



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, OCTOBER 7, 2019
4 SOUTH MAIN STREET
6:00 PM

- I. WELCOME - CALL TO ORDER MAYOR BARRY HAYES
- II. INVOCATION REVEREND TOM MCDONALD
CONCORD BAPTIST CHURCH
- III. PLEDGE OF ALLEGIANCE MAYOR BARRY HAYES
- IV. RECOGNITION OF VISITORS
- V. SPECIAL PRESENTATIONS/INTRODUCTIONS/RECOGNITIONS
New Employee Introductions:
1) Police Chief Chris Jenkins will introduce Police Telecommunicator Lindsey Huffman.
- VI. APPROVAL OF AGENDA
- VII. APPROVAL OF MINUTES FROM THE REGULAR TOWN COUNCIL MEETING HELD SEPTEMBER 16, 2019.
- VIII. TOWN ATTORNEY REPORT BRUCE CANNON
- IX. PUBLIC COMMENT PERIOD
- X. PUBLIC HEARINGS

1. **PUBLIC HEARING ON ANNEXATION – 3005 RAMBLEWOOD DRIVE**

The Council shall hold a public hearing on the question of the annexation of property consisting of 1.514806 acres of contiguous property at 3005 Ramblewood Drive. Mark Johnson, Johnson Rentals, LLC submitted the voluntary annexation petition as the property owner. The property is in the Town ETJ and if the property is annexed, the Town will provide sewer service to this property. At the September 16, 2019 council meeting, Town Clerk Paula Kirby submitted the Certificate of Sufficiency for the annexation of the property under NC GS 160A-31.

At the public hearing, all property owners in the area proposed for annexation as well as other residents of the Town must be allowed to speak.

Following the public hearing, the Council must determine whether the petition meets the requirements of law. If the petition is valid in every respect, the Council must pass an ordinance annexing the area described in the petition. Ordinance #352 may become effective immediately or within six months of adoption. **Staff recommends that the ordinance become effective immediately.** (See attachment #1.)

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

2. **PUBLIC HEARING ON REZONING PETITION #3-2019 – 3005 RAMBLEWOOD DRIVE**
The Council shall hold a public hearing on Rezoning Petition #3-2019, submitted by Mark Johnson, Johnson Rentals, LLC, for his property located at 3005 Ramblewood Drive in the Town ETJ. The property is approximately 1.514806 acres, is currently vacant, and the owner has requested the property be annexed into the Town limits. The property is currently zoned R-20A, Residential Medium Density and the request is to rezone it to R-8, Residential Medium-High Density District. Both districts allow for multi-family development, but the R-8 District is for properties in the Town Limits while the R-20A District is for properties in the ETJ. 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 #3-2019 as submitted, contingent upon annexation into the Town Limits. (See attachment #2.)

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. **APPROVE ORDINANCE #352– ANNEXATION OF 3005 RAMBLEWOOD DRIVE**
Council is requested to approve Ordinance #352 for the contiguous annexation of approximately 1.514806 acres owned by Johnson Rentals, LLC located at 3005 Ramblewood Drive. (See ordinance #352 under attachment #1.)
2. **REZONING PETITION #3-2019 – 3005 RAMBLEWOOD DRIVE**
If Council approves Ordinance #352, Council shall consider Rezoning Petition #3-2019 for 1.514806 acres located at 3005 Ramblewood Drive. The property is currently zoned R-20A, Residential Medium Density and the request is to rezone it to R-8, Residential Medium-High Density District. (See attachment #2.)

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 #3-2019 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 Future Land Use Map in the adopted Granite Falls Horizons: Land Development Plan and 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.

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

Motion to deny Rezoning Petition #3-2019 which the Granite Falls Town Council does hereby find and determine that the adoption of the ordinance rezoning the following described property, although consistent with the Granite Falls Horizons: Land Development Plan, is not reasonable and in the public interest because it will allow development which would be incompatible with adjacent land uses.

