

## MINUTES OF SPECIAL MEETING HELD JUNE 18, 2018

**SPECIAL MEETING** The Granite Falls Town Council held a Special Meeting on Monday, June 18, 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, and Police Chief Chris Jenkins.

**VISITORS** Representing The Wooten Company: Clarence Lockamy, Brian Johnson, Slade Harvin, and Buck Kennedy, Tim Hemphill, Hamilton Ward, representing Spartan Holdings, Julian Baker, Randall Williams, Will Clayton, Cynthia Sparks, Oscar Vasquez, Deb Chernesky, Elizabeth Kuch, Ted Cooke, and Brett Waters.

**NEWS MEDIA** James Branch, representing the *News-Topic*, attended the meeting.

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

**INVOCATION** Council Member Larry Knight led in prayer.

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

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

The Council recognized former Town Planning Board member Tim Hemphill for 26 years of service on the Town Planning Board. Mayor Barry Hayes presented a plaque to Mr. Hemphill in recognition of his service.

Representatives of The Wooten Company, Clarence Lockamy, Brian Johnson, Slade Harvin, and Buck Kennedy, recognized the Town of Granite Falls as a client for the past forty years. Clarence Lockamy thanked the Council for trusting the Wooten Company to work with the Town for over 140 different projects. He stated that Granite Falls was a major reason Wooten

opened their Hickory office. He has enjoyed working with Town staff and the Council. Buck Kennedy also thanked the Council for working with the Wooten Company for 40 years.

Mayor Hayes thanked the Wooten Company for their service to the Town and stated that Clarence Lockamy was a great asset to their company and to the Town.

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

**MINUTES FROM THE SPECIAL TOWN COUNCIL MEETING HELD MAY 22, 2018 APPROVED** Martin Townsend made a motion the Council approve the minutes from the Special Meeting held May 22, 2018. 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 REZONING PETITION #2-2018**  
Mayor Hayes called to order a public hearing on Rezoning Petition #2-2018, submitted by Spartan Holdings, LLC, for property owned by Watson Place, LLC, located on River Bend Drive between the Shoppes at Rivercrest and the River Bend neighborhood. The Council called for the public hearing at the May 22, 2018 Council meeting following the presentation of the petition by Town Planner Greg Wilson.

The property is approximately 62 acres in size, but the petition is to rezone approximately 47 acres of the 62-acre property. The property is currently vacant and is zoned H-B, Highway Business and the request is to rezone the 47-acre portion of the property to R-8, Medium-High Density Residential District. The Planning Board voted unanimously to recommend that the Town Council approve the Petition for Rezoning #2-2018 as submitted, contingent upon subdivision of the property as shown. This request is consistent with the Granite Falls Horizons: Land Development Plan.

**Hamilton Ward speaks to the Council** Hamilton Ward, representing Spartan Holdings, LLC., informed the Council the property would be used for assisted living facilities, patio homes and senior apartments. They have been approved for a 78 bed center. He also stated that there will be a large buffer and they will be “good neighbors” to the River Bend residents.

**Deb Chernesky speaks to the Council** River Bend resident Deb Chernesky stated that as a River Bend home owner and Town resident, she is very excited about the planned facilities. She stated it was the best use of that property.

**Ted Cooke speaks to the Council** Mr. Cooke agreed that this would be the best use for the property. He also stated that Spartan Holdings, LLC. is a great group to work with.

**PUBLIC HEARING ON REZONING PETITION #2-2018 CLOSED** Mayor Barry Hayes closed the public hearing on Rezoning Petition #2-2018.

