

**MINUTES OF THE TOWN OF FRANKLIN TOWN COUNCIL
REGULAR MEETING
August 4, 2025**

THE FRANKLIN TOWN COUNCIL held a regular meeting on Monday, August 4, 2025, at 6:00 p.m. in the Town Hall Board Room located at 95 East Main Street Franklin, NC.

1. CALL TO ORDER

Mayor Jack Horton called the meeting to order at 6:00 p.m. with the following members present: Vice Mayor Stacy Gufey and Council Members: Joe Collins, Mike Lewis, Rita Salain and Robbie Tompa.

2. PLEDGE OF ALLEGIANCE

3. ADOPTION OF AUGUST 4, 2025 TOWN COUNCIL AGENDA

Vice Mayor Guffey made a request to break item 10 (A) “Items from the Council” into two separate items and to add (E) naming of the park where the Town is building the playground.

Council Member Mike Lewis made a motion, seconded by Council Member Rita Salain to adopt the Town Council Agenda for August 4, 2025 with changes made by Vice Mayor Guffey. The motion carried unanimously. Vote: 5 – 0.

Council Member Mike Lewis made a motion, seconded by Council Member Robbie Tompa to excuse Council Member David Culpepper from the August 4, 2025 meeting. The motion carried unanimously. Vote: 5-0.

4. APPROVAL OF THE CONSENT AGENDA AUGUST 4, 2025

- A.) Approval of the Town Council Minutes July 7, 2025 Regular Meeting
- B.) Ordinance Review Committee – Use of Town Vehicle Policy Update

Council Member Rita Salain made a motion, seconded by Council Member Mike Lewis to approve the consent agenda for the August 4, 2025 meeting as presented. The motion carried unanimously. Vote: 5 – 0.

5. SPECIAL PRESENTATION/PROCLAMATIONS

- A.) Presentation to Town – WNC Wagon Train Members
Nathan Woods, WNC Wagon Train Member, presented the Town with Thank you plaque.
- B.) Proclamation – 828Vets Day – August 28, 2025 – Mayor Jack Horton
 - a. Gregory Hunt presented the Chapel of Four Chaplins’ Legion of Honor Award to 828Vets
- C.) Proclamation – Help Homeless Veterans Week – September 7-13, 2025 – Mayor Jack Horton

6. PUBLIC SESSION

Dave Linn, 80s Flashback Weekend Organizer, thanked Town Council. He said the event was well attended and the social district went smoothly and they are already planning for 2026.

Town Manager Amie Owens read a letter from Bob Scott, Town Resident, into the record. (Exhibit A).

7. PUBLIC HEARING

- A.) Public Hearing on Monday, August 4, 2025 at 6:05 p.m. or as closely thereafter to gain public input related to a conditional rezoning of a 4-acre parcel at 100 Cunningham Road, from Commercial C-3 to Commercial C-3CZ - PIN #6595815426 – Town Planner Justin Setser

Town Planner Setser gave an overview of the Conditional Rezoning request. David Forkner submitted an application for rezoning of 100 Cunningham Road. The reason for the need for Conditional Rezoning is due to the size of the proposed gym; larger than 15,000 sq ft. Town Planner Setser said there is water at the site and sewer is below the site; it will need to be extended. The parcel is in the Town Limits.

Mayor Horton opened the Public Hearing at 6:27 p.m.

No one signed up to speak.

Mayor Horton closed the Public Hearing at 6:28 p.m.

Council Member Joe Collins made a motion, seconded by Vice Mayor Stacy Guffey approve the conditional rezoning request of a 4-acre parcel located at 100 Cunningham Road as presented. The motion carried unanimously. Vote 4 – 0. (Council Member Robbie Tompa recused himself from the vote due to personal conflict of interest under NC General Statute 160D-109).

- B.) Public Hearing on August 4, 2025 at 6:08 p.m. or as closely thereafter to gain public input related to a Voluntary Annexation of 3044 Georgia Road - PIN #6583529447 - Town Planner Justin Setser

Town Planner Justin Setser gave an overview of the voluntary annexation request. He noted that water and sewer is available at the location.

