



**Town of Haw River
Town Council Meeting Minutes
Monday, January 9, 2023**

The Haw River Town Council held its regular meeting on Monday, January 9, 2023, in the Haw River Municipal Building at 6:00 pm.

Council Members Present: Mayor Kelly Allen, Mayor Pro-Tem Lee Lovette, Patty Wilson, and Shawn Riggan

Members Absent: Steve Lineberry

Other Members Present: Town Manager Sean Tencer, Town Clerk Lesley Gonzalez, Parks & Recreation Director Jesus Campos Garcia, Police Chief Toby Harrison, Public Works Director Robert Brewer, Fire Chief Tyler Franklin & Town Attorney Charlie Davis

Mayor Allen called the meeting to order and gave the invocation at 6:00 pm.

Consent Agenda:

1. Approval of the minutes from the December 5, 2022; Haw River Town Council meeting.
2. Approval for the Town Manager to spend an additional \$11,340.00 for the Red Slide Playground. Impact Alamance has given the Town of Haw River a \$50,000 grant to replace the old playground at the park. The additional cost will cover the timber border, mulch, mulch installation, and freight. The additional sales tax charge of approximately \$4,140.46 will be refunded to the Town by the State of North Carolina, at a later date. The total cost with the sales tax will be \$65,480.46.

Councilmember Lovette made a motion to approve the consent agenda. Councilmember Wilson seconded the motion.

Motion carried 4-0

Councilmember Riggan opened public hearing 6:02 pm. Councilmember Lovette seconded the motion.

Motion carried 4-0

PUBLIC HEARINGS:

1. Haw River Town Council held a public hearing on both the annexation and a rezoning request by the BBP Property Holdings, LLC to annex and rezone two (2) parcels of property within the Town of Haw River's ETJ (Extra Territorial Jurisdiction) as identified by Parcel ID# 152804 and 152816, or GPIN# 8894398565 and 8894480112 from B-2 (General Business) and I-2 (Heavy Industrial) to CZ-R-G (Conditional Zoning-General Residential). The two parcels are approximately 108.38+/- acres.

Note: Planning Board voted 4-0 on December 19, 2022 to approve the annexation, rezoning, and the consistency statement (as provided) from BBP Property Holdings, LLC

Attorney Amanda Hodierne with Isaacson Sheridan Law Firm, 804 Green Valley Rd, Suite 200, Greensboro, NC 27408 and Engineer Aden Stoltzfus, Stoltzfus Engineering Inc., 683 Gralin St., Kernersville, NC 27284 are also requesting an annexation for the Parcels ID# 152804 and 152816.

Attorney Amanda Hodierne, spoke to the board members and distributed a map of the proposed property. Some conditions are:

1. A 6 ft tall fence along parcel #153329 results of negotiations with the property owner preserving their backyard.
2. A 20 ft wide natural landscape buffer along property line for parcels# 153329, 153328, 153327, & 153326.
3. A 100 ft wide natural buffer along northern line for multi-family section.
4. Class A, B, & C manufactured homes shall be prohibited.

Councilmember Wilson made motion to close public hearing at 6:18 pm. Councilmember Riggan seconded the motion.

Motion carried 4-0

NEW ITEMS:

1. Haw River Town Council approved the **annexation and a rezoning** request by the BBP Property Holdings, LLC as mentioned above in item #5 and adopted the provided consistency statement from the agenda packet.

Councilmember Shawn Riggan asked what traffic improvements will be made to Trollingwood Rd? Engineer Aden Stoltzfus answered Councilmember Riggan's question that there would be a left turning lane added turning into the property NDOT regulations. Mr. Riggan also asked if there will be any on-street parking along the new connector road between Trollingwood Rd. & Stone St. Mr. Stoltzfus answered no on-street parking will be allowed, since the residents will have their own on-site parking.

Councilmember Lovette made a motion to approve the consistency statement for BBP Property Holdings, LLC as mentioned above in item #5 and with all the conditions as Attorney Amanda Hodierne mentioned. Councilmember Wilson seconded the motion.

