



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**  
**SPECIAL TOWN COUNCIL MEETING**  
**MONDAY, OCTOBER 11, 2021**  
**SHUFORD RECREATION CENTER**  
**56 PINWOOD 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 LARRY KNIGHT
- III. PLEDGE OF ALLEGIANCE MAYOR BARRY HAYES
- IV. RECOGNITION OF VISITORS
- V. SPECIAL PRESENTATIONS/INTRODUCTIONS/RECOGNITIONS  
Granite Falls Fire Chief Brian Bennett will introduce Fire Engineer Kenny Hendrix.
- VI. APPROVAL OF AGENDA
- VII. APPROVAL OF MINUTES FROM THE SPECIAL TOWN COUNCIL MEETING HELD SEPTEMBER 20, 2021.
- VIII. TOWN ATTORNEY REPORT BRUCE CANNON
- IX. PUBLIC COMMENT PERIOD
- X. PUBLIC HEARINGS  
**PUBLIC HEARING ON ASSESSMENT AGAINST REAL PROPERTY OF OWNERS FAILING TO PAY INVOICES TO THE TOWN OF GRANITE FALLS**  
The Council shall hold a public hearing on the preliminary assessment roll against real property owners failing to pay invoices to the Town of Granite Falls for services and fines 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, and/or the issuance of fines for failure to abate nuisances, in accordance with Town Ordinances. At the public hearing, all real property owners of said property as well as other residents of the Town must be allowed to speak.

Following the public hearing, the Council will be asked to approve assessments and/or discounts from the preliminary assessment roll. (See attachment #1.)

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

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

### **1. APPROVE ASSESSMENTS AND/OR DISCOUNTS FROM THE PRELIMINARY ASSESSMENT ROLL**

Council is requested to approve the preliminary assessment roll, after determining whether or not to allow any discounts from the assessment roll, against real property of owners failing to pay invoices to the Town of Granite Falls for services rendered by the Town to abate public nuisances, or fines to abate 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, and/or the issuance of fines for failure to abate nuisances, in accordance with Town Ordinances. (See attachment #1.)

### **2. CONSIDER CHANGES TO THE COUNCIL MEETING SCHEDULE**

Council is requested to cancel the regular Council meeting scheduled for Monday, November 1, 2021 and call for a special meeting on Monday, November 15, 2021, at 5:30 p.m. at the Recreation Center.

### **3. ZONING TEXT AMENDMENT #3-2021 – SPECIAL USES**

Town Planner Greg Wilson will cover the Granite Falls Planning Board virtual regular meeting on Tuesday, September 28<sup>th</sup> at 5:00 p.m. where the Planning Board considered Zoning Text Amendment #3-2021. Zoning Text Amendment #3-2021 follows up on the required 160-D updates that were approved earlier this year. It includes an update of the Special Uses (formerly called Conditional Uses) in all zoning districts. Some Special Uses are proposed to be added or removed while additional conditions of approval have been added to others. The Planning Board voted unanimously to recommend that the Town Council approve Zoning Text Amendment #3–2021 as presented. (See attachment #2.)

Action requested: Call for a public (legislative) hearing on Zoning Text Amendment #3-2021 at the next Council meeting scheduled for Monday, November 15, 2021 at 5:30 p.m. at the Recreation Center.

### **4. ZONING TEXT AMENDMENT #4-2021 – LEGISLATIVE HEARING NOTICE**

Town Planner Greg Wilson will cover the Granite Falls Planning Board virtual regular meeting on Tuesday, September 28<sup>th</sup> at 5:00 p.m. where the Planning Board considered Zoning Text Amendment #4-2021. Zoning Text Amendment #4-2021 adds the specific language for mailed notices to abutting property owners when considering Zoning Map Amendments (Rezoning Petitions). Citation to the relevant North Carolina General Statute is also included. The Planning Board voted unanimously to recommend that the Town Council approve Zoning Text Amendment #4–2021 as presented. (See attachment #3.)

Action requested: Call for a public (legislative) hearing on Zoning Text Amendment #4-2021 at the next Council meeting scheduled for Monday, November 15, 2021 at 5:30 p.m. at the Recreation Center.

**5. APPROVE RESOLUTION AUTHORIZING THE TOWN TO APPLY FOR A NORTH CAROLINA DEPARTMENT OF COMMERCE RURAL ECONOMIC DEVELOPMENT DIVISION RURAL BUILDING REUSE GRANT FOR SERVPRO**

Council is requested to approve a resolution authorizing the Town to file a grant application with the North Carolina Department of Commerce (NC DOC) Rural Economic Development Division (REDD) for a Building Reuse Grant for the proposed purchase by SERVPRO of the former CCON Metals building at 121 Falls Avenue. SERVPRO plans to spend approximately \$750,000 to renovate the existing building. SERVPRO is requesting a grant of up to \$325,000 based on creating 25 new jobs. Consideration of the grant award is also dependent upon the average weekly wages paid to employees exceeding the Caldwell County private sector wage of \$41,157 and SERVPRO must pay at least 50% of the cost of employee health insurance. The Caldwell County Economic Development Commission will administer the grant. The Town has funds set aside for the local government required 5% match. The Town would be protected from having to repay the grants funds by a Deed of Trust against the property. (See attachment #4.)