**PUBLIC HEARING CALLED TO ORDER ON PROPOSED BUDGET FOR FISCAL YEAR 2018-2019** Mayor Barry Hayes called to order a public hearing on the proposed budget for fiscal year 2018-2019 for \$14,458,000. The budget, including the budget message, was presented to the Council at the special Council meeting held May 22, 2018 and is a “blueprint” used to provide a sound financial framework for all Town operations. It ensures that the Town’s limited resources are allocated toward the services and priorities identified by the Council. More specifically, the budget is a financial plan consisting of estimated sources of revenues and proposed expenditures. \

The recommended budget for fiscal year 2018-2019 is \$53,565 or .37% less than the 2017-2018 amended budget of \$14,511,565. The main decreases in the 2018-2019 budget are due to non-recurring Building Reuse Grants, a reduction in wholesale electric rates from NCMPA1, and a reduction of Powell Bill expenditures. The decreases in the budget are partially offset by an increase in capital outlay, an increase in maintenance and repairs to equipment, buildings, and grounds, an increase in personnel costs, an increase in the cost of service and maintenance contracts, and an increase in the cost of general and auto insurance. The Town Council and Town Staff have had numerous meetings in preparation of the proposed budget.

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

No one registered to speak during the public hearing.

**PUBLIC HEARING ON PROPOSED BUDGET FOR FISCAL YEAR 2018-2019 CLOSED** Mayor Hayes closed the public hearing on the proposed budget for FY 2018-2019.

### **NEW BUSINESS/ACTION ITEMS**

**REZONING PETITION #2-2018 APPROVED** The Council considered Rezoning Petition #2-2018 for approximately 47 acres out of a 62-acre property owned by Spartan Holdings, LLC, located on River Bend Drive between the Shoppes at Rivercrest and the River Bend neighborhood. The request was to rezone the 47-acre portion of the property to R-8, Medium-High Density Residential District.

Tracy Townsend made a motion the Council approve Rezoning Petition #2-2018, 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 not inconsistent with the adopted Granite Falls Horizons: Land Development Plan, which does not include this property on the Future Land Use Map. However, nearby properties are indicated on the Future Land Use Map as both industrial and residential and the majority of the growth and development in the area has been commercial in the time period following the plan's adoption.

Jim Mackie seconded the motion, with a unanimous affirmative vote. A copy of Rezoning Petition #2-2018 is attached and is hereby made a part of these minutes.

**REZONING ORDINANCE #341 APPROVED** The Council considered Rezoning Ordinance #341 for property owned by Spartan Holdings, LLC, located on River Bend Drive between the Shoppes at Rivercrest and the River Bend neighborhood. The property is approximately 62 acres in size and the petition was to rezone 47 of the 62 acres from H-B, Highway Business to R-8, Medium-High Density Residential District.

Dr. Caryl B. Burns made a motion the Council approve Ordinance #341 as presented. Mike Mackie seconded the motion, with a unanimous affirmative vote. A copy of Ordinance #341 is attached and is hereby made a part of these minutes.

**BUDGET ORDINANCE #340 ADOPTED** Following the public hearing on the budget, the Council is required to adopt Budget Ordinance #340 for \$14,458,000 for fiscal year 2018-2019 that will enact the budget.

Martin Townsend made a motion the Council adopt Budget Ordinance #340 as required. Jim Mackie seconded the motion, with a unanimous affirmative vote. A copy of Ordinance #340 is attached and is hereby made a part of these minutes.

**FEE SCHEDULE FOR FISCAL YEAR 2018-2019 APPROVED** The Council was requested to approve the Town of Granite Falls Fee Schedule effective July 1, 2018. The Fee Schedule includes the electric rate schedules and the new water and sewer rate schedules as well as other fees.

Mike Mackie made a motion the Council approve the 2018-2019 Fee Schedule as requested. Dr. Caryl B. Burns seconded the motion, with a unanimous affirmative vote. A copy of the Fee Schedule is attached and is hereby made a part of these minutes.

**UPDATED RENEWABLE ENERGY PORTFOLIO STANDARDS (REPS) RIDER ADOPTED** The Council needed to adopt an update to the Renewable Retail Rider #15. The Retail REPS Rider must be updated for the Renewable Resource and the DSM/Energy Efficiency portions of the charge. Approval is also required to enable the Town to bill and collect these "pass through" charges effective July 1, 2018.

