

TOWN OF BROADWAY
BOARD OF COMMISSIONERS
MEETING MINUTES
FEBRUARY 26, 2018

A scheduled meeting of the Board of Commissioners was held on Monday, February 26 at 6:00 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, Janet Harrington and Jim Paschal. Also, Town Attorney Jimmy Love, Town Manager Dustin Kornegay and Town Clerk Laura Duval were present. Commissioner Green was unable to attend the meeting.

The meeting was called to order by Mayor Andrews. The Mayor welcomed Boy Scout Troop 953 from Shallow Well Church. They are working on the merit badge, Citizenship in the Community, with a requirement of attending a Town Board Meeting. He thanked the troop for coming to the meeting.

Mayor Andrews asked that everyone keep Addyson McDonald in their thoughts and prayers during her recovery, as well as, Mayor Green and Commissioner Green during this time of illness.

Mayor Pro Tem Beal gave the invocation, which was followed by the Pledge of Allegiance.

Mayor Andrews requested changes to the agenda. Item B. SAGA Update will be moved to a Closed Session at the end of the meeting with the addition of Park Declaration Ordinance as Item B. Mayor Pro Tem Beal made the motion to accept the Agenda as amended. The motion was seconded by Commissioner Paschal. Motion carried unanimously.

Consent Agenda – Approval of January 22 Minutes and January Financial Statement. Commissioner Harrington made the motion to accept the Consent Agenda as submitted. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Amy McNeill, Zoning Administrator, presented a recommendation from the Broadway Planning Board. They recommended that the Broadway Board of Commissioners support the petition by the Town of Broadway to rezone the NCVM Pavilion Park at 210 S. Main Street from Residential Single-family (R-20) to Central Business District (CBD).

In making this recommendation, the Planning Board finds that the zoning map amendment is consistent with the long range plan because, even though the 2020 Land Use Plan does not identify a specific land use for the subject property, the public park is a non-residential use and all of the property fronting S. Main Street from E. Harrington Avenue to the Broadway Library is developed in a non-residential manner and zoned Central Business District (CBD). Therefore, this appears to be a reasonable continuation of the Central Business District (CBD) zoning in the area and will allow the park to grow.

Also, the request appears to be reasonable and in the public interest since the two adjoining lots that front S. Main Street (Carol Stephens Accounting & Tax Preparation at 208 S. Main Street and the Broadway Branch of the Lee County Library at 214 S. Main Street) are both developed in a non-residential manner, even though they are still zoned Residential Single-family (R-20).

Mayor Andrews explained that concerns of the residents living adjacent to the NCVM Park have been addressed. No parking signs will be put up on McLeod Avenue from First Street to Main Street. The Mayor has spoken with the Lee County Veterans Council and has solicited their help in advising visitors that there is no parking on McLeod Avenue for the Memorial Day and Veterans Day Services. Parking is available on Main Street, at the library, at the Presbyterian Church and at the school. Mayor Andrews advised that lighting on the wall of the memorial is on an electric eye, so the lights come on at dark and go off at dawn. The lamps are on a timer and come on at 6:30 p.m. and go off at 11:30 p.m. If the power blinks, the timer can get off schedule. That will be monitored more closely. Chief Hinnant has reminded his officers to patrol the park area after dark and ask visitors to leave. Tonight the Town Board will consider the adoption of a declaration designating the NCVM Park will always be a park.

Ms. McNeill advised the Town Board that two votes are now required on every rezoning request. Commissioner Woody Beale made a motion even though the 2020 Land Use Plan does not identify a specific land use for the subject property, that the request is consistent with the long-range plan based on the conformance with the current development trend of existing non-residential development on this site and on adjoining lots along S. Main Street and the existing Central Business District (CBD) zoning in the area. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Commissioner Harrington made a motion that the proposed zoning map amendment is reasonable and in the public interest based on the following: the subject property is developed in a non-residential manner (as a public park), the proximity of Central Business District (CBD) zoning along S. Main Street and in the area, the adjoining two tracts of land are developed in a non-residential manner, the location of the subject property on the main roadway through Broadway, and the availability of public water and sewer. Therefore, she moved to approve the request to rezone 210 S. Main Street from Residential Single-family (R-20) to Central Business District (CBD). The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Mayor Andrews presented a Declaration of Covenants, Conditions, and Restrictions by the Town of Broadway for approval. This declaration of restrictions is to insure the use of the described real property at 210 S. Main Street for the North Carolina Veterans Memorial site only, and to prevent the impairment of the attractiveness of said North Carolina Veterans Memorial and to maintain the desired tone of the Broadway community. Mayor Pro Tem Beal made the motion to approve the Declaration of Covenants, Conditions, and Restrictions as presented. The motion was seconded by Commissioner Woody Beale. Motion carried unanimously.