Action Requested: Approve the Authorizing Resolution as presented. The resolution authorizes Town Manager Jerry Church, and successors so titled, to execute the application on behalf of the Town.

**6. APPROVE NORTH CAROLINA MUNICIPAL POWER AGENCY 1 (NCMPA1) COMMISSIONER, FIRST ALTERNATE COMMISSIONER, AND SECOND ALTERNATE COMMISSIONER**

Mayor Barry Hayes currently serves as the NCMPA1 Commissioner representing the Town of Granite Falls. Town Manager Jerry Church currently serves as NCMPA1 First Alternate Commissioner. The Town does not currently have a Second Alternate Commissioner. While Mayor Hayes has chosen not to run for re-election this fall, he is eligible to continue serving as NCMPA1 Commissioner as long as the Council wishes for him to do so and as long as he remains an electric customer of the Town of Granite Falls. (See attachment #5.)

Town staff recommends the Council confirm and make the following appointment to the NCMPA1 Board of Commissioners:

Confirm Barry Hayes will continue as NCMPA1 Commissioner as a Town electric customer after the upcoming mayoral election.

Confirm that Town Manager Jerry Church will continue as NCMPA1 First Alternate Commissioner.

Appoint Assistant Town Manager/Finance Director Jana Williams as NCMPA1 Second Alternate Commissioner effective immediately.

**7. FINANCIAL REPORT**

The Revenue and Expenditure report for the period ended September 30, 2021 is enclosed for the Council's review. This report represents 25% of the current 2021 – 2022 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.)

**8. ABC AUDIT**

The Granite Falls ABC Board has submitted the fiscal year ended June 30, 2021 audited financial statements for the Council's review. (See attachment #7.)

**9. CHARGE REVISED TAX LEVY FOR 2021**

Council is requested to charge Tax Collector Kim Anderson with collecting the 2021 ad valorem taxes in the revised amount of \$2,078,642.24 under NC General Statute §159-13. The 2021 levy represents an increase of \$273,079.49 or 15.12% from the 2020 tax levy. 2021 was a revaluation year for Caldwell County and assessed property tax values increased by \$60,867,516 from the valuation for 2020. The breakdown of the tax assessments is shown below. (See attachment #8.)

Real Property	\$418,534,230
Personal Property	<u>\$44,931,152</u>
Total Assessed Valuation	<u>\$463,465,382</u>

**10. ADOPT RESOLUTION DECLARING NOVEMBER 2021 AS PUBLIC SAFETY AND EMERGENCY SERVICE PROVIDERS APPRECIATION MONTH**

Council is requested to adopt a resolution declaring November 2021 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 #9.)

**11. ADOPT PROCLAMATION RECOGNIZING OCTOBER 23 – OCTOBER 31, 2021 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, 2021 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.)

**12. 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 #11.)

**13. APPROVE EXTENSION OF COVID-19 VACCINATION INCENTIVES FOR TOWN EMPLOYEES**

At the 09/20/2021 Council meeting Council formally approved 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.

Action requested: Authorize the Town Manager to extend the vaccination incentives through December 31, 2021.

**14. EVENTS SCHEDULE**

Council shall consider the schedule of events for the balance of 2021.

Veterans Day Ceremony	10:00 a.m., Wed., 11/10/2021 - Rec. Center
Light Up Granite Falls Tree Lighting Contest	3:30 p.m. Mon., 11/22/2021 - Downtown
Festival on the Square Tree Lighting Ceremony	6:15 p.m. Mon., 11/22/2021 - Downtown
Granite Falls Rotary Club Christmas Parade	Noon, Saturday, 12/04/2021 - Downtown

**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	Thursday, November 11 <sup>th</sup>
Thanksgiving	Thursday, November 25 <sup>th</sup> & Friday, November 26 <sup>th</sup>
Christmas	Thursday, Friday, & Monday December 23 <sup>rd</sup> , 24 <sup>th</sup> , & 27 <sup>th</sup>
New Year’s Day	Friday, December 31 <sup>st</sup>

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.

2. At the November 15, 2021 Special Council Meeting, the Town’s external auditors, Martin Starnes & Associates, CPAs, PA, will present the Town’s audit report for fiscal year ended June 30, 2021.

#### **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 not meet in October.
2. The Granite Falls Merchants’ Association will meet Monday, October 18<sup>th</sup> at noon in the Town Council Room.
3. The Granite Falls History Committee will meet Tuesday, October 19<sup>th</sup> at 2:00 p.m. at the History and Transportation Museum.
4. The Granite Falls Planning Board will meet Tuesday, October 26<sup>th</sup> at 5:00 p.m. using ZOOM.
5. The Granite Falls Board of Adjustment will not meet in October. The next meeting will be Wednesday, November 10<sup>th</sup> at 5:00 p.m. at the Recreation Center.
6. The WPCOG MPO/RPO will meet Wednesday, October 27<sup>th</sup> at 1:00 p.m. at the WPCOG.
7. The Granite Falls ABC Board will meet Monday, October 11<sup>th</sup> at 5:30 p.m. and Monday November 8<sup>th</sup> at 5:30 p.m. Both meetings will be 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, November 15, 2021, at 5:30 p.m. at the Recreation Center.**