Larry Knight made a motion the Council adopt the updated REPS Rider as required and approve the Town to bill and collect these "pass through" charges effective July 1, 2018.

Tracy Townsend seconded the motion, with a unanimous affirmative vote. A copy of the updated REPS Rider is attached and is hereby made a part of these minutes.

**APPROVED BUDGET FROM GRANITE FALLS ABC BOARD RECEIVED AND ACCEPTED** At the May 22, 2018 Special Meeting, Council was presented a proposed 2018-2019 budget for the Granite Falls Alcoholic Beverage Control Board. Under N.C. G.S. 18B-702, effective for fiscal years starting after May 1, 2011, each local ABC Board must operate under a balanced budget and the proposed budget must be presented to the local ABC Board, the appointing authority (Granite Falls Town Council) and the NC ABC Commission before June 1<sup>st</sup> of each year. The budget must be adopted by the local ABC Board at a meeting held after June 1<sup>st</sup> each year and the budget approved by the local board must be submitted to the appointing authority and to the NC ABC Commission. The ABC Board approved the budget at its June 12, 2018 meeting. The Council is not required to take any action on this budget, but the presentation of the approved budget to the Council from the ABC Board must be reflected in the Council meeting minutes.

Martin Townsend made a motion the Council accept the 2018-2019 Granite Falls ABC Board budget as presented. Mike Mackie seconded the motion, with a unanimous affirmative vote. A copy of the budget is attached and is hereby made a part of these minutes.

**DEPOSITORIES FOR FISCAL YEAR 2018-2019 DESIGNATED** The Council was requested to designate financial institutions the Town may use as depositories during fiscal year 2018-2019.

Capital Bank  
PNC Bank

NC Cash Management Trust  
First Citizens Bank

Martin Townsend made a motion the Council designate the above financial institutions as depositories during fiscal year 2018-2019 as requested. Dr. Caryl B. Burns seconded the motion, with a unanimous affirmative vote.

**TOWN OF GRANITE FALLS UNIFORM GUIDANCE PROCUREMENT POLICY APPROVED** The North Carolina Department of the State Treasurer Office of Budget and Management (OMB) has implemented its Uniform Administrative Requirements, Cost Principles, and Audit Requirements, commonly referred to as Uniform Guidance (UG), to go into effect for local governments and other public authorities that expend federal financial assistance for all fiscal years that begin on or after December 26, 2017. The Town of Granite Falls is required to implement and follow a UG Procurement Policy for federal financial assistance loans and grants initiated after July 1, 2018. Federal financial assistance includes, but is not limited to, USDA loans and grants, CDBG funds, FEMA Public Assistance disaster relief grants, and other federally funded programs that are either directly funded by or reimbursed with federal funds.

Mike Mackie made a motion the Council approve the Town of Granite Falls Uniform Guidance Procurement Policy as presented and to authorize the Town Manager to make

changes to the policy as needed. Dr. Caryl B. Burns seconded the motion, with a unanimous affirmative vote. A copy of the policy is attached and is hereby made a part of these minutes.

**FINANCIAL REPORT** The financial dashboard report for the period ended May 31, 2018 was presented for the Council's review. This report represents 92% of the current 2017-2018 fiscal year budget. Also presented for the Council's review was an analysis of current year sales tax revenue and property tax revenue versus prior year and budgeted revenues. Copies of these reports are attached and are hereby made a part of these minutes.

**BUDGET AMENDMENT #15 FY 2017-2018 APPROVED** The Town of Granite Falls should receive reimbursement from State Emergency Management (SEMA) for \$66,655 which covers 75% of eligible expenses the Town incurred during the severe storm on October 23, 2017. Town Finance Director Marsha Harbison requested the Council approve Budget Amendment #15 to record the SEMA reimbursement revenue and cover the storm damage cleanup expenses incurred by the Town.

