

## **MINUTES OF SPECIAL MEETING HELD APRIL 30, 2018**

**SPECIAL MEETING** The Granite Falls Town Council held a Special Meeting on Monday, April 30, 2018 at 5:30 p.m. in the Council Chambers of the Administrative Building.

**PRESENT** The following members of the governing body were present: Mayor Barry Hayes, Council Members Dr. Caryl B. Burns, Larry Knight, Jim Mackie, Mike Mackie, and Martin Townsend.

**ABSENT** The following member of the governing body was absent: Tracy Townsend.

**STAFF PRESENT** The following staff members attended the meeting: Town Manager Jerry Church, Town Clerk Paula Kirby, Town Planner Greg Wilson, Administrative Assistant Kara Calloway, Finance Director Marsha Harbison, Police Chief Chris Jenkins, Police Officer Daniel Sharpe, Electric Services Director Rick Sisk, Electric Lineman Dustin Chapman, Parks and Recreation Director Chad Raby, Fire Chief Brian Bennett, Water Resource Director Chris Graybeal, Public Works Director Randy Smith and Assistant Police Chief Jerry O’Brine “Brine” Branham, III.

**VISITORS** Joe and Lisa Owens

**NEWS MEDIA** No news media attended the meeting.

**MEETING CALLED TO ORDER** Mayor Barry Hayes called the meeting to order and welcomed everyone present.

**INVOCATION** Councilman Larry Knight led in prayer.

**PLEDGE OF ALLEGIANCE** Mayor Barry Hayes led the Pledge of Allegiance.

**APPROVAL OF AGENDA** Mike Mackie made a motion the Council approve the agenda as presented. Dr. Caryl B. Burns seconded the motion, with a unanimous affirmative vote.

**MINUTES FROM THE REGULAR TOWN COUNCIL MEETING HELD APRIL 16, 2018 APPROVED** Martin Townsend made a motion the Council approve the minutes from the Regular Meeting held April 16, 2018. Mike Mackie seconded the motion, with a unanimous affirmative vote.

## **SPECIAL INTRODUCTIONS/PRESENTATIONS/RECOGNITIONS**

Police Chief Chris Jenkins introduced Police Officer Daniel Sharpe to the Council.

Electric Services Director Rick Sisk introduced Electric Lineman Dustin Chapman to the Council.

Town Manager Jerry Church presented the following Public Power Awards of Excellence for 2017 from ElectriCities to Electric Services Director Rick Sisk:

- **Value of Public Power**-Town staff communicates the value of electric system ownership to key stakeholders.
- **Continuous Improvement**-Town staff constantly reviews and enhances all aspects of public power; focuses on cost reduction and increased efficiencies in current and future operations.
- **Wholesale Power Cost**- The Town provides competitive and stable wholesale electric rates that meet the power supply needs of Power Agency Members.

Town Manager Church also presented Mr. Sisk the Reliable Public Power Provider (RP3) Diamond designation award from the American Public Power Association (APPA) for providing reliable and safe electric service. The Diamond designation is the highest designation awarded by the APPA.

**TOWN ATTORNEY REPORT** Town Attorney Bruce Cannon did not have a report.

**PUBLIC COMMENT PERIOD** No one registered to speak during the Public Comment Period.

## **NEW BUSINESS/ACTION ITEMS**

**PUBLIC HEARING CALLED ON REZONING PETITION #1-2018 – Property Near 321 and Lower Cedar Valley Road** Town Planner Greg Wilson reviewed with the Council the Granite Falls Planning Board meeting held Tuesday, April 24, 2018 where they reviewed Rezoning Petition #1-2018. Max McRary has submitted a Rezoning Petition for his property located near the intersection of Highway 321 and Lower Cedar Valley Road. The property is approximately 4.07 acres in size and is currently vacant. The property is currently zoned R-20A, Residential and is in the Town ETJ. The request is to rezone the property to H-B, Highway Business District. This request is consistent with the Granite Falls Horizons: Land Use Plan.

The Planning Board voted unanimously to recommend that the Town Council approve the Petition for Rezoning #1-2018 as submitted.