Mayor Horton opened the Public Hearing at 6:31 p.m.

No one signed up to speak.

Mayor Horton closed the Public Hearing at 6:32 p.m.

Town Planner Justin Setser noted that this property would need to go through the initial zoning process as it currently has no zoning designation.

Vice Mayor Stacy Guffey made a motion, seconded by Council Member Rita Salain approve the Voluntary Annexation of 3044 Georgia Road as presented. The motion carried unanimously. Vote 5 – 0.

8. NEW BUSINESS

- A.) Request approval of Incentive Application - Kitchen Sink - Façade Grant in the amount of \$3,385.50 – Finance Director Sarah Bishop

Rob Reale, owner of Kitchen Sink, Inc., submitted an application for assistance with a new awning under the Façade Improvement Grant. The grant is a 50% match for the cost of the new awning; the Town would match \$3,385.50 for the cost of the new awning. The new awning has met all the Town sign requirements.

Vice Mayor Guffey would like to look at the sign ordinance in regards to awnings. He said in his opinion a larger font size should be used for awnings.

Councilwoman Salain would like other Main Street Merchants to look into these façade grants.

Council Member Rita Salain made a motion, seconded by Council Member Mike Lewis to approve the incentive application for Kirchen Sink, Inc., as presented. The motion carried unanimously. Vote 5 – 0.

- B.) Request approval of Bid for Financing for Clearwell and High Service Pump Station Project- Finance Director Sarah Bishop

The Town advertised for bids via RFP for financing for the Clearwell and High Service Pump Station project and did not receive any bids in the first round. First Tryon Advisors helped advertise the second RFP and two (2) bids were received. Webster Bank had the lowest interest rate and best terms of the two (2) and they are familiar with local government financing in North Carolina. The agreement is for a 20-year loan term and a 4.645 % interest rate.

Council Member Mike Lewis made a motion, seconded by Council Member Rita Salain to approve Webster Bank for financing of the Clearwell and High Service Pump Station Project, as presented. The motion carried unanimously. Vote 5 – 0.

Town Manager Owens added that the financing application will need to be submitted to the Local Government Commission (LGC) for their September meeting agenda.

- C.) Request approval of Revize as vendor for website redesign - Town Manager Amie Owens

The Town received 21 respondents to the website redesign Request for Proposal (RFP). Town Manager Owens, IT Director Justin Setser and Councilman Robbie Tompa reviewed the website redesign proposals, conducted interviews and checked references. Town Manager Owens said she had worked with Revize in the past and they have a great reputation. She also noted that they only work on municipal websites. The agreement is a 4-year agreement.

Council Member Joe Collins made a motion, seconded by Council Member Robbie Tompa to approve Revize as the vendor for website redesign and authorize the Town Manager to execute the contract, as presented. The motion carried unanimously. Vote 5 – 0.

- D.) Request approval for a bid from Bryson Enterprises for lotla Street Sidewalk Repair and Reconditioning – Town Manager Amie Owens

Bryson Enterprises was the only bidder for the lotla Street Sidewalk Repair and Reconditioning project. Their bid was for \$163,288.00. The project will begin at the intersection of Church Street

and will go to the entrance of Macon Funeral Home. The project came in below the budgeted amount and the estimated time to completion is 20 days.

Councilman Collins asked about curb cuts. Town Manager Owens said they were going to look at where those cuts should occur. She also added that the large tree across from the church will be removed.

Councilman Lewis stated he was glad to use a local company.

Council Member Robbie Tompa made a motion, seconded by Vice Mayor Stacy Guffey to approve the bid from Bryson Enterprises and instruct the Town Manager to execute the contract, as presented. The motion carried unanimously. Vote 5 – 0.

