

TOWN OF BROADWAY  
BOARD OF COMMISSIONERS  
MEETING  
MINUTES  
OCTOBER 26, 2015

A scheduled meeting of the Board of Commissioners was held on Monday, October 26, 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. Commissioner Green gave the invocation, which was followed by the Pledge of Allegiance.

Mayor Pro Tem Beal made the motion to accept the Agenda as presented. The motion was seconded by Commissioner Woody Beale. Motion carried unanimously.

Consent Agenda – Approval of Minutes from September 28 meeting and September Financial Statements. Mayor Pro Tem Beal made the motion to accept the Consent Agenda as submitted. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Mayor Andrews reported that the Planning Board met after the Public Hearing held on September 28 to discuss an amendment to the UDO allowing the use of a travel trailer/recreational vehicle/motor home/camper as a temporary residence during the construction of a new single-family dwelling or under unforeseen circumstances. It is the recommendation of the Planning Board to adopt the UDO amendment as it relates to the use of a travel trailer, etc., as a temporary residence. Commissioner Green made the motion to adopt the UDO text amendment as recommended by the Planning Board. The motion was seconded by Commissioner Davis. Motion carried unanimously.

The Planning Board also recommended adopting an amendment to the UDO, which would add a new land use category for Mining and Quarries, Oil and Gas Extraction and update the existing land use category for Mining and Quarries. Since the public hearing, the General Assembly passed technical corrections amending

NCGS 113.415.1 “Local ordinances regulating oil and gas exploration, development, and production activities invalid; petition to preempt local ordinance.” The Lee County Commissioners may pursue a moratorium. The City of Sanford staff held the opinion that this new legislation specifically preempts local governments from having the power to regulate the management of oil and gas exploration, development, and production activities, and the use of horizontal drilling and hydraulic fracturing for that purpose. Therefore, the Sanford City Council did not act on the proposed changes to the UDO.

Broadway Town Counsel recommended the adoption of this amendment to the UDO. Attorney Love stated there are constitutional and health issues involved. He recommended adoption based on legal grounds. If one of the three local governments does not adopt the UDO amendment, it will be of no effect. Since Broadway is not within the fracking zone, it will have very little impact on the Town directly.

Commissioner Davis made the motion to adopt the amendment to the UDO regarding mining and quarries based on the recommendation of Town Counsel. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Mayor Andrews recognized Bill Stone, 4H extension agent, who spoke on behalf of the Lee County Cooperative Extension Service. Mr. Stone announced Farm City Week as a celebration of the urban and rural partnership in our community. He introduced two FFA student representatives from Lee Senior, Melissa Neal and Megan Garner. Melissa spoke on the importance of agriculture in her life. Megan invited the Town Board to the Farm City Banquet, which will be held on November 23 at 5:30 p.m. A farm tour for elected officials will be held on November 24. They will be leaving from the McSwain Center at 8:00 a.m. Mayor Andrews read the Farm City Week Proclamation. The Mayor stated the farming/agricultural industry is the leading industry in the county. Commissioner Harrington made the motion to adopt the Farm City Week Proclamation. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Mayor Andrews welcomed Joy Thrash and Bob Joyce who gave an update on the Sanford Area Growth Alliance. Ms. Thrash stated she began her duties with SAGA in the middle of May and hit the ground running. Many internal changes have occurred within the organization. Some of the early successes were getting the website up and smaller business cards leading to a fully staffed growth alliance. Ms. Thrash serves as CEO with a director over economic development and a director over the Chamber plus supporting staff over marketing operations, membership, and their event. The growth alliance is becoming more proactive, and the staff have prioritized the original program of work. SAGA is focusing on developing the work force with CCC and engaging with the agricultural industry. They hope to move to their new location at the Buggy Factory in January. Ms. Thrash hopes to create a part time visitor’s bureau position for truly marketing Lee County. She looks forward to engaging Broadway in the program of work.

Bob Joyce serves as Director of Economic Development for SAGA. He reported that the activity has been phenomenal. Small business has picked up. More projects are coming through site selector consultants. There are 12 active projects now, but a lot of them don't fit Lee County. SAGA receives at least one inquiry every other day. Manufacturing is the best fit for the county. Lee County may be becoming a preferred area for recycling. Two small recycling centers have opened—one on Tramway Road and one at the old Davenport location. Manufacturing jobs are expanding. Magneti Marelli is adding 76 jobs at an average salary of \$42,000. Coty is adding 150 jobs, and GKN is adding 105 jobs in warehouse and distribution plus additional manufacturing jobs. Mr. Joyce believes things are going well with the growth alliance. They are more proactive and are continuing to meet with site selectors. Mayor Andrews stated he has been involved in this public/private joint effort from the beginning, and it has been a long process. He commended Ms. Thrash and Mr. Joyce for their efforts on behalf of economic development and for their willingness to work with Broadway. Ms. Thrash offered to attend town board meetings quarterly to give updates if the Town Board so desires.