Martin Townsend made a motion the Council call for a public hearing at the Special Town Council Meeting scheduled for Tuesday, May 22, 2018 at 5:30 p.m. Dr. Caryl B. Burns

seconded the motion, with a unanimous affirmative vote. A copy of Zoning Petition #1-2018 is attached and is hereby made a part of these minutes.

**PUBLIC HEARING CALLED ON ZONING TEXT AMENDMENT #4-2018** Town Planner Greg Wilson reviewed with the Council the Granite Falls Planning Board meeting held Tuesday, April 24, 2018. The Board considered Zoning Text Amendment #4-2018 which would expand the eligibility requirements for reduced front yard setbacks for detached canopies (carports) in the R-8 & R-8A Zoning Districts. The proposed Zoning Text Amendment was submitted by Joe Owens.

The Planning Board voted unanimously to recommend that the Town Council approve Zoning Text Amendment #4-2018 as submitted.

Larry Knight made a motion the Council call for a public hearing on Zoning Text Amendment #4-2018 at the Special Town Council Meeting scheduled for Tuesday, May 22, 2018 at 5:30 p.m. Mike Mackie seconded the motion, with a unanimous affirmative vote. A copy of Zoning Text Amendment #4-2018 is attached and is hereby made a part of these minutes.

**ABC FINANCIAL STATEMENTS** The Granite Falls ABC Board submitted the financial statements for the 3<sup>rd</sup> quarter ended March 31, 2018 for the Council's review and comments. Copies of the financial statements are attached and are hereby made a part of these minutes.

**BUDGET AMENDMENT #10 FY 2017-2018 APPROVED** Finance Director Marsha Harbison requested the Council approve budget amendment #10 for fiscal year 2018.

Increase General Fund Budgeted Revenue – ABC School Receipts	\$4,600.00
Increase General Fund Budgeted Expense – ABC Distribution to Schools	\$4,600.00

Martin Townsend made a motion the Council approve Budget Amendment #10 FY 2017-2018 as requested. Jim Mackie seconded the motion, with a unanimous affirmative vote.

**ABC DISTRIBUTION AUTHORIZED** Town Finance Officer Marsha Harbison requested the Council authorize the distribution of ABC funds of \$5,960.81 to the local schools as follows:

Granite Falls Elementary School	36%	\$2,145.89
Granite Falls Middle School	36%	\$2,145.89
Dudley Shoals Elementary School	28%	\$1,669.03
Total Distribution	100%	\$5,960.81

These funds represent the portion of the ABC Store profit distribution for the third quarter ended 03/31/2018.

Dr. Caryl B. Burns made a motion the Council authorize the distribution of ABC funds as requested. Martin Townsend seconded the motion, with a unanimous affirmative vote.

**CAPITAL IMPROVEMENT PLAN APPROVED** On Monday, March 26, 2018, Town Staff presented the revised Capital Improvement Plan (CIP) for the Town of Granite Falls. The revised CIP identifies both short-term (0 to 6 years) and long-term (6 to 20 years) projects and purchases, defines cost estimates for each project or purchase, prioritizes and schedules each project or purchase and identifies potential funding sources. The CIP is a “living document” that is updated each year as part of the annual budget process and can be used to approach funding agencies for financial assistance.

Town Staff recommended several new CIP projects including the purchase of backup generators for four of the eight pump stations that currently do not have generators. Town Staff had planned to recommend the purchase of four more generators during fiscal year 2020. It was the consensus of the Town Council to purchase all eight generators during fiscal 2019. Town Staff amended the CIP to include the purchase of all eight generators in fiscal 2019 as “new” projects E53, E54, E55 & E56. Town Staff made no other changes to the CIP that the Council reviewed on March 26, 2018. Included in the Council’s agenda package were CIP sheets for the ‘new’ projects and other CIP documents that changed due to the addition of these projects. Also enclosed in their agenda package was a resolution approving the updated CIP.

Martin Townsend made a motion the Council adopt a resolution formally approving the 2018 Town of Granite Falls Capital Improvement Plan. Dr. Caryl B. Burns seconded the motion, with a unanimous affirmative vote. A copy of the resolution is attached and is hereby made a part of these minutes. A copy of the 2018 CIP is on file at the Town of Granite Falls Administrative office for public view.

**CELL TOWER LEASE ON FALLS AVENUE WATER TANK APPROVED** On 02/19/2018, Council approved a consulting agreement with Carolina Telecommunications Services, LLC (CTS) for negotiating the lease with T-Mobile for an existing cell phone tower on the Falls Avenue Water Tank, and leases for new cell phone towers, on all Town water tanks. The lease on the Falls Avenue Water Tank expires September 30, 2018. The agreement with CTS was for one year and the Town would be required to pay CTS \$2,500 up front for each lease and an additional \$2,500 upon the completion of each lease agreement for each cell phone tower plus reasonable and customary expenses.

CTS has successfully completed the negotiations for the existing T-Mobile cell phone tower lease on the Falls Avenue Water Tank and has submitted the renewal lease for approval by the Town Council. Town Attorney Bruce Cannon has reviewed the lease on behalf of the Town. T-Mobile currently pays the Town \$1,584.01 per month (\$19,008.12 annually) and had proposed a renewal rate of \$1,870.00 per month (\$22,440.00 annually). CTS negotiated a renewal rate of \$3,500.00 up front when the lease is signed and \$2,250.00 per month (\$27,000.00 annually). The new lease also includes an additional 3% rate increase on each annual anniversary date (October 1<sup>st</sup>).

Larry Knight made a motion the Council approve the lease agreement as presented and to authorize the Town Manager to execute the lease agreement, and any other documents required, on behalf of the Town. Jim Mackie seconded the motion, with a unanimous affirmative vote. A copy of the lease is attached and is hereby made a part of these minutes.

**BUDGET AMENDMENT #11 FY 2017-2018 APPROVED** The Town recently sold surplus items on GovDeals® that netted \$23,900.00 in proceeds to the Town. Town Manager Jerry Church requests the Council approve a budget amendment to increase the General Fund and Water and Sewer Fund budgets for receipt of this revenue and to increase budgeted expenditures to purchase additional equipment, not included in the 2018 budget, in the Police and Water and Sewer Departments. The requested budget amendment #11 is as follows:

Increase General Fund Gain on Sale of Capital Assets	\$16,300.00
Increase Police Department Capital Outlay	\$16,300.00
Increase Water and Sewer Fund Gain on Sale of Capital Assets	\$7,600.00
Increase Water and Sewer Department Capital Outlay	\$7,600.00

Mike Mackie made a motion the Council approve Budget Amendment #11 as requested. Dr. Caryl B. Burns seconded the motion, with a unanimous affirmative vote.

**TOWN HOLIDAY SCHEDULE** The Town of Granite Falls Administrative Office, the Recreation Center, and the Public Works and Electric Departments will be closed on Monday, May 28, 2018 for the Memorial Day Holiday. The Police and Fire Departments and the Water and Wastewater Facilities will be on duty as scheduled and those employees scheduled to work the holiday receive alternate time off with pay. Republic Services will pick up garbage and recycling on their regular schedule.

**MANAGER UPDATE** Town Manager Jerry Church updated the council on the following:

Upcoming events include the National Day of Prayer breakfast on Thursday, May 3<sup>rd</sup> at 8:00 a.m. at the First Baptist in Lenoir, NC (Mayor Barry Hayes, Councilmen Jim Mackie and Larry Knight, and Town Manager Jerry Church are registered to attend), the National Day of Prayer Ceremony on Thursday, May 3<sup>rd</sup> at noon on the Granite Falls Town Square, and the Art in the Park concert on Monday, May 21<sup>st</sup> at 6:30 p.m. in downtown Granite Falls. Members of the Town Council may attend events that 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.

The Drinking Water loan fund application was received by the Department of Water Quality.

**MEETING ADJOURNED** Mike Mackie made a motion the Council adjourn the meeting.  
Dr. Caryl B. Burns seconded the motion, with a unanimous affirmative vote.