E.) Quarterly Street Closure Requests – Town Manager Amie Owens

- 1.) 5th Annual Come Together Recovery Rally – Iotla Street – Friday, September 26, 2025 3:30 p.m. until 8:30 p.m.
- 2.) Pumpkinfest - Iotla and Phillips Streets - Friday, October 17, 2025 4:30 p.m. and Main Street, Iotla and Phillips Streets -Saturday, October 18, 2025 from 5:30 a.m. until 5:30 p.m.
- 3.) Winter Wonderland - Main Street, Iotla Street and Phillips Street - Saturday, November 29 and Saturday, December 6, 2025 from 3:00 p.m. until 8:00 p.m.
- 4.) Ruby Drop - Main Street, Iotla Street and Phillips Street- Wednesday, December 31, 2025 from 5:00 p.m. until 2:00 a.m. Thursday, January 1, 2026

Council Member Rita Salain made a motion, seconded by Council Member Mike Lewis to approve the requested quarterly street closures, as presented. The motion carried unanimously. Vote 5 – 0.

F.) Request approval of purchase of Replacement Pump and budget amendment - Town Manager Amie Owens

Town Manager Owens stated that one of the two pumps at the Arthur Drake pump station has failed. The pumps station is still within compliance as the bypass pump is currently acting as the second pump. The cost to repair the damaged pump is close to the cost of a new pump. The cost for the new pump is \$36,925 plus shipping. It will take 11 weeks to arrive. The new pump was not included in the budget; therefore, funds will need to come from retained earnings.

Town Manager Owens noted that for capital planning for next year the Public Works is planning to include another pump into the CIP plan.

Council Member Joe Collins made a motion, seconded by Council Member Robbie Tompa to approve the purchase of the Replacement Pump for the Arthur Drake Pump Station and Budget Amendment, as presented. The motion carried unanimously. Vote 5 – 0.

Councilman Lewis confirmed that it will be ok to run the bypass pump until the new pump is installed.

Councilwoman Salain asked who was going to install the new pump. Public Works Director Bill Deal said Public Works Staff would install the new pump.

- G.) Presentation from Franklin Farm Hub- Cara-Lee Langston, Project Manager, Franklin Farm Hub
Cara-Lee Langston, Franklin Farm Hub Project Manager, provided information on their future plans for the Franklin Farm Hub and Education Farm Center. Their goal, as a non-profit, is to support local farmers and to enhance food security. The Franklin Farm Hub is housed on 94 acres located at 1024 Lakeside Drive. This is an ongoing project and future updates will be provided.
- H.) Feasibility Study Presentation for old Angel Medical Center property - Sara VanLear, Project Manager, Development Finance Initiative
Sarah VanLear, Development Finance Initiative (DFI), Project Manager gave an update on their on the market analysis findings. The takeaways for the project site were Residential (demand likely exists for market-rate and affordable rental and for-sale units) and Retail (demand likely exists for retail; however low lease rates in/near downtown poses financial hurdles to new retail construction). She discussed the phased approach and how would be based on the public's interest. She then went over the next steps and will present the final report at the October 6th meeting.

There was additional discussion on public/private partnerships. DFI provided examples of other Town's that had successful public/private partnerships (Kannapolis, NC).

9. DEPARTMENTAL REPORTS

- A.) Public Works - Bill Deal, Public Works Director thanked Town Council for the COLA, gave up update on the upcoming 800 new meters installs, Main Street Sewer future plan, water loop on Siler Road, and Capital Project for the generator for Prentiss Bridge Pump station.
- B.) Water Treatment Plant - Kyle Pocquette, Water Treatment Plant ORC/Supervisor gave an update on the waterline repairs at the water plant, basins have been drained and washed, completing the second round of lead and copper testing, and noted the recent State inspection went well.
- C.) Wastewater Treatment Plant- Jason Hopkins, Wastewater Treatment Plant ORC/Supervisor gave an update on the recent cyanide violation from the landfill (.08 parts/million; never reached the river; treated at the wastewater plant) and an update on the system annual review.
- D.) Streets - Chris Waldroop, Streets Supervisor thanked his crew, currently working on right-of-way mowing, site work for playground and the upcoming pre-construction meeting with Bryson Enterprises for sidewalks on Iotla Street.

