRESENTATIONS/INTRODUCTIONS/RECOGNITIONS
Town Manager Jerry Church will introduce Human Resources Director Courtney Kennedy.
- VI. APPROVAL OF AGENDA
- VII. APPROVAL OF MINUTES FROM THE REGULAR TOWN COUNCIL MEETING HELD AUGUST 2, 2021.
- VIII. TOWN ATTORNEY REPORT BRUCE CANNON
- IX. PUBLIC COMMENT PERIOD
- X. PUBLIC HEARINGS
PUBLIC (LEGISLATIVE) HEARING ON REZONING PETITION #2-2021 – 50 JORDAN LANE

The Council shall hold a public hearing on Rezoning Petition #2-2021. An application for a Zoning Map Amendment (#2-2021) has been submitted by Cody Edwards for property owned by Little Samaritan Mission and located at 50 Jordan Lane, just off of South Main Street. Since the application was submitted, the applicant has completed purchase of the property. It is now owned by CBE Property Investments LLC.

The property is currently zoned R-20A, Medium Density Residential and is located in the Town's ETJ. The 4.99-acre parcel has an existing non-residential structure that is currently unoccupied.

The building had been originally constructed by Little Samaritan Mission to house a church/philanthropic organization, which is a permitted use in the R-20A District.

The request is to rezone the property to H-B, Highway Business District, which allows for commercial uses. The current Future Land Use Map calls for the property to be commercial.

The Planning Board voted unanimously to recommend that the Town Council approve the Petition for Rezoning #2-2021 along with the included consistency statement.

A Council Member may consider the following sample motion script to simplify the State requirements:

“I make a motion to (Approve or Deny) Rezoning Petition #2-2021, Rezoning Ordinance #360 and to approve the corresponding Statement of Consistency & Reasonableness contained in the agenda packet.”

Any additions or deletions to either of the following statements should be noted within the motion

Motion to Approve – Statement of Consistency & Reasonableness (required per NC G.S. 160D-605)

Motion to approve Rezoning Petition #2-2021 which the Granite Falls Town Council does hereby make the following determinations:

1. The Zoning Map Amendment would be consistent with the Future Land Use Map in the adopted Granite Falls Land Use Plan, which calls for commercial use on the property.
2. The Zoning Map Amendment would be reasonable and in the public interest due to the existing non-residential structure, the difficulty in finding a suitable user for that space under the current development regulations, the size of the property, the proximity to Hwy 321A and compatibility with the Land Use Plan.
3. The Zoning Map Amendment would require that any commercial user of the property install a suitable vegetative buffer along the boundary with any residential properties.
4. Any additional development would be subject to all current development standards which include but are not limited to: required landscaping, sidewalks, Watershed density limitations, building setbacks, height limitations and Stormwater standards.
5. The Planning Board has recommended approval.

Motion to Deny – Statement of Consistency & Reasonableness (required per NC G.S. 160D-605)

Motion to deny Rezoning Petition #2-2021 which the Granite Falls Town Council does hereby make the following determinations:

1. The Zoning Map Amendment would be consistent with the Future Land Use Map in the adopted Granite Falls Land Use Plan, which calls for commercial use on the property. However, the property would be better suited for residential development due to growth and development patterns since the development of the Land Use Plan in 1999.

2. The location of the property along a residential street, rather than a primary corridor, would not be conducive to commercial development and its associated traffic demands.
3. The Zoning Map Amendment would not be reasonable and in the public interest because it would allow development which would be incompatible with adjacent land uses.

The Public (Legislative) Hearing has been duly noticed by posting a sign on the subject property, publishing a notice in the News Topic and by direct mail to adjacent property owners per the requirements set forth in G.S. §160D-602. (See attachment #1.)

XI. NEW BUSINESS/ACTION ITEMS

1. REZONING PETITION #2-2021 – 50 JORDAN LANE

Council shall consider Rezoning Petition #2-2021 for approximately 4.99 acres of property located at 50 Jordan Lane. The property is currently zoned R-20A, Medium Density Residential and the request is to rezone the property to H-B, Highway Business District which allows for commercial uses. (See attachment #2 for Ordinance #360.)

A Council Member may consider the following sample motion script to simplify the State requirements:

“I make a motion to (Approve or Deny) Rezoning Petition #2-2021, Rezoning Ordinance #360, and to approve the corresponding Statement of Consistency & Reasonableness contained in the agenda packet.”

