

**MINUTES OF THE TOWN OF FRANKLIN TOWN COUNCIL
SPECIAL CALLED MEETING
AUGUST 18, 2025**

THE FRANKLIN TOWN COUNCIL held a special called meeting on Monday, August 18, 2025, at 9:00 a.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 9:00 a.m. with the following members present: Vice Mayor Stacy Guffey, Council Members: Joe Collins, David Culpepper, Mike Lewis, Rita Salain, and Robbie Tompa.

2. PLANNING BOARD DISCUSSION

Mayor Jack Horton reminded members that at the regular meeting of the Town Council on August 4, 2025, Town Attorney John Henning, Jr. was instructed to reach out to the UNC School of Government as well as continue to research if there is a way to reappoint Janet Greene to the Planning Board as was the recommendation previously.

Mayor Horton indicated in the opinion of Town Attorney Henning, and based on NC General Statutes, that Ms. Greene could serve as an alternate for the current vacant seat. As an alternate, Ms. Greene could not vote unless a regular member was not present.

Councilman Culpepper noted that this situation should serve as a reminder to the Town Council that what we do has consequences and there should be careful deliberation regarding zoning decisions. Citizens in the extraterritorial jurisdiction (ETJ) do not have a vote related to who is elected, but could be impacted by decisions made by Town Council without representation.

Vice Mayor Guffey responded by noting that the Town Council had done a good job in responding to concerns voiced by those in the ETJ and had had discussions individually when a decision was being considered. He also noted that the process related to public comment at the Planning Board level was being updated to ensure such a voice. The issue was the appointment of someone who has a history of cease-and-desist orders with the Town being appointed over someone with a proven commitment to public service and was a recommendation by the Town Council.

Discussion continued and Mayor Horton revisited the issue of the Macon County Board of County Commissioners' not appointing the members as recommended by the Town Council. Following comments from several Town Council members, it was determined that the best course of action in the future is to ensure open communication when dealing with recommended appointees and when other applications are received by the BOCC for positions on Town Boards.

Councilwoman Rita Salain added that the Planning Board has important decision-making responsibilities and that continuing to have membership that has experience is imperative to success. Councilman Mike Lewis added that the Town Council does not rubber stamp decisions from the Planning Board, but rather carefully considers each one.

Vice Mayor Stacy Guffey made a motion, seconded by Councilwoman Salain to appoint Janet Greene to the Planning Board/Board of Adjustment as an alternate seat appointment. The motion carried unanimously. Vote: 6 – 0.

3. CLOSED SESSION

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

Councilman David Culpepper made a motion, seconded by Councilman 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: 6 - 0.

Town Council entered closed session at 9:18 a.m.

Town Council returned to open session at 9:35 a.m.

Mayor Jack Horton requested Town Manager Amie Owens explain the Resolution of the Town Council Authorizing the Purchase of Certain Real Property. Manager Owens noted that the Resolution was to authorize the Town Manager, Town Attorney and Finance Director to review and execute any necessary documents to move forward with purchase of the old Angel Medical Center campus for fixed price of \$910,000.00. Town Attorney, John Henning, Jr. is currently reviewing the purchase agreement and will advise Manager Owens and the Town Council related to completion of this transaction. A budget amendment will also be required in order to move the funds from the General Fund fund balance to a Capital Outlay Land line item.

Councilman Mike Lewis made a motion, seconded by Vice Mayor Stacy Guffey to approve the Resolution of the Town Council Authorizing the Purchase of Certain Real Property and directing the Town Manager, Town Attorney and Finance Director to review and execute any necessary documents. The motion carried unanimously. Vote: 6 - 0.

Councilman Robbie Tompa made a motion, seconded by Councilman Mike Lewis to approve the budget amendment to move funds from General Fund fund balance to the line item for Capital Outlay Land. The motion carried unanimously. Vote: 6 – 0.

4. ADJOURNMENT

Councilman David Culpepper made a motion, seconded by Councilwoman Rita Salain to adjourn the meeting at 9:38 a.m. The motion carried unanimously. Vote: 6-0.

C. Jack Horton, Mayor

Amanda W. Owens, Town Manager, Acting Clerk