10. ITEMS FROM COUNCIL

- A.) Redevelopment Plan for Main Street - Vice Mayor Stacy Guffey discussed the meeting that was held with NCDOT about the repaving of Main Street and the potential mitigation for safety on Main Street. NCDOT gave the Town their timeline for the project (Bidding of project 2026 and paving 2027). NCDOT district engineer suggested the Town develop a Main Street Redevelopment Plan to coincide with the paving of Main Street. Vice Mayor Guffey would like to get the ball rolling on the study (parts of Main Street to study and firms to work with on the study). Mayor Horton asked Vice Mayor Guffey to get with Town Manager Owens to map out a plan and time table to get started.

- B.) Town beautification efforts - Councilwoman Rita Salain thanked current Town staff for all their work on downtown. She has spoken to downtown merchants and other Town Council Members about the beautification needs for downtown. It was noted that the Town beautification project should be broken into two parts: stuff to do/doing now and then in the Spring. It was also noted that additional time is needed; either with a part-time employee or a contractor for additional mowing, weeding around the sidewalks and pressure washing sidewalks. In the Spring, the need would be for matching flower planters. Councilwoman Salain said there had been discussion about the trash receptacles; the current ones are fading and there is a need for more of them. Planting small trees in the bump outs was also discussed.

Mayor Horton mentioned that LBJ Job Corp may be a resource the Town could look use. Councilman Tompa said he agreed with the contract work for the beautification project.

Town Manager Owens was given direction to work on the beautification efforts for downtown. Councilman Mike Lewis would like to see the trash receptacles blend in with the light post and benches.

- C.) Public private partnerships to build affordable housing - Vice Mayor Stacy Guffey and Councilwoman Rita Salain attended the housing conference. There was discussion of what the zoning code allows and doesn't allow. He would like to begin the process of Town Council looking at the zoning code to help increase housing and the level of housing affordability.

- D.) Town Planning Board - Vice Mayor Stacy Guffey said that Town Council took action and recommended the reappoint Debbie Tallent and Janet Greene to the Town Planning Board/ Board of Adjustment. Attorney John Henning, Jr. stated that per State Law, the ETJ Planning Board member appointments are to be made by Board of County Commissioners (BOCC). Town Planner Justin Setser said there is currently two (2) alternate positions on the Planning Board/Board of Adjustment. Town Attorney Henning said he didn't see any State Law prohibitions that prohibits Town Council from appointing Mrs. Greene as the Town Alternate.

Mayor Horton would like to check with the UNC School of Government before moving forward. Vice Mayor Guffey stated he was disappointed in the recent appointment process with the County and that it should be common courtesy for other Boards to reach out and vet those candidates before they are appointed.

Councilman Tompa inquired about the public comment period being added to the current Planning Board process. Town Attorney Henning said that text amendments to the UDO are pending review by the Planning Board. Town Planner Setser said there wasn't a Planning Board meeting in July.

- E.) Naming of Park – Vice Mayor Stacy Guffey discussed the idea of naming the new playground Sunnyside. Town Attorney John Henning, Jr. referenced the Town's naming policy and suggested reviewing that policy.

11. ANNOUNCEMENTS

- A.) Next Town Council Regular Meeting is Tuesday, September 2, 2025
- B.) Town offices will be closed on Monday, September 1, 2025 in observance of the Labor Day Holiday and in accordance with the NC State Holiday Schedule
- C.) Pickin' on the Square-Saturday, August 9; Saturday, August 23 and Rescheduled date - Saturday, August 30, 2025

12. CLOSED SESSION

- A.) Enter into Closed Session under NC General Statute § 143-318.11(a)(5) to discuss acquisition of real property by purchase, option, exchange, or lease.

Council Member Mike Lewis made a motion, seconded by Council Member Robbie Tompa to enter into Closed Session under NC General Statute § 143-318.11(a)(5) to discuss acquisition of real property by purchase, option, exchange, or lease. The motion carried unanimously. Vote: 5-0.

The Town Council entered closed session at 8:30 p.m.

The Town Council returned to open session at 8:54 p.m.

13. ADJOURNMENT

Council Member Mike Lewis made a motion, seconded by Council Member Robbie Tompa to adjourn the meeting at 8:56 p.m. The motion carried unanimously. Vote: 5-0.

C. Jack Horton, Mayor

Nicole Bradley, Town Clerk