Any additions or deletions to either of the sample motion scripts must be noted within the motion

2. CONSIDER CHANGES TO THE COUNCIL MEETING SCHEDULE

Council is requested to cancel the regular Council meetings scheduled for Monday, October 4, 2021, and Monday, October 18, 2021. Council is requested to call for a special meeting on Monday, October 11, 2021, at 5:30 p.m. at the Recreation Center.

3. REVIEW PRELIMINARY ASSESSMENT ROLL AND CALL FOR PUBLIC HEARING

Council is requested to review the preliminary assessment roll of potential liens against owners of real property located in the Town of Granite Falls that have failed to pay invoices issued by the Town for services rendered by the Town to abate public nuisances on said real property. These abatement services consisted of mowing grass and/or removing refuse or solid waste and/or demolition of declared nuisance structures in accordance with Town ordinances.

Action Requested: Review and call for a public hearing on the preliminary assessment roll at the Special Town Council meeting scheduled for Monday, October 11, 2021 at 5:30 p.m. at the Recreation Center. (See attachment #3.)

4. ASSET AND INVENTORY ASSESSMENT (AIA) GRANT

At the August 2, 2021 Council meeting, Council approved the Town reapplying for a NC DEQ AIA Grant of up to \$150,000 for water distribution projects. The grant requires a 5%, 10%, or 15% (\$7,500, \$15,000, or \$22,500) Town match that can be absorbed in the existing 2022 Water & Sewer Department budget.

Town staff recommended the application include as much of these three important projects as possible:

- 1) Water distribution system flow modeling for fire protection, to determine how the new proposed lines for the upcoming NC DOT projects (321, 321A, Pinewood Road) will affect our water distribution system, and evaluation of a new interconnection of the Town's water distribution system with the County water distribution system near Granada Farms.
- 2) Investigation and mapping of the underground infrastructure at the Town's Water Treatment Facility.
- 3) Locate old buried water valves along North and South Main Streets and U.S. Highway 321. Check conditions of valve boxes and possibly develop procedures for proper exercising of valves. Verify the actual lines these valves isolate in the water distribution system and update this information on our water distribution system maps.

The Council is required to approve a resolution authorizing the application and stating that arrangements have been made to provide matching funds. The resolution and application are due September 30, 2021. (See attachment #4.)

Action requested: Council is requested to approve the resolution as presented, to authorize the Town Manager to apply for a DEQ AIA water system grant of up to \$150,000, and to authorize the Town Manager to sign all documents related to the grant application.

5. RESOLUTION – PUBLIC POWER WEEK

Council shall consider a resolution declaring the week of October 3rd – 9th as Public Power Week in Granite Falls. The Town of Granite Falls has owned its electrical distribution system since 1915. The electric system is an asset to the community that contributes to the well-being of our citizens by providing safe, reliable, and environmentally friendly power, excellent customer service and economic development opportunities. (See attachment #5.)

6. 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, 2021 through September 30, 2022 at a flat renewal cost of \$8,500 as shown in the CTA proposal. CTA is completing its sixth year as the Town's safety consultant and has done a great job with the Town safety program. (See attachment #6.)

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

7. CONSIDER PARKING LOT MAINTENANCE AGREEMENT WITH PHILADELPHIA LUTHERAN CHURCH

Recreation Center patrons have used the parking area at Philadelphia Lutheran Church (PLC) since the first service was held at the current PLC location in 1978. By verbal agreement, PLC has graciously allowed the use of their parking lot in exchange for Recreation Center staff doing some routine cleaning and maintenance of the parking areas. The PLC parking areas are in need of some additional maintenance and Town Attorney Bruce Cannon suggested that it was time for a more formal agreement that would outline the Town's maintenance responsibilities for the PLC parking areas. This agreement would limit the Town to surface maintenance such as filling in cracks, repairing potholes, and sealing and striping the parking areas. The Town would not be responsible for capital improvements or major repairs such as repaving, drainage piping, sink-hole repairs, etc. except as agreed to by the parties at a later date. (See attachment #7.)

Action Requested: Approve the agreement as presented and authorize Town Manager Jerry Church to execute the agreement on behalf of the Town.