<b>Increase General Fund Budgeted Revenue – SEMA Reimbursement</b>	<b>\$44,746.00</b>
<b>Increase Admin. Dept. Budgeted Expense – Emergency Clean-up &amp; Repairs</b>	<b>\$ 1,246.00</b>
<b>Increase Street Dept. Budgeted Expense – Emergency Clean-up &amp; Repairs</b>	<b>\$10,000.00</b>
<b>Increase Rec. Dept. Budgeted Expense – Emergency Clean-up &amp; Repairs</b>	<b>\$15,000.00</b>
<b>Increase Street Dept. Budgeted Expense – M&amp;R Equipment</b>	<b>\$13,500.00</b>
<b>Increase Rec. Dept. Budgeted Expense – Capital Outlay</b>	<b>\$ 5,000.00</b>
<b>Increase Water/Sewer Fund Budgeted Revenue – SEMA Reimbursement</b>	<b>\$ 7,432.00</b>
<b>Increase Water/Sewer Dept. Budgeted Expense – Emerg. Clean-up &amp; Repair</b>	<b>\$ 5,908.00</b>
<b>Increase Water/Sewer Dept. Budgeted Expense – M&amp;R Equipment</b>	<b>\$ 1,524.00</b>
<b>Increase Electric Fund Budgeted Revenue – SEMA Reimbursement</b>	<b>\$14,477.00</b>
<b>Decrease Electric Fund Budgeted Expense – Capital Outlay</b>	<b>\$47,507.00</b>
<b>Increase Electric Fund Budgeted Expense – Emergency Clean-up &amp; Repairs</b>	<b>\$61,984.00</b>

Tracy Townsend made a motion the Council approve Budget Amendment #15 FY 2017-18 as requested. Martin Townsend seconded the motion, with a unanimous affirmative vote.

**RESOLUTION FOR THE SERVICE AND RETIREMENT OF CALDWELL COUNTY SCHOOLS SUPERINTENDENT DR. WILLIAM STEVEN “STEVE” STONE APPROVED** The Council considered a resolution for the service and retirement of Caldwell County Schools Superintendent Dr. William Steven Stone.

Mike Mackie made a motion the Council approve the resolution as presented. Martin Townsend seconded the motion, with a unanimous affirmative vote. A copy of the resolution is attached and is hereby made a part of these minutes.

**COUNCIL MEETING SCHEDULE CHANGED** The Council was requested to cancel the regular Council meetings scheduled for Monday, August 6, 2018, and Monday, August 20, 2018, and call for a Special Council meeting at 6:00 p.m. on Monday, August 13, 2018 in the Council Room.

Martin Townsend made a motion the Council approve the proposed changes to the Council meeting schedule. Tracy Townsend 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 in observance of the following holidays:

July 4 <sup>th</sup>	Wednesday, July 4 <sup>th</sup> (Rec. Center building closed, Pool is open)
Labor Day	Monday, September 3 <sup>rd</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.

**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 July 2019. Revisions since the last calendar were highlighted in yellow. Upcoming events include the Special Town Council Meeting on Monday, June 18, 2018 at 5:30 p.m., the employee appreciation luncheon on Friday, June 22, 2018 at 11:00 a.m. at the Recreation Center, the ribbon cutting at Honda of North Carolina on Thursday, June 28, 2018 at 2:00 p.m., the Electricities Annual Conference August 20-22, 2018 in Asheville, NC (Please see Town Clerk Paula Kirby about registering for this event), and the Granite Falls Merchants Association Festival on Main on Saturday, September 15, 2018 from 2:00 p.m. until 8:00 p.m. in downtown Granite Falls.

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.

**COUNCIL GOES INTO CLOSED SESSION** Tracy Townsend made a motion 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. Martin Townsend seconded the motion, with a unanimous affirmative vote.

**COUNCIL GOES OUT OF CLOSED SESSION** Martin Townsend made a motion the Council go out of closed session. Mike Mackie seconded the motion, with a unanimous affirmative vote.

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