3. REZONING ORDINANCE #353

If Council approves Rezoning Petition, #3-2019, Council shall consider Rezoning Ordinance #353 for 1.514806 acres located at 3005 Ramblewood Drive. (See attachment #3.)

4. CONSIDER AMENDMENT TO TOWN CODE OF ORDINANCES TITLE XV: LAND USAGE, CHAPTER 155. PHASE II STORMWATER ORDINANCE

Council is requested to consider a request from Town Manager Jerry Church to amend the Town Code of Ordinances TITLE XV: LAND USAGE, Chapter 155. Phase II Stormwater Ordinance. The Town contracted with the WPCOG to update the Town Stormwater Plan. WPCOG staff have completed a plan self-audit, updated the plan, and submitted it to the State for feedback and issuance of the stormwater permit. The Council needs to conduct a public hearing on the proposed plan and adopt the Stormwater Ordinance as an addition to the Town Code of Ordinances in order to have the ordinance in place when the State grants the stormwater permit. The WPCOG is responsible for making sure the Town remains in compliance with the plan. (See attachment #4.)

Action Requested: Review and call for a public hearing on the amendment to the Town Code of Ordinances at the Town Council Meeting scheduled for Monday, November 4, 2019 at 6:00 p.m.

5. FINANCIAL REPORT

The Revenue and Expenditure report for the period ended September 30, 2019 is enclosed for the Council's review. This report represents 25% of the current 2019 – 2020 fiscal year budget. Also enclosed for Council review is the financial dashboard and an analysis of current year sales tax revenue versus prior year and budgeted revenues. (See attachment #6.)

6. POPULATION ESTIMATE

The NC Department of State Budget and Management has estimated the Town of Granite Falls' population at 4,651 as of July 1, 2018, which is an increase of 8 from the July 1, 2017 estimate of 4,643. (See attachment #7.)

7. CHARGE TAX LEVY 2019

Council is requested to charge Tax Collector Kim Anderson with collecting the 2019 ad valorem taxes in the amount of \$1,772,261.76 under NC General Statute § 159-13. The 2019 levy represents an increase of \$33,424.83 or 1.92% from the 2018 tax levy. 2019 assessed property tax values increased by \$7,452,344 from 2018. The breakdown of the tax assessments is shown below. (See attachment #8.)

Real Property	\$351,509,142
Personal Property	<u>\$43,643,744</u>
Total Assessed Valuation	<u>\$395,152,886</u>

8. CONSIDER WATER & SEWER SYSTEM DEVELOPMENT FEES STUDY

Many municipalities impose system development fees (SDFs) to customers (users) to recuperate costs of new water and sewer infrastructure for new development or to recuperate the costs of existing infrastructure that serves new development. SDFs are charged to customers and are sometimes referred to as impact or capacity fees. The Town of Granite Falls does not currently have SDFs but most developers expect to pay this type of fee for new construction projects. North Carolina General Statute 162A: Water and Sewer Systems, Article 8: System Development Fees requires and defines the steps that must be completed before SDFs can be implemented. Council would have to approve the SDFs prior to implementation. Town staff recommends that the Town contract with The Wooten Company to provide the System Development Fees Study at a cost of \$17,500. The cost of this study is included in the Water & Sewer Department fiscal year 2020 budget. (See attachment #9.)

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

9. CONSIDER WATER & SEWER COST OF SERVICE STUDY

Over the course of time, the Town's water & sewer rates have gotten much more complicated. The current rate structure is difficult to explain to customers. A Cost of Service Study will provide recommendations for revised 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. Council would have to approve the revised rates before any rate changes are implemented. The process entails a review and modification, as appropriate, of the Town's existing water and sewer rate structure to ensure that the Town's rates conform to accepted industry practices and reflect the appropriate distribution of system costs while achieving fiscal stability, equity and affordability. Town staff recommends that the Town contract with The Wooten Company to provide the Cost of Service Study at a cost of \$21,500. The cost of this study is included in the Water & Sewer Department fiscal year 2020 budget.