8. APPROVE PRINCIPALS’ DISTRIBUTION

The local principals have submitted the ABC distribution percentages based on school enrollment on the 10th day of school for the school year 2021-2022. It is requested the Council approve the distribution percentages for the 2021-2022 school year. (See attachment #8.)

9. MONTHLY BUDGET REPORT

The Financial Dashboards for the periods ended July 31, 2021 and August 31, 2021 are enclosed for Council review and comments. The August report represents 17% of the fiscal 2021-2022 fiscal year budget and the July report represents 8% of the 2021–2022 fiscal year budget. Also enclosed for Council review is an analysis of 2021-2022 sales tax revenue versus prior year and budgeted revenue. (See attachment #9.)

10. CHARGE TAX LEVY FOR 2021

Council is requested to charge Tax Collector Kim Anderson with collecting the 2021 ad valorem taxes in the amount of \$2,077,643.09 under NC General Statute §159-13. The 2021 levy represents an increase of \$272,080.34 or 15.07% from the 2020 tax levy. 2021 was a revaluation year for Caldwell County and assessed property tax values increased by \$60,664,741 from the valuation for 2020. The breakdown of the tax assessments is shown below. (See attachment #10.)

Real Property	\$418,534,230
Personal Property	<u>\$44,708,377</u>
Total Assessed Valuation	<u>\$463,242,607</u>

11. APPROVE COVID-19 VACCINATION INCENTIVES FOR TOWN EMPLOYEES

Council is requested to formally approve the following vaccination incentives for Town employees:

Any full-time Town employee that has been fully vaccinated or becomes fully vaccinated by September 30, 2021, will receive an extra twelve hours of Other Paid Leave. To receive the Other Paid Leave, employees must provide their vaccination card to Payroll (Ashley Presnell or Kim Anderson). The extra Other Paid Leave must be used by June 30, 2022. These additional hours are a “one-shot” deal and the hours are not compensable if not used by June 30, 2022 or if the employee leaves the employment of the Town before use. These hours cannot be rolled over into sick leave if unused and do not count towards hours worked in the calculation of overtime hours. As is the case with any paid time off, employees wishing to use these hours must obtain advance permission to do so from their supervisor. Any full-time Town employees that have not been vaccinated, and get vaccinated by September 30, 2021, can also get their vaccinations during work hours and get paid up to two hours per “shot.”

An employee that has been vaccinated, or gets fully vaccinated by September 30, 2021 receives an additional reward of \$150 for full-time employees, or \$75 for part-time employees, in the next paycheck after providing proof of vaccination. The reward is subject to normal payroll deductions, etc.

12. REPORT ON ELECTRICITIES ANNUAL CONFERENCE AUGUST 16-18, 2021

Mayor Barry Hayes will report on the ElectriCities Annual Conference August 16-18, 2021.

13. POPULATION ESTIMATE

The NC Department of State Budget and Management has estimated the Town of Granite Falls' population at 4,957 as of July 1, 2020, which is an increase of 223 from the July 1, 2019 estimate of 4,734.

14. 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	Thursday, November 11 th
Thanksgiving	Thursday, November 25 th & Friday, November 26 th
Christmas	Thursday, Friday, & Monday December 23 rd , 24 th , & 27 th
New Year's Day	Friday, December 31 st

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 September, 2022. Revisions since the last calendar are highlighted in yellow.

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

XV. 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.

INFORMATION ITEMS:

1. The Granite Falls Recreation Advisory Board will meet Tuesday, October 12th at 6:30 p.m. at the Recreation Center.
2. The Granite Falls Merchants' Association will meet Monday, September 27th at noon in the Town Council Room.
3. The Granite Falls History Committee will meet Tuesday, September 21st at 2:00 p.m. at the History and Transportation Museum.
4. The Granite Falls Planning Board will meet Tuesday, September 28th at 5:00 p.m. using ZOOM.
5. The Granite Falls Board of Adjustment will meet Wednesday, October 13th at 5:00 p.m. in the Council Room.
6. The Granite Falls Land Use Plan Steering Committee will meet Wednesday, October 6th at 5:00 p.m. in the Recreation Center Social Hall.
7. The WPCOG MPO/RPO will meet Wednesday, September 22nd at 1:00 p.m. at the WPCOG.
8. The Granite Falls ABC Board will meet Monday, September 20th 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 special meeting on Monday, October 11, 2021, at 5:30 p.m. at the Recreation Center.