

**Town of Haw River  
Town Council Meeting  
Monday, July 2, 2018**

The Town Council for the Town of Haw River held its regular meeting on Monday, July 2, 2018 at the Haw River Municipal Building at 7:00 pm.

Council Members Present: Mayor Buddy Boggs, Kelly Allen and Steve Lineberry

Council Members Absent: Lee Lovette & Jeff Fogleman

Other Members Present: Town Manager Sean Tencer, Town Clerk Lesley Gonzalez, Attorney Justin Lalor, and Attorney Mac McCarley

Mayor Boggs called the meeting to order and gave the invocation at 7:00 pm.

The Council considered approval of minutes from the June 18, 2018 Special Meeting.

Councilmember Allen made a motion to approve the June 18, 2018 Special Meeting minutes. Motion carried 3-0.

**Old Business**

1. None

**New Business**

1. **The Town Council will review and consider the following development and loan agreements for the Granite Mill Rehabilitation Project.**

Per the agreement with the NC Department of Commerce regarding the \$5,000,000 for the rehabilitation of Granite Mill , the Town and D3 Development, LLC were required to put together both a development agreement and a loan agreement. These agreements between the Town of Haw River and Mike Hill are needed before the developer submits loan application to HUD.

In the agreement, Mr. Hill, will sell the Town a piece of property along the river for \$100.00 The property will eventually be used for a river front trail. The Town will sell its property along the southside of Main Street for fair market value to Mr. Hill. Half of the proceeds for the sale will go to downtown improvements, and the other half will be given as an economic incentive to Mr. Hill. From the \$5,000,000 in grant money; \$125,000 will be designated for public sector improvements for the project.

According to Attorney Mac McCarley from Parker Poe, Adams, & Bernstein, LLP, there are ways for \$5,000,000.00 to become a forgivable loan after the project has been completed. Mr.

McCarley had two concerns regarding the loan to the Granite Mill developer, Mike Hill. His concerns are the following

1. There are procedures in place for the developer to follow, and if the developer doesn't follow these procedures the NC Dept of Commerce can ask the Town for the \$5,000,000.00 back. The developer can indemnify us for whatever we must pay back to the state.
2. There is no guarantee the project will move forward during the construction phase. However, the developer and investors will already have spent a significant amount of money before requesting the loan from the Town that it would be highly unlikely for the project not to be completed.

There will be \$125,000 set aside for downtown improvements from the \$5,000,000.00

Mr Hill confirmed his interest in abiding by the required procedures from the Department of Commerce, HUD, his investors, and the Brownfield grant requirements for the Granite Mill Project. He plans to begin using the funds starting on November 2018.

Councilmember Allen made a motion to accept both the Development and Loan Agreements between the Town of Haw River and D3 Developers, LLC.

Motion carried 3-0

- 2. The Town Council will discuss updating the Town's purchasing manual to include policy statement that is being mandated by the Federal Uniform Guidance when receiving Federal grants, contracts, and loans**

By recommendations of Town's accounting firm and in accordance to Federal Uniform Guidance; the following was added:

*Contracts funded with federal grant or loan funds must be procured in a manner that conforms with all applicable Federal laws, policies, and standards, including those under the Uniform Guidance (2 C.F.R. Part 200).*

Councilmember Allen made a motion to approve Town's purchasing manual to include policy statement with correction on page 18, Exhibit C, email contact to read [lgonzalez@townofhawriver.com](mailto:lgonzalez@townofhawriver.com)

Motion carried 3-0

- 3. The Town Council will consider for approval the audit contract with Winston, Williams, Creech, Evans, & Company, LLP to perform the 2017-2018 audit**

As required by the LGC, the audit contract needs to be approved every year. This is the third year into an existing three-year contract with our current auditors.

Councilmember Lineberry made a motion to approve the Audit Contract with Winston, Williams, Creech, Evans & Company LLP to perform the 2017-2018 Audit.

Motion carried 3-0

**4. The Town Council will discuss and consider transferring fire inspections to Alamance County as requested by the Town's Fire Chief, Jamie Joseph.**

Due to increased call volume, Fire Chief Jamie Joseph is requesting that the Alamance County Fire Marshall's office take on the duties of fire inspections for the Town of Haw River. During the council discussion; some council members were opposed on transferring these duties. A decision was made to table the request until the next council meeting on August 6, 2018 due to two council members being absent. Council member Ms. Allen also wanted to wait until the Alamance County Commissioners meeting scheduled for mid-July before any decisions were made.

