

TOWN OF BROADWAY
BOARD OF COMMISSIONERS
MEETING
MINUTES
FEBRUARY 23, 2015

A scheduled meeting of the Board of Commissioners was held on Monday, February 23, 2015 at 7:00 p.m. at the Council Chamber, 102 East Lake Drive, Broadway, North Carolina.

Board members present were Mayor Donald Andrews, Commissioners Tommy Beal, Woody Beale, Jim Davis, Lynne Green, and Janet Harrington. Also, Town Attorney Jimmy Love, Town Manager Dustin Kornegay, and Town Clerk Laura Duval were present.

The meeting was called to order by Mayor Andrews. The Mayor also gave the invocation, which was followed by the Pledge of Allegiance.

Commissioner Green made the motion to accept the Agenda as presented. The motion was seconded by Commissioner Woody Beale. Motion carried unanimously.

Commissioner Harrington made the motion to accept the Minutes from the January Board Meeting as submitted. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Althea Thompson, Zoning Administrator, presented four proposed amendments to the UDO. Amendment 1 pertains to Article 10.7 Site Design Standards. The proposed changes will now require separate standards for commercial and industrial developments. Amendment 2 pertains to Article 8, Subsection 8.2.6 Paving Required. This proposed amendment relates to the new industrial standards and will relax the general design standards for off-street parking areas for industrial developments. Amendment 3 pertains to Article 6, Section 6.1.7.5 Curb & Gutter and Section 6.7.3 Sidewalks. This proposed amendment will require sidewalks and curb & gutter within all subdivisions, except residential subdivisions in the unincorporated areas of Lee County that include a minimum lot size of 30,000 square feet or greater. Amendment 4 pertains to Article 4, Section 4.12 Historic Preservation Overlay District. This proposed amendment is based on concerns expressed to planning staff related to inappropriate vehicular parking on lots in the historic district. This applies primarily to the City of Sanford. The amendment will require parking of personal vehicles in an approved driveway not in a front yard.

Mayor Andrews opened the public hearing. There were no comments for or against the proposed amendments to the UDO. The Mayor closed the public hearing.

Rodger Sauls, CEO of the Sanford Lee County Partnership for Prosperity, gave a quarterly update on the partnership's progress. Mr. Sauls began his presentation by stating the mission of the partnership: Our mission is to expand and diversify the economic base of Lee County and raise overall prosperity through comprehensive economic infrastructure and workforce development strategies that support existing businesses and encourage new business recruitment.

Mr. Sauls advised that the Partnership wants to recruit businesses of all kinds and wants to strengthen the entire economic base. The Partnership has accomplished several goals. The Committee of 100 has been rolled into the Partnership. The Board has 28 voting members. They hope to relocate into the Buggy Factory near the end of December 2015. Last November they selected Marketing Alliance from Jackson, MS, to assist with marketing and branding. At the Chamber Banquet on March 3 the new name of the Partnership will be unveiled. There are now 50 investors from the private sector. Recruitment is always slow in January and February, but the Partnership will continue to attract new businesses. They received 12 inquiries and responded to nine. The County did not have the product for all.

In March 2015 Mr. Sauls plans to attend a consulting event in Atlanta. He stated that the Partnership also wants to be a good steward and help meet the needs of existing businesses. The Chamber has been very busy and is a major component in the success of the Partnership. At one time the Chamber had 600 members but is down to 425. They are striving for a membership of 500 this year. The Chamber sponsor a successful leadership program. Discussions are still ongoing with CCCO on the development of a Small Business Incubator.

Mr. Sauls concluded his presentation by reminding the Town Board that this process is a marathon not a sprint. He thanked Mayor Andrews for his involvement with the Partnership. Mayor Andrews requested that Broadway be included in the backstage tour. He wants Dustin to be introduced to the local HR and real estate professionals. Mr. Sauls welcomed Dustin as Town Manager and has enjoyed getting to know him. He has found that Dustin has a good knowledge of economic development.

