



**TOWN OF GRANITE QUARRY
TOWN COUNCIL
REGULAR MEETING MINUTES
Monday, September 9, 2024 6:00 p.m.
Thursday, September 26, 2024 6:00 p.m.**

Present: Mayor Brittany Barnhardt, Mayor Pro Tem Doug Shelton, Council Member John Linker, Council Member Laurie Mack, Council Member Rich Luhrs

Staff: Town Manager/Fire Chief Jason Hord; Town Attorney Zachary Moretz; Planning, Zoning, and Subdivision Administrator Richard Flowe; Finance Director Shelly Shockley; Interim Police Chief Todd Taylor; Police Officer Osborne; Firefighter Kyles; Firefighter Quales; Firefighter Pritchard; Fire Engineer McCulloh

Call to Order: Mayor Barnhardt called the meeting to order at 5:59 p.m.

Moment of Silence: Mayor Barnhardt led a moment of silence.

Pledge of Allegiance: The Pledge of Allegiance was led by Mayor Barnhardt.

1. Approval of the Agenda

ACTION: Council Member Luhrs made a motion to approve the agenda as presented. Council Member Mack seconded the motion. The motion passed 4-0.

2. Approval of the Consent Agenda

A. Approval of the Minutes

- 1) Special Meeting July 31, 2024
- 2) Closed Session July 31, 2024 (*handout*)
- 3) Special Meeting August 6 & 8, 2024
- 4) Closed Session August 6, 2024 (*handout*)
- 5) Closed Session 1 August 8, 2024 (*handout*)
- 6) Regular Meeting August 8, 2024
- 7) Closed Session 2 August 8, 2024 (*handout*)
- 8) Closed Session August 21, 2024 (*handout*)
- 9) Special Meeting August 21 & 28, 2024
- 10) Closed Session August 28, 2024 (*handout*)

B. Departmental Reports

C. Financial Reports

D. Resolution 2024-06 Surplus Property Donation

ACTION: Council Member Luhrs made a motion to approve the consent agenda. Council Member Mack seconded the motion. The motion passed 4-0.

3. **Public Comments** – There were no public comments.

4. **Town Manager’s Update**

Manager Hord shared highlights from the Town Manager’s Update in the agenda packet including that the new dump truck was in service, there was a catastrophic failure with the zero-turn mower, the annual audit was conducted and completed in half a day; the auditors will present results at the October meeting. The annual pump tests for the fire department were all passed. The Police Department is continuing background checks for a new hire. The PARTF grant was awarded to the Town for Civic Park improvements; the next steps will be to follow up with Stewart for design. The DOT has reviewed the TAP project and it is being sent for design. The Civic Park Parking Lot project is underway.

Manager Hord requested to use the remainder of the dump truck funds and an additional amount from the existing budget to replace the zero-turn mower. He received Council consensus to proceed. Mayor Barnhardt explained to the audience what the TAP project was.

Manager Hord invited Chief Taylor forward for a special presentation. Chief Taylor recognized Officer Matthew Osborne for being awarded his Advanced Law Enforcement Certificate from the North Carolina Department of Justice Criminal Justice Standards Division. Officer Osborne, who has been with the Granite Quarry Police Department since 2021, has a Bachelor of Science degree in Criminal Justice.

Manager Hord introduced the following in the Fire Department: newly promoted Captain James Garris, Fire Engineer Allen Bennett, Fire Engineer Christopher Paton, Fire Engineer Jonathan McCulloh, Firefighter Connor Kyles, Firefighter Matthew Quales, and Firefighter Elijah Pritchard.

Mayor Barnhardt announced that on August 28th the Council selected Jason Hord as the Town Manager. Mayor Barnhardt conducted the ceremonial swearing-in of Manager Hord.

ACTION: Council Member Linker made a motion for a five-minute recess. Council Member Mack seconded the motion. The motion passed with all in favor.

The Council recessed at 6:28 p.m.

Mayor Barnhardt called the meeting back to order at 6:33 p.m.

5. **Guest Presentation** **Tobacco-Free Parks**

Amy Smith of the Rowan County Health Department made a presentation and requested that Granite Quarry adopt a policy banning smoking, tobacco, and nicotine from town properties. She stated they could provide signs using the Town seal.

ACTION: Council Member Linker made a motion to make the parks smoking, tobacco, and nicotine-free. Council Member Mack seconded the motion. The motion passed 3-1 with Council Members Mack, Linker, and Luhrs in favor and Mayor Pro Tem Shelton opposed.

There was discussion on the motion regarding enforceability. Ms. Smith stated that once the signs are installed, they tend to empower those who utilize the parks to point out the policy.

6. **Guest Presentation** **Nazareth Child & Family Connection**

Heather Haaland of Nazareth Child and Family Connection made a presentation about what the organization is doing and ways that Granite Quarry could partner with them in the future.