Town Manager Kornegay advised the Town Board that the Town submitted a bike and pedestrian project to TARPO. The project includes the installation of a sidewalk from the elementary school up to Claude's Body Shop. If the sidewalk project is approved, the Town needs a letter of commitment for funding 20% of the project. There is potential that the project could be paid in full by DOT, but the letter shows the Town is committed. The commitment letter is necessary for the project to be put on the list and to be scored. The letter is not binding; it is a formality to get the project on the list and move forward. The list is 2020 out, so the project will not happen anytime soon. The Town went through the same process with the installation of the other sidewalks.

Mayor Pro Tem Beal made the motion authorizing the Town Manager to sign the letter of commitment. The motion was seconded by Commissioner Green. Motion carried unanimously.

Mayor Andrews announced that the Broadway Our Way Festival Committee met last Tuesday night. They would like to hold the 8<sup>th</sup> annual festival on April 16. The committee consists of Commissioner Harrington, Commissioner Green, Mayor Pro Tem Beal, Paul Rogers, Jamie Pedley, Sharon Thomas, and Mayor Andrews. Commissioner Woody Beale made the motion to hold the Broadway Our Way Festival on April 16, 2016. The motion was seconded by Commissioner Davis. Motion carried unanimously. The festival committee welcomes volunteers.

Mayor Andrews has received a proposal from Tim Sherman, of Sherman Architecture, for drawing preliminary plans for the demolition and rebuilding of the Town Hall and Police Department on the current site. The cost of the plans is \$2,750. Mayor Pro Tem Beal made the motion to retain the services of Tim Sherman

for drawing preliminary plans for the projected costs of the Town Hall project. The motion was seconded by Commissioner Davis. Motion carried unanimously.

The Mayor advised the Town Board that a funding stream is needed for obtaining a loan. There are many unknowns in the current building. Asbestos may be in the floor and ceiling. Mayor Andrews wants the Town Board's approval at each level of the step-by-step process.

Under Manager's Report, Mr. Kornegay reported that enrollment in the State Health Plan is moving forward. He has signed the memo of understanding with the State. The Town will terminate coverage with the League in January and enroll with the State. This new coverage will save the Town approximately \$16,000 and help employees save on dependent coverage.

The Town Manager stated that the benches for the pocket park have come in and have been put together. The Lion's Club and Woman's Club have agreed to donate funds for the benches.

Arlene Jackson, who volunteers with Broadway Elementary, requested that the Town Manager discuss the possibility of moving the World War II memorials located at the school to the Veterans Memorial. The Town Board agreed that this is not a Town decision because the Town did not place the memorials at the school.

Under Commissioner Comments, Commissioner Green expressed her appreciation to Commissioner Smith for attending the Town Board meeting and for his efforts on behalf of the Town. She also thanked the Town Manager for his work on the state health insurance enrollment.

Mayor Pro Tem Beal also thanked Commissioner Smith for attending the meeting and for what he does to help Broadway.

Commissioner Harrington thanked Commissioner Smith for accepting her invitation to the Town Board meeting and was glad that he attended.

Commissioner Woody Beale stated that the walking tour held on Sunday was very interesting. Marty Stevens organized the tour through the Railroad House Association. There were approximately 40 people in attendance. Edwin Patterson led the tour, and Commissioner Beale learned much more about local history.

Under Mayor Comments, Mayor Andrews announced the Christmas Parade will be held on December 12. The Broadway Optimist Club is going through a transition and is unable to host the parade. The Broadway Lions Club has agreed to host the parade this year. Connie Brown, Paul Rogers, and the Mayor are working hard to get the parade together. Town Manager Kornegay and Commissioner Harrington are members of the Lions Club. All the entry forms have been mailed out.

Christmas in the Park will be held December 6 at 5:00 p.m. This tree lighting ceremony will be held at the NC Veterans Memorial.

Chair Amy Dalrymple, of Lee County Board of Commissioners, has requested the Town Board consider the adoption of a resolution extending deer season four weeks. The County Commissioners approved this same resolution on October 17. This resolution would extend deer season two weeks earlier and two weeks later. The Town Board agreed to consider the adoption of the resolution at the November meeting.

Mayor Andrews mentioned plaques would be ordered for the two benches at the Dinky pocket park, and stepping stones will be placed from the sidewalk to the park.

A public meeting was held at Shallow Well Church last Thursday. It was an informational meeting held by DOT. The Broadway Road project is not scheduled to begin until 2019. There are maps at the Town Hall should anyone be interested in looking at the proposed project.

The Mayor has been talking with the Chamber about marketing Shop Local for Broadway. They have discussed ways to spotlight Broadway and support local businesses. One suggestion was hosting a Business After Hours in Town.

The tables and chairs at the Community Building are in bad shape and need to be replaced. The Mayor has asked the Town Manager to obtain prices for new tables and chairs.

Mayor Andrews mentioned that Town Manager Kornegay has been with the Town one year on November 3. Commissioner Harrington stated the Town Board made the right decision, and Commissioner Davis stated it has been a good year.

Election Day is also November 3. The polls will be open from 6:30 a.m. until 7:30 p.m. He encouraged everyone to show their support for our elected officials by voting. Mayor Andrews, Lynne Green and Woody Beale are running unopposed but appreciate your support.

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

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Donald F. Andrews, Mayor

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Laura K. Duval, Town Clerk