Town Manager Kornegay discussed a proposal for replacing the Town's streetlights with LED lighting. Duke Energy Progress has a program for changing existing streetlights to LED lighting, which is a cleaner form of energy and is more efficient. This change would result in cheaper electric bills for the Town. Duke Energy Progress will replace lights 20 years or older for free. The Town has 180 streetlights, and 168 are available for LED lighting. The 12 streetlights in Off Broadway would not be replaced. The Town would have to pay to replace 43 lights at a cost of \$2,150. The LED lighting would save the Town roughly \$3,200 per year, and the process is minimally invasive. Commissioner Davis made the motion to give the Town Manager authorization to proceed with replacing the streetlights with LED lighting. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Commissioner Woody Beale made the motion to accept the Financial Statements as presented. The motion was seconded by Commissioner Davis. Motion carried unanimously.

Under Manager's Report, Town Manager Kornegay announced that Sanford's annual cleaning of the water system will be done during the month of March. They remove ammonia from the water, so discoloration or a strange odor may be present. However, it is completely safe to drink.

The Town Manager is still working on the Fats, Oils and Grease Ordinance. A public hearing will be held at the March 23 meeting. For those who have to comply with this ordinance, it may cost them a few hundred dollars.

Town Manager Kornegay reported that the problem with the Edgewater Lake drain has been rectified. Sandhills Contractors will eventually replace the pipe under the road because it is the Town's responsibility to maintain the integrity of the street.

The Town Manager advised that the Town is losing \$17,000 in revenue because Verizon is canceling its contract and removing its cell phone antennae from the Town water tank. The Town will receive \$17,000 this fiscal year, but next year the Town will be paid for approximately two months. Utilities Services mediates between towns and cell phone companies. They will advise other phone companies that the Town of Broadway has space available on the water tank. Mayor Pro Tem Beal spoke with a representative who works for AT&T and requested that she inform the company that our water tank is available for cell phone antennae.

Town Manager Kornegay checked with the Police Chief to determine the number of accidents that occurred at the Harrington Avenue/Main Street intersection. There have been two accidents there since the trees were planted, but the drivers were coming from East Harrington. A D.O.T. engineer plans to do a triangle sight at the intersection to determine if the trees block visibility on the West Harrington side. If deemed necessary, the trees will be removed.

Under Commissioner Comments, Commissioner Green thanked the Town staff for locating the faded stop sign and replacing it. She stated that she feels hopeful about the Partnership for Prosperity and where it is headed. Time will tell if Broadway benefits from the partnership. Commissioner Green mentioned that she appreciates all of Rodger Sauls' hard work and efforts.

Commissioner Harrington thanked Dustin for removing the ice from the doorway of Town Hall so that people could get in the front door safely.

Under Mayor Comments, Mayor Andrews reported that Dustin, Craig and Tony came in to work last Tuesday. The local man who usually scrapes the Town's streets hasn't been able to help the last two years because his equipment is broken. The Mayor stated they are looking for another third party to help during inclement weather. The D.O.T. worked on Main Street three times that day. Craig tried to scrape the streets, but the blade just bounced on the ice. Craig suggested getting a longer blade for the back

of the John Deere tractor. Commissioner Davis suggested the Town inquire with DOT about the possibility of bidding with them for a blade/equipment to put on the front of the dump truck.

The Waste Industries recycling schedule and the Town newsletter have been mailed to citizens. There will be extra copies of the recycling schedule available at Town Hall. The map and schedule will also be posted on the Town website: www.broadwaync.com. The Town is divided into Sections A and B for alternating Wednesdays. Mayor Andrews reviewed some of the items that were included in the newsletter.

An engineer with D.O.T. came and looked at the crosswalk between the post office and BB&T. He advised that he may come up with a signage recommendation.

The Mayor mentioned that the budget work session is usually held in May, but it may need to be held earlier this year since there have been changes in revenue.

The 421 Bypass is open but doesn't affect the three-lane project from Horner Blvd to Main St in Broadway. The Broadway Road enhancement has been postponed for at least ten years. Now the Pendergrass Road project has been rated number one.

Town Attorney Love recommended a closed session be held. The Mayor stated the Town Board would go into closed session per G.S. 143-318.11.(a)(3) Attorney Client Privilege. Mayor Pro Tem Beal made the motion to go into closed session. The motion was seconded by Commissioner Davis. Motion carried unanimously.

With no further business to come before the Board, Commissioner Davis made the motion to adjourn the meeting. The motion was seconded by Commissioner Woody Beale. Motion carried unanimously to adjourn.

Donald F. Andrews
Mayor

Laura K. Duval
Town Clerk