7. Guest Presentation **Rowan EDC**

Kendall Henderson of Rowan EDC made a presentation on what the EDC is currently involved in and some of its different programs and strategies. Mayor Barnhardt invited the EDC to present at the next budget retreats and planning sessions.

8. Public Hearing **Farmside Way Annexation**

A. Staff Summary

Mr. Flowe presented the petition for voluntary annexation of a contiguous property. The property is currently in the Town's ETJ and is zoned as Single-Family Residential-2.

B. Public Hearing

- 1) Opened: Mayor Barnhardt opened the public hearing at 7:26 p.m.
 - There were no comments from the public.
- 2) Closed: Mayor Barnhardt closed the public hearing at 7:26 p.m.

C. Council Discussion and Decision

ACTION: Council Member Linker made a motion to adopt Ordinance ANNEX 2024-09-09-1 to annex Farmside Way as a contiguous property. Mayor Pro Tem Shelton seconded the motion. The motion passed 4-0.

9. Public Hearing **Annexation/ZMA Circle K**

A. Staff Summary

Mr. Flowe presented the petition for voluntary annexation of a non-contiguous property in the Town's area of influence. Originally staff recommended an initial zoning designation of "Mixed Use-2" since it was the closest fit, but after a Planning Board recommendation, a new zoning designation of C-85 is being developed which will address commercial development around an interchange. The statutes provide for a 60-day window to set the zoning designation should the Council choose to take no action tonight and wait on the C-85 text amendment.

B. Public Hearing

- 1) Opened: Mayor Barnhardt opened the public hearing at 7:35 p.m.
 - There were no comments from the public.
- 2) Closed: Mayor Barnhardt closed the public hearing at 7:35 p.m.

C. Council Discussion and Decision

ACTION: Council Member Linker made a motion to adopt Ordinance ANNEX 2024-09-09-2 to annex Circle K as a non-contiguous property. Mayor Pro Tem Shelton seconded the motion. The motion passed 4-0.

ACTION: Mayor Pro Tem Shelton made a motion to defer the action on ZMA 2024-09-09 until there is a chance to see the C-85 (*ordinance amendment*). Council Member Luhrs seconded the motion. The motion passed 4-0.

Old Business **None**

New Business

10. Policy **Utilities Extension and Annexation**

Manager Hord stated that the policy was developed to clean up wording from the SRU agreement to cover bases in relation to annexation and utilities and put a plan in place for Council to accept or reject annexations. Attorney Moretz stated sections 2 & 3 of the policy were fairly standard but asked that the

Council be sure section 1 appropriately stated the Council's desire on how to guide future annexation requests. The purpose of the policy was discussed and clarified.

ACTION: Council Member Luhrs made a motion to adopt Resolution 2024-07 to adopt the Annexation, Utility Allocation and Extension Policy as presented. Mayor Pro Tem Shelton seconded the motion. The motion passed 4-0.

11. Agreement

Economic Development Incentives - Amrep

Manager Hord stated that the agreement was modeled after Amrep's original agreement with the County. Attorney Moretz stated that he is still waiting to hear back from Beacon, but he does not anticipate any changes. Mayor Barnhardt shared the tentative plan to recess tonight's meeting to a date at least ten days from the publication of the legal advertisement for the public hearing. Thursday, September 26th was suggested.

ACTION: Council Member Linker made a motion to set a date for a public hearing to gather public input on the proposed incentive agreement for September 26, 2024 at 6:00 p.m. Council Member Luhrs seconded the motion. The motion passed 4-0.

Clerk Smith will post notice of the public hearing.

12. Training and Travel Request

Mayor Barnhardt, NC Mayors Association

Mayor Barnhardt shared the training and travel request for the NC Mayors Association.

ACTION: Council Member Linker made a motion to approve Mayor Barnhardt's request (*for travel and training at the NC Mayors Association*) as presented. Mayor Pro Tem Shelton seconded the motion. The motion passed 4-0.

13. Budget Amendment

PD Moose Lodge Donation

ACTION: Council Member Linker made a motion to approve Budget Amendment FY24-25 #1 as presented to accept the Spencer Moose Lodge's donation for the Police Department. Council Member Mack seconded the motion. The motion passed 4-0.

14. Bid Award

Street Paving Improvements Project

Manager Hord stated that bids were received and scored for the Street Paving Improvements project. The lowest bid came back at \$240,552.00 which was higher than budgeted. If one of the streets is removed, the project can be completed for less. Manager Hord proposed removing Church Street since there is a possibility of development there in the future anyway. He requested that the Council approve the Carolina Siteworks contract with the removed street now and if there is an overage, a budget amendment would be brought to a future meeting for approval.