Motion 2-1

**5. The Town Council will discuss options regarding the 2000 Chevrolet Tahoe fire apparatus vehicle**

Manager Tencer and Fire Chief Jamie Joseph presented three options regarding the 2000 Chevrolet Tahoe broken transmission. Mr. Tencer stated that the council could either choose to replace the entire vehicle, put in a new transmission, or rebuild the existing transmission. The Town Council decided it was better to have the 2000 Chevrolet Tahoe's transmission rebuilt with warranty since it only had 95,000 miles driven instead of purchasing another vehicle due to funds not being available.

Councilmember Allen made a motion to rebuild transmission for around \$1,500.00 for the 2000 Chevrolet Tahoe.

Motion carried 3-0

**6. The Town Council will consider for approval the 2017-2018 Budget Amendments**

According to Town Manager Tencer, the General Fund total was under budget by \$5,603.98 for the FY 2017-2018 budget year. Our accountant Wanda Baldwin, with Cobb Ezekiel Loy, P.A. shifted the money as needed to conclude Town's overall ending balance of \$4,073,396.00.

Councilmember Allen made a motion to give Town Manager Tencer the authority to transfer funds to amend the budget as needed.

Motion carried 3-0

## 7. National Night Out Update – Sgt. Sergeant Falls

Sgt Falls wanted to remind that everyone is invited to the Town's third annual "National Night Out" event scheduled for Tuesday August 7<sup>th</sup>, 2018 at Red Slide Park. There will be live music, hotdogs, snow cones, and games. Parking will be at Temple Baptist Church.

### Manager's Report:

The new phone system is in progress and will hopefully be ready by the next council meeting.

Alley Williams Carmen & King is working on the design for Lang Street Pump Station. The design will be presented to Council to review at the September or October meeting.

Newlin Project reimbursement of \$10,000.00 has been reimbursed by Duke Energy.

MVP Southgate Pipeline project shows the current route going through the Town's property in downtown properties across from Granite Mill. Pipeline representatives will meet with Mr. Hill and Manager Tencer to discuss.

Extra funding for the Lang Street sidewalk project has been approved by NCDOT.

Funds from the Governor's Crime Commission 2017 have finally been released. These funds will be used to purchase four 800 MHz replacement radios for a cost of \$24,500.00. Two other grants totaling \$44, 618.74 are pending.

Police Chief Toby announced the 2018 Governors Grant submitted by Sgt. Falls is a 50/50 matching grant totaling \$24,000. The purpose of the grant is to place computers in the Town's police cars. Mr. Harrison appreciates all the hard work that Sgt. Doug Falls did on submitting the grant request.

Councilmember Lineberry requested for Town Manager to submit the council meeting agenda packets earlier than the Friday prior to the meeting when it contains a large amount of information.

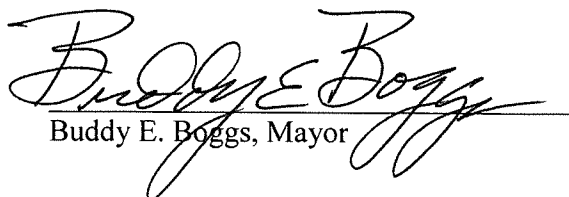
The request for internet access for the Haw River Civic center is still to be decided on since the internet would be available to anyone within range unless the Town added a secure password for it and changed it periodically.

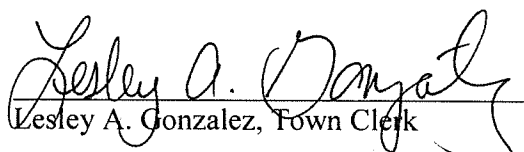
Haw River's Municipal Park sign will be installed on Highway 70.

### Mayor Boggs adjourned the meeting at 8:42 pm

Councilmember Lineberry made motion to adjourn

Motion carried 3-0

  
Buddy E. Boggs, Mayor

  
Lesley A. Gonzalez, Town Clerk