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

10. ADOPT PROCLAMATION RECOGNIZING OCTOBER 23 – OCTOBER 31, 2019 AS NATIONAL RED RIBBON WEEK

Greg Ross, Unit Commander of The General Nathaniel Greene Young Marines, has requested that the Council adopt a proclamation recognizing October 23 – 31, 2019 as National Red Ribbon Week. Red Ribbon Week is in honor of fallen DEA Special Agent and former Marine Enrique "Kiki" Camarena and his fight against drugs and the crimes of the drug cartels. Red Ribbon Week allows the Young Marines to continue to deliver Special Agent Camarena's message of hope to millions of people every year. (See attachment #10.)

11. ADOPT RESOLUTION DECLARING NOVEMBER 2019 AS PUBLIC SAFETY AND EMERGENCY SERVICE PROVIDERS APPRECIATION MONTH

Council is requested to adopt a resolution declaring November 2019 as Public Safety and Emergency Service Providers Appreciation Month. The resolution expresses gratitude to those agencies directly responsible for making the Town of Granite Falls a safer place to live and work. (See attachment #11.)

12. ADOPT UPDATED RENEWABLE ENERGY CERTIFICATES (REC) RIDER

The Council needs to adopt an update to Retail Rate Schedule Rider #16 - Renewable Energy Credit Rider and a revised standard purchase offer for RECs. These monthly credits and purchase offer amounts would be in effect October 7, 2019 until a new REC Rider is adopted. (See attachment #12.)

13. ANNUAL REPORT – IDENTITY THEFT PREVENTION PROGRAM

The Town Council previously adopted the Identity Theft Prevention Program that was required under the Federal Trade Commission’s (FTC) Red Flags Rule. The FTC delayed enforcement of the Red Flags Rule on several occasions with the final date of compliance being December 31, 2010. The Town implemented the rules effective November 1, 2008 and is submitting the required annual report for Council review. Additions to the annual report are highlighted in yellow. (See attachment #13.)

14. REPORT ON GRANITE FALLS MERCHANTS’ ASSOCIATION FESTIVAL ON MAIN

Council member Mike Mackie, who also serves as President of the Granite Falls Merchants’ Association (GFMA), will give a report on the 11th annual GFMA Festival on Main which was held Saturday, September 21, 2019.

15. CONSIDER CHANGES TO THE COUNCIL MEETING SCHEDULE

Council shall consider cancelling the regular meeting scheduled for Monday, October 21, 2019.

16. 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 th
Thanksgiving	Thursday, November 28 th & Friday, November 29 th
Christmas	Tuesday, Wednesday, & Thursday, December 24 th - 26 th
New Year’s Day	Wednesday, January 1 st
Dr. Martin Luther King, Jr. Day	Monday, January 20 th

The Recreation Center will also be closed on Saturday, November 30th and Sunday, December 1st 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 26th will be picked up on Friday, December 27th.

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 November 2020. Revisions since the last calendar are highlighted in yellow. Upcoming events include the Grace Village Assisted Living Center groundbreaking ceremony on Thursday, November 7, 2019 at 10:00 a.m. or 3:00 p.m., the Caldwell Chamber Google event at Granite Falls Brewery on Thursday, November 7, 2019 from 6:00 p.m. until 8:00 p.m., 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 not meet in October.
2. The Granite Falls Planning Board will meet Tuesday, October 22nd at 5:00 p.m.
3. The Granite Falls Land Use Plan Steering Committee will meet Tuesday, October 22nd at 6:00 p.m. in the Council Room.
4. The Granite Falls Recreation Advisory Board will meet Monday, October 14th at 6:30 p.m. at the Recreation Center.
5. The Granite Falls History Committee will meet Tuesday, October 15th at 2:00 p.m. at the Baird House.
6. The Granite Falls Merchant’s Association (GFMA) will meet Monday, October 14th at noon in the Conference Room.
7. The WPCOG MPO/RPO meeting will be at 2:00 p.m. Wednesday, October 23rd at the WPCOG.
8. The Granite Falls ABC Board will meet Monday, October 14th 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, November 4, 2019 at 6:00 p.m. in the Council Chambers.