ACTION: Mayor Pro Tem Shelton made a motion to award the contract for the Street Paving Improvements Project to Carolina Siteworks, Inc. for the base bid of \$240,552.00. Council Member Linker seconded the motion. The motion passed 4-0.

15. Proclamation

Fire Prevention Week

Mayor Barnhardt acknowledged the proclamation in the agenda packet for Fire Prevention Week to be held October 6th-12th.

16. Council Comments

- Council Member Linker shared he was impressed with the level of detail on the code enforcement report.
 - Mayor Pro Tem Shelton asked if there was any progress regarding feather flags. Manager Hord stated they are in the notification stage.
 - Mayor Pro Tem Shelton asked about why a permit needed to be obtained to repair an existing fence. Mr. Flowe stated permits are required for any construction. Manager Hord provided background information on the specific project.
- Council Member Linker stated he was impressed with the Police Department lately and believed they were doing a good job. He asked that the Council discuss at a future meeting replacing some of the vehicles in the fleet since three were over 100,000 miles. Mayor Pro Tem Shelton stated he concurred and felt an assessment of all fleet vehicles should take place. Mayor Barnhardt shared that would be a great topic for the fall planning retreat and gave kudos on Chief Taylor's level of detail in the department report.
- Council Member Luhrs stated he would like there to be a review of the line-of-site and visibility for the car lot on the corner.
- Council Member Luhrs stated there was an issue with unfinished developments not having HOAs and asked if there was a way to put language in place to limit the amount of time before establishing an HOA. Mr. Flowe stated that can be put in place for new developments and will discuss with the Granite Commons developers later this week. Attorney Moretz stated he could look into innovative approaches and what could be added to the ordinance or development agreements.

17. Announcements and Date Reminders

A. Wednesday	September 11	5:00 p.m.	Centralina Executive Board
B. Wednesday	September 11	5:30 p.m.	Community Appearance Commission
C. Friday	September 13	8:00 a.m.	Mayor's Roundtable
D. Saturday	September 14	4:00 p.m.	Fish for Fun
E. Thursday	September 19	7:30 a.m.	Chamber Power in Partnership Breakfast
F. Wednesday	September 25	5:30 p.m.	CRMPO TAC Meeting
G. Tuesday	October 1	5:30 p.m.	Events Committee
H. Monday	October 7	6:00 p.m.	Planning Board
I. Monday	October 7	6:15 p.m.	Board of Adjustment
J. Wednesday	October 9	5:00 p.m.	Centralina Board of Delegates
K. Friday	October 11	11:00 a.m.	FD Auxiliary Port-a-Pit
L. Saturday	October 12	10:00 a.m.	Fire Dept. Open House

18. Closed Session

ACTION: Council Member Linker made a motion to go into closed session pursuant to N.C. General Statutes Section 143-318.11(a)(3) to consult with an attorney retained by the public body in order to preserve the attorney-client privilege. Council Member Mack seconded the motion. The motion passed 4-0.

The Council went into closed session at 8:16 p.m.

ACTION: Council Member Linker made a motion to return to open session. Council Member Mack seconded the motion. The motion passed 4-0.

The Council returned to open session at 8:48 p.m.

There were no actions taken in closed session.

Recess

ACTION: Mayor Pro Tem Shelton made a motion to recess until Thursday, September 26, 2024 at 6:00 p.m. Council Member Linker seconded the motion. The motion passed with all in favor. The meeting ended at 8:49 p.m.

Thursday, September 26, 2024

Council Member Mack was not present for the September 26, 2024 segment of the meeting.

Call to Order: Mayor Barnhardt called the regular meeting recessed on September 9, 2024 back into session at 6:03 p.m.

1. Public Hearing Economic Development Incentives Agreement- Amrep

A. Staff Summary

Manager Hord stated the agreement had been vetted by the legal counsel of all parties involved.

B. Public Hearing

- 1) Opened: Mayor Barnhardt opened the public hearing at 6:04 p.m.
There were no comments from the public.
- 2) Closed: Mayor Barnhardt closed the public hearing at 6:04 p.m.

C. Council Discussion and Decision

During Council discussion council members pointed out that the agreement included the creation of full-time positions and that it provided the same incentives the County offered. Members also discussed that the agreement was consistent with the Annexation and Utilities Expansion policy that was recently put into place and with the goals in the Comprehensive Land Use Plan for attracting industry in that area.

ACTION: Council Member Luhrs made a motion to approve the Relocation and Expansion Assistance agreement with Amrep Manufacturing Company, LLC as presented. Council Member Linker seconded the motion. The motion passed 3-0.

Adjournment

ACTION: Council Member Linker made a motion to adjourn. Council Member Luhrs seconded the motion. The motion passed with all in favor. The meeting ended at 6:08 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk