

MINUTES OF SPECIAL MEETING HELD DECEMBER 6, 2018

SPECIAL MEETING The Granite Falls Town Council held a Special Meeting on Thursday, December 6, 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, Martin Townsend, and Tracy Townsend.

ABSENT The following member of the governing body was absent: None

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, Assistant Police Chief Brine Branham, and Police Officer Ryan Pippin.

VISITORS Brandi C. Fesperman, CPA, Senior Accountant with Martin Starnes & Associates, CPAs, P.A., Darlene Townsend, Fred Fowler, Ethel Perdue, Amy Styles, and Rebecca Wilcox.

NEWS MEDIA Virginia Annable, representing *The News-Topic*, attended the meeting.

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

INVOCATION Mayor Pro Tem Dr. Caryl B. Burns led in prayer.

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

SPECIAL PRESENTATIONS/INTRODUCTIONS/RECOGNITIONS

New Employee Introductions:

Granite Falls Police Chief Chris Jenkins introduced Police Officer Ryan Pippin to the Council.

Annual Audit Report

Brandi C. Fesperman, CPA, Senior Accountant with Martin Starnes & Associates, CPAs, P.A., presented the Town of Granite Falls Annual Report and audit results for the year ended June 30, 2018 to the Council. A copy of the report is attached and is hereby made a part of these minutes.

Senator Deanna Ballard, Senator Warren Daniel, and Representative Destin Hall were unable to attend the meeting.

APPROVAL OF AGENDA Martin Townsend made a motion the Council approve the agenda as presented. Tracy Townsend seconded the motion, with a unanimous affirmative vote.

APPROVAL OF MINUTES FROM THE REGULAR TOWN COUNCIL MEETING HELD NOVEMBER 5, 2018 Tracy Townsend made a motion the Council approve the minutes from the Regular Town Council meeting held November 5, 2018 as presented. Dr. Caryl B. Burns seconded the motion, with a unanimous affirmative vote.

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.

PUBLIC HEARINGS

PUBLIC HEARING CALLED TO ORDER ON ASSESSMENTS AGAINST REAL PROPERTY OF OWNERS FAILING TO PAY INVOICES TO THE TOWN OF GRANITE FALLS Mayor Barry Hayes called to order 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. All real property owners of said property as well as other residents of the Town were allowed to speak.

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

Fred Fowler speaks

Fred Fowler, resident and owner of 15 North Highland Avenue, Granite Falls, informed the Council of numerous encounters with Town Planner Greg Wilson regarding nuisance violations at his property. Mr. Fowler stated that he has attempted to bring his property into compliance, but he was confused on what exactly needed to be done. Mr. Fowler did acknowledge that Town staff and the Town Attorney had visited his property numerous times to advise him on how to bring his property into compliance.

Rebecca Wilcox speaks

Rebecca Wilcox, previous resident of 34 Bumgarner Road, Granite Falls, expressed her concerns of the lien being in her name. She allowed the property to go in foreclosure in May, 2018. One Reverse Mortgage Company told her they would mow the property but they did not. Town Attorney Bruce Cannon informed Ms. Wilcox the lien was against the property,

not her and she was not liable for the cost of the lien. Attorney Cannon advised Ms. Wilcox to get in touch with the mortgage company.

PUBLIC HEARING CLOSED ON ASSESSMENTS AGAINST REAL PROPERTY OF OWNERS FAILING TO PAY INVOICES TO THE TOWN OF GRANITE FALLS

Mayor Barry Hayes closed the public hearing on assessments against real property of owners failing to pay invoices to the Town of Granite Falls.

NEW BUSINESS/ACTION ITEMS

ASSESSMENTS WITHOUT DISCOUNTS FROM THE PRELIMINARY ASSESSMENT ROLL APPROVED

The Council was 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.

Tracy Townsend made a motion the Council approve the preliminary assessment roll with no discounts, and the deletion of the assessment against 128 N. Main Street, which had been paid. Martin Townsend seconded the motion, with a unanimous affirmative vote. A copy of the preliminary assessment roll is attached and is hereby made a part of these minutes.

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:

Christmas	Monday, Tuesday & Wednesday, December 24 th - 26 th
New Year's Day	Tuesday, January 1 st
Dr. Martin Luther King, Jr. Day	Monday, January 21 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.

PUBLIC HEARING CALLED FOR ZONING TEXT AMENDMENT #6-2018

Town Planner Greg Wilson reviewed with the Council the Granite Falls Planning Board meeting held Tuesday, November 27, 2018. The Board considered Zoning Text Amendment #6-2018, submitted by Pao Moua, which would add "Community Cultural Centers with educational, social, and cultural activities" as a Conditional Use in the R20-A, Residential Medium Density District. The proposed text amendment includes language that would allow the Board of Adjustment to require additional measures to ensure compatibility with adjacent land uses.

The Planning Board voted unanimously to recommend that the Town Council approve Zoning Text Amendment #6-2018 as submitted.

Dr. Caryl B. Burns made a motion the Council call for a public hearing on Zoning Text Amendment #6-2018 at the Regular Town Council Meeting scheduled for Monday, January 7, 2019 at 6:00 p.m. Mike Mackie seconded the motion, with a unanimous affirmative vote. A copy of Zoning Text Amendment #6-2018 is attached and is hereby made a part of these minutes.

FINANCIAL REPORT The financial dashboard for the five months ended November 30, 2018 was presented for the Council's review. This report represents 42% of the current 2018 – 2019 fiscal year budget. Also presented for the Council's review was an analysis of current year sales tax revenue versus prior year and budgeted revenues. Copies of these reports are attached and are hereby made a part of these minutes.

PROPOSED BUDGET AMENDMENT #4-2019 FOR ADDITIONAL STREET REPAIRS APPROVED The Council was requested to approve proposed Budget Amendment #4-2019 for additional funding for street paving and maintenance in the General Fund, the Water & Sewer Fund, and the Electric Fund. The additional funding in the General Fund will be used to repave River Bend Club Pointe and Greenway Drive, and to repave, instead of patching, Spring Street. These additional street paving and maintenance funds will come from SEMA funds for the reimbursement of damages caused by the 10/23/2017 severe storm, 2018 Pole Attachment Fees that were paid in 2019, prior year property tax collections in excess of budgeted revenues, and projected revenues in excess of budgeted revenues for current year property taxes, sales taxes, and ABC profits. The additional funding in the Water & Sewer & Electric Funds will be used to repair streets that were damaged by installation or leaks of water & sewer lines and the installation of electric lines. The additional funds in the Water & Sewer and Electric Funds will come from SEMA funds for the reimbursement of damages caused by the 10/23/2017 severe storm.

Tracy Townsend made a motion the Council approve proposed Budget Amendment #4-2019 as requested. Dr. Caryl B. Burns seconded the motion, with a unanimous affirmative vote. A copy of Budget Amendment #4-2019 is attached and is hereby made a part of these minutes.

DECEMBER 17, 2018 COUNCIL MEETING CANCELLED Martin Townsend made a motion the Council cancel the December 17, 2018 Regular Council Meeting. Jim Mackie seconded the motion, with a unanimous affirmative vote.

MANAGER UPDATE Town Manager Jerry Church updated the Council on the following:

1. Enclosed with the Council's agenda package was a calendar of events through the end of January 2020. Revisions since the last calendar were highlighted in yellow.
2. The EDC breakfast scheduled for Tuesday, December 4, 2018 was cancelled due to inclement weather.

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.

MEETING ADJOURNED Mike Mackie made a motion the Council adjourn the meeting. Martin Townsend seconded the motion, with a unanimous affirmative vote.