Town Manager Kornegay presented a Resolution in Support of the Temporary Closure of Main Street on the day of the Broadway Our Way Festival. Main Street will be closed from 5:00 a.m. until 6:00 p.m. April 21. Commissioner Paschal made the motion to adopt the Resolution in Support of the Temporary Closure of Main Street for the 2018 Broadway Our Way Festival. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

The Town Manager presented a budget amendment appropriating \$20,000 from Unallocated Powell Bill to Street – Capital Outlay. Approximately, \$7,000 of this appropriation will be used for the installation of a sidewalk on West Harrington Avenue next to the new Town Hall. This project is separate from the USDA funds. The remainder of the appropriation will be used for cutting roots and patching pavement on Third and Knowledge Streets, as well as correcting a drainage issue on Church Street. It was reported that roots need to be cut on Beale Drive, also. Commissioner Harrington made the motion to adopt the budget amendment appropriating \$20,000 from Unallocated Powell Bill to Street – Capital Outlay. The motion was seconded by Commissioner Woody Beale. Motion carried unanimously.

Manager's Report – Town Manager Kornegay gave an update on the Town Hall. Since the January meeting, the walls have been painted. Down spouts have been installed. VCT and carpet has been installed in half the building. Spectrum has done the trenching to run the telephone data. Water and sewer services have been run to the building. HVAC units have been installed. Evacuation for sidewalks around the building has been completed. The casework was scheduled to be put up today. The Town Manager has ordered phones from Sandhills Communications. He chose cipton Samsung phones, which are a step up from the analog. He felt that Voice Over IP was too advanced for our needs at this time. It is also much more expensive. Allen Hart advised Mr. Kornegay that the \$20,000 contingency that was budgeted can be dedicated to some other component of the project such as landscaping, computers and furniture.

Town Manager Kornegay has addressed a few code enforcement issues. Two locations on Forest Avenue have been asked to remove junk cars, and another Forest Avenue resident has been asked to remove debris from his yard.

Preliminary work has been done for the shelter at the maintenance shop. A tree has been removed and the area has been graded. We are waiting for the carpenter to get started. The shelter was approved at the last budget work session. It will help protect the tractor and dump truck.

Commissioner Comments – Commissioner Woody Beale stated it was great having a big crowd tonight. He welcomed Boy Scout Troop 953 and was glad to have them at the meeting.

Mayor Comments – Mayor Andrews announced BB&T in Broadway is closing May 18. It was a corporate decision to close the bank, and approximately 70 other locations will close. The Town banks with BB&T but is looking at all options. The Mayor is disappointed to lose a local bank/business.

The Mayor and Town Manager Kornegay attended the interlocal meeting with the City of Sanford and Lee County. It was a good meeting. There is a lot going on in the County. They are doing a study on countywide parks and rec and its older facilities. The process has begun to specify the Buggy Factory as a historical designation. The county commissioners' retreat seemed to go well. When things are expanding in the City and County, it is beneficial to the Town in terms of employment and relocation.

The Chamber Banquet was a great event. Awards were presented to some well-deserved folks. The lifetime achievement award was given to General McNeill. The Mayor expressed his thanks to the Chamber for their hard work. There was a great turnout for this event.

The new Town Hall should be ready for occupancy the first part of April. The current Town Hall will be closed for two days, allowing the move to the new building. Mayor Andrews asked the Town Board to consider what type of ribbon cutting and/or open house they would like to have. Plans will be finalized at a later date.

Mayor Andrews advised that there are no plans to tear down the existing Town Hall. Most likely the building will be declared surplus and put up for bid. There has been a lot of interest in the existing building.

The Broadway Our Way Festival is coming up on April 21. There are 4x4 cards at the Town Hall if anyone would like to help distribute those as advertisement for the festival. Tomorrow at 7:00 p.m. the festival committee will meet at the community building.

The Town is considering a One Call system so that citizens may receive vital information by phone. Citizens may sign up voluntarily for this service. This system will be looked at further once staff are settled in the new Town Hall.

SAGA created a coloring book. Joy and Crystal distributed the coloring book, a pack of crayons and skittles to every first grader at Broadway Elementary. The NCVM is in the coloring book. Mayor Andrews thanked them for including the Town of Broadway.

The Mayor has been asked to consider placing a commemoration plaque at the new Town Hall. It would list Town Board members, name of the contractor, etc. He advised the commissioners to think about this idea.

Mayor Andrews entertained a motion to go into closed session per G.S. 143-318.1©(4) to discuss the location or expansion of industries or other businesses in the area served by the public body. Mayor Pro Tem Beal made the motion to go into closed session for these purposes. The motion was seconded by Commissioner Woody Beale.

After returning to regular session, there was no further business to come before the Town Board. Commissioner Woody Beale made the motion to adjourn the meeting. The motion was seconded by Commissioner Paschal. Motion carried unanimously to adjourn.

Donald F. Andrews
Mayor

Laura K. Duval
Town Clerk