



**Town of Haw River
Town Council Meeting Minutes
Monday, December 4, 2023**

The Haw River Town Council held its regular meeting on Monday, December 4, 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: Councilmember Steven Lineberry

Other Members Present: Town Manager Sean Tencer, Town Clerk Lesley Gonzalez, Assistant Police Chief Brian Phillips, Public Works Director Robert Brewer, Parks & Recreation Director Jesus Campos Garcia, Fire Chief Tyler Franklin & Town Attorney Jacob Wright.

Special Guest: NC House Representative Steve Ross and NC Brad Allen Sr.

Mayor Allen called the meeting to order at 6:00 pm and asked for Pastor Fred Bunts with the Haw River Volunteer Fire Department to give the invocation.

Call to Order of the Organizational Meeting

Mayor Allen asked for a motion to approve the 2023 Alamance County – Town of Haw River election results as submitted by the Alamance County Board of Elections.

Mayor Pro-Tem Lovette made the motion to accept the certification results as submitted by the Alamance County Board of Elections. Councilmember Sean Riggan seconded the motion.

Motion carried 4-0

Dissolution of the Current Town Council

Mayor Allen asked for a motion to dissolve the current town council. Councilmember Wilson made a motion to dissolve the current town council with Mayor Pro-Tem Lovette seconding the motion.

Motion carried 4-0

Installation of newly re-elected Town Mayor and Town Councilmembers

Mayor Allen introduced NC House Representative Steve Ross for her swearing-in ceremony.

- Representative Ross performed the swearing in of Mayor Kelly Allen.
 - Judge Brad Allen performed the swearing in of Councilmember Patty Wilson
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Mayor Pro-Tem Nomination

Mayor Allen nominated Lee Lovette to resume the roll of Mayor Pro-Tem and asked for any other nominations. All council members unanimously agreed.

Other Appointments

Mayor Allen mentioned that she was reappointed to the Piedmont Triad Regional Council Board of Delegates and wanted to continue as the representative. No issues from other council members. Mayor Allen asked for nominations to the NC Transportation Advisory Committee. Hearing none, she will continue to serve on that as well.

Mayor Allen asked for a motion to close the organizational meeting. Councilmember Riggan made a motion to close the organizational meeting, and it was seconded by Councilmember Lee Lovette.

Motion carried 4-0

Employee Years of Service Acknowledgements

Mayor Allen asked for these employees to be recognized for their years of service to the Town of Haw River.

1. 5-years- Sean Tencer (6-years, 2-months)
 2. 5-years- Lesley Gonzalez (5-years, 8-months)
 3. 5-years- Mark Swing (6-years, 4-months)
 4. 5-years- Ben Morgan (5-years)
 5. 20-years - Jesus Garcia (20-years, 9-months)
 6. 25-years - Toby Harrison (25-years, 4-months)
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Consent Agenda

The items on the consent agenda were as follows:

1. Approval of the minutes from November 6, 2023, Haw River Town Council meeting.
2. Approval of the 2024 Town of Haw River Meeting Schedule and Holiday Schedule.

Councilmember Lovette made a motion to accept the consent agenda as presented. Councilmember Wilson seconded the motion.

Motion carried 4-0

Councilmember Riggan made a motion to accept the 2024 Town of Haw River Meeting Schedule and the Holiday Schedule. Councilmember Wilson seconded the motion.

Motion carried 4-0

Presentations:

Gail Miller with the Alamance County Committee for Services to the Elderly would like to give a brief presentation to the Haw River Town Council about the Age Friendly Community Survey.

Ms. Gail Miller asked for the participation of the public and/or Council Members to participate in the survey to get more feedback on how to distribute the funds for Alamance County Committee for Services to the Elderly. Forms will be left at Town Hall for participation requests. If council members agree to complete these forms, they will submit them to the Town Manager.

Public Hearing

Public Hearing opened 6:21pm

Councilmember Lovette made a motion to open the public hearing.
Councilmember Riggan seconded the motion.

Motion carried 4-0

Rezoning Request for both the Cora and the Tabardrey Mills from I-2 (Heavy Industrial) to B-1.2 (Central Business II)

The Haw River Town Council will hold a public hearing to review and consider a rezoning request by Cora Holdings, LLC to rezone six (6) parcels of property within the Town of Haw River's town limits as identified by Parcel ID# 153233, 153234, 153248, 153242, 170904, and 171204 from I-2 (Heavy Industrial) to B-1.2 (Central Business II). The six (6) parcels are approximately 18 +/- acres.