Motion carried 4-0

Public Comments:

1. None

- The public is allowed to address the Town Council on any non-agenda item at this time.
- Be sure to sign in, stand and state your name and address for the minutes.
- Please limit comments to 3 minutes or less.

MANAGER REPORT

1. The Town of Haw River will be receiving money from both NC DEQ – Water Infrastructure and from Senator Amy Gale for water and sewer improvement projects. The total award package is around 9.4 million dollars, and the funds will be spent for a new Lang Street Pump Station, improvements to all sewer pump stations, water system upgrades, and system studies. Engineering reports are due in December 2022 to NCDEQ, and the Town is working on bid documents for the projects. **On-going**
2. Haw River town hall had new wiring and connections installed at town hall and the fire station. All equipment has arrived, and everything should be installed within the next few weeks. **On-going**

3. The Town has received \$400,000+/- of the \$800,000+/- in ARPA Federal Money. The Town sent out an RFQ for engineering services, so the Hanover Road and radio-read water meters can get underway. Funds spent on engineering and consulting can be paid out of the ARPA funds, since we sent out an RFQ for engineering services. Gavel and Dorn and AWCK are working on the engineering for the project. **Both Haw River and Graham approved the new sewer agreement for Hanover Road, so we should be moving forward. The next project will be the radio-read water meters. On-going**
4. The Town is looking to remove the fire antenna on the side of the building and relocating the devices onto the roof of town hall. This is in lieu of installing a fence around the antenna to prevent access to the roof by unauthorized personnel. **The Town has gone with Alamance Fencing to install the fence on top of the brick wall for \$4,750.**
5. The Town will be working with the Alamance County Chamber of Commerce on requesting assistance from the non-profit organization, Golden LEAF Foundation to identify potential industrial sites in communities that do not currently have a quality industrial site to market. This grant was not approved by Golden LEAF Foundation. **Complete**
6. The Town will be purchasing new fire bay doors due to one of the old doors rubbing on the brick wall. The repair company said that the door can't be fixed. The bay doors are the original doors from 1973. We decided to replace both bay doors so they will match, and to take advantage of today's pricing. I spoke with everyone on the phone for consensus to go ahead with the project. **Bay doors are set to be installed in March 2023. On-going**
7. Town staff met with Marcy Green (Impact Alamance) and Hudson Veal (Carolina Parks and Play, LLC) at Red Slide to look at the playground site. **See tonight's agenda.**
8. The Town has submitted grant applications to DWR for the three water and sewer projects that was mentioned at the last council meeting. Council passed a resolution applying for these projects. 1. Roma Road waterline improvement (upsized line), 2. South Spray Street water-line improvement (water-line connection from Stone Street to South Spray Street under railroad track to improve water pressure. 3. Slip-lining sewer lines throughout town. **On-going**
9. Town staff is still working with Tyler Technologies on switching computer software. This is an on-going process and should be completed for the new budget year. **On-going**
10. Longevity Pay Change in Personnel Manual – Need to discuss if the Town should change longevity for town employees based on years of service.

Current		Proposed	
1-5 years of service	0%	1-5 years of service	1%
5-10 years of service	1%	5-10 years of service	2%
10-15 years of service	2%	10-15 years of service	3%
15-20 years of service	3%	15-20 years of service	4%
+20 years of service	4%	+20 years of service	5%

- Councilmember Lovette added he had not issue with the proposed change to our Longevity.
- Mayor Allen asked for a motion to change the Longevity Pay years of service.

Councilmember Wilson made a motion to approve the proposed Longevity Pay change. Councilmember Riggan seconded the motion. Town Manager said Mr. Lineberry also gave his approval prior to the meeting.

Motion carried 4-0

Announcements


NONE

ADJOURN


Mayor Allen asked for a motion to adjourn. Council Member Riggan made the motion to adjourn. Council Member Wilson seconded the motion.

Motion carried 4-0

Council Adjourned at 6:32 p.m.



 Kelly Allen, Mayor



 Lesley Gonzalez, Town Clerk