Manager Sean Tencer explained that a rezoning request was submitted for Cora Mills and the Tabardrey Mills from Heavy Industrial (I-2) to Central Business II – B-1.2)). Engineer drawings are to be completed by this spring and construction will begin thereafter. The Town of Haw River Planning Board recommended the rezoning 4-0. Mr. Hill will be converting the old mills into apartments. Mike Hill did with the Granite Mills a few years ago.

Dewey Brown, 1015 E. Harden Street, (PO Box 411) Graham, NC 27253; owns the land locked lot at 309 East Main Street, the brick building behind the Haw River Police Station is being used for auto parts sales. His concern is accessing his property from any public right-of-way (without an easement or dedicated right-of-way) from Mike Hill. He is asking for Town Council to issue a dedicated "right of way" to maintain his access to his property. Mr. Tencer said that this is a private matter between the two property owners and the Town cannot get involved and that council needs to be careful on putting any ad-hoc conditions with the zoning because it might be considered contractual zoning which is illegal in NC. This is a regular rezoning and not to be confused with Conditional Zoning in which the applicant may put conditions on the property for a favorable rezoning.

Councilmember Lovette with the approval of Mike Hill should meet and try to get an agreement on the right of way.

Councilmember Wilson made a motion to close the hearing. Councilmember Riggan seconded the motion.

Motion carried 4-0

Public Hearing closed 6:32 pm

Councilmember Lee Lovette made a motion to approve the rezoning (6) parcels of property within the Town of Haw River's town limits identified by parcel# 153233, 153234, 153248, 153242, 170904, and 171204 from I-2 (Heavy Industrial) to B-1.2 (Central Business II). Council Member Wilson seconded the motion.

Motion carried 4-0

Consistency Statement

The Haw River Town Council voted to approve the consistency statement as provided in this agenda packet.

Councilmember Wilson read the Consistency Agenda with approval of the consistency statement. Councilmember Riggan seconded the motion.

Motion carried 4-0

Public Comments

Jennifer Trieskey, 630 Roxboro Street, Haw River, NC 27258 congratulated the Mayor Kelly Allen on her win as Mayor. She believes we need to continue to focus on bringing new plans for our town to bring in more potential residents. She wants to start a business organization for the town of Haw River business owners in year 2024, to develop more support for local businesses.

Manager's Report

1. **Hanover Road Sewer Meter Project** – \$210K - CJ Utilities has been awarded the contract for construction. The contractor is still waiting for some materials for the job that have been backordered until January now.
2. **Lang Street Pump Station** – \$5 million - AWCK has sent in plans to NCDEQ for review, just waiting for the state to approve.

3. **AIA Water and Sewer Inventory Assessment** – \$250k - AWCK will start the administration and engineering for this as soon as possible. This inventory will also help update the Town's GIS files. AWCK has sent in plans to NCDEQ for review, just waiting for the state to approve.
 4. **Small Waterlines Improvement Project** – \$3 million - AWCK has sent in plans to NCDEQ for review, just waiting for the state to approve.
 5. **Lift Stations Upgrades** - \$525K – AWCK has sent in plans to NCDEQ for review, just waiting for the state to approve.
 6. **AMI Radio Read Meters** (Town-wide) – working on RFQ/RFP with AWCK.
 7. **Tyler Tech** – The new payroll system has been implemented, and the water/sewer billing has switched over to the new system.
 8. **Town of Haw River 50th Year Coins** – (Update) - The Town still has 50th Anniversary Challenge coins for sale at town hall. The price is \$12.00 per coin.
 9. **Town of Haw River Christmas Party** – The Town Christmas Party will be held on Wednesday, December 13th for all full-time, part-time, retirees, and elected officials.
 10. **Merry Christmas!**
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Announcements

Councilmember Wilson wanted to congratulate Mayor Kelly Allen on her reelection and wished everyone a Merry Christmas!

Councilmember Lovette congratulated all employees on their service awards for their work to the town and wished everyone a Merry Christmas!

Mayor Allen congratulated all her colleagues on their reelection campaign. She expressed her gratitude for NC Representative Steve Ross coming to do her swearing-in ceremony and wished everyone a Merry Christmas!

Councilmember Riggan congratulated everyone on their election wins and said good things are coming for the Town's future.

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

Motion carried 4-0

Council Adjourned at 6:45 p.m.



Kelly Allen, Mayor



Lesley Gonzalez, Town Clerk