

TOWN OF BROADWAY  
BOARD OF COMMISSIONERS  
MEETING MINUTES

APRIL 23, 2018

A scheduled meeting of the Board of Commissioners was held on Monday, April 23 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, Lynne Green, Janet Harrington and Jim Paschal. 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. Mayor Pro Tem Beal gave the invocation, which was followed by the Pledge of Allegiance.

Mayor Andrews requested an addition to the Agenda. He changed Item B. to Lee County Transportation Committee Recommendations and moved the other items to C. through G. Mayor Pro Tem Beal made the motion to accept the Agenda as amended. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Consent Agenda – Approval of March 26 Minutes and March Financial Statement. Commissioner Green made the motion to accept the Consent Agenda as submitted. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Amy McNeill, Zoning Administrator, presented a proposed text amendment to the Unified Development Ordinance, Article 6 Subdivision Regulations, to add language to clarify that all proposed lots that would require a private septic system in order to be developed must be approved by either a licensed soil scientist or the Lee County Environmental Health Department prior to the plat being recorded. A version of this language was included within the Lee County Subdivision Ordinance that was in place prior to the UDO, but was not carried over. The rationale for this requirement is that it prevents someone from creating undevelopable lots.

Marshall Downey, Director of Planning, presented a proposed text amendment to the UDO, Article 4 Permitted Use Matrix, to remove “Boarding House/Room Renting” as permitted land use in all zoning districts. The UDO has density restrictions in place that do allow for more conducive multi-family allowances (such as duplexes, triplexes, etc.) that are controlled based on land area and required design standards (parking, buffer, etc.) The concern with the boarding homes/room renting is that this would encourage conversion of an existing (typically larger) single-family structure with minimal investment. Recent experience with older, existing boarding homes in east Sanford

have given direct exposure to how these uses have adverse impacts on a surrounding neighborhood. Staff is concerned that this is not the intent of the infill policies as envisioned in our land use plan update. This amendment does not apply to a bed and breakfast. There are no boarding houses grandfathered in Broadway.

Mr. Downey presented another proposed amendment to the UDO, Article 11 Sign Regulations as a major update, which is the result of a U.S. Supreme Court decision regarding sign regulations. Under 11.7.11, the standards were simplified per the advice of an attorney. The sign must not exceed six (6) square feet in area, and there is no longer a time line nor a number limit. The sign shall contain only noncommercial copy. Planning will monitor signs to determine if a number limit is needed going forward.

Mayor Andrews opened the Public Hearing for those wishing to speak in favor of or against the three text amendments to the UDO. No one spoke in favor of or against the amendments. The Mayor then closed the Public Hearing.

David Montgomery, Senior Planner, presented recommendations by the Lee County Transportation Committee that will be sent to TARPO for approval. Lee County had no eligible projects for state funding. The ten projects ranked were:

1. Realign Kelly Drive to bypass CCCC
2. Construct 2-lane extension of existing Commerce Drive to connect to Lee Avenue
3. Site development for expansion of the Corporate Hangar Apron Phase II at Raleigh Executive Jetport
4. Construct sidewalks and add bike lanes Wicker St/Mclver St from Moore St to Oakwood Avenue
5. Build airplane run-up lane at both ends of taxiway at Raleigh Executive Jetport
6. Construct sidewalks, add bike lanes and improve railroad crossing at Wicker St/Mclver St to Oakwood Avenue
7. Build new taxi lane connecting south ramp road and all taxi lanes on Ammons Farm Road side of T-hangars at Jetport
8. Construct multi-use side path Spring Lane from Weatherspoon St to York Place
9. Construct greenway from downtown Sanford at Charlotte Avenue to the vicinity of Sanford City Hall, including tunnel under Weatherspoon Street
10. Widen to multilane divided facility -Tramway Road to Lemon Springs Road

Once all projects have been scored by each county, TARPO staff will develop a ranked list of projects for all four counties. This ranked list of all projects will be used to develop the recommended point assignments by TARPO. The recommendation will call for the two top-scoring projects within each county to be allocated 100 points each. Additionally, the six next-highest scoring projects within the region will also be allocated 100 points each to reach TARPO's total point allocation of 1400 points.

Mayor Pro Tem Beal made the motion to approve the recommendations by the Lee County Transportation Committee. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Town Manager Kornegay reviewed a banking proposal with the Town Board. Since the local BB&T branch closes May 18, Mr. Kornegay met with representatives from BB&T and First Bank. If the Town were to continue banking with BB&T, it would take approximately 45 minutes to make the trip to Sanford each day. That amount of time away from the office with a small staff would not be feasible for the long term. After reaching out to First Bank, they prepared an extremely competitive proposal. First Bank has proposed to give us an earnings credit to offset any service charges as well as interest earned on our collected balance. Our current interest rate with BB&T fluctuates then service fees are subtracted from interest earned. Over a three month span, there are minimal savings by banking with BB&T. The Town Manager believes the savings versus convenience is a wash. Mr. Kornegay recommended banking with First Bank because keeping our business local would be in the best interest of the Town.

Commissioner Paschal made the motion to begin the process of changing banking services from BB&T to First Bank. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously. The complete banking changeover will be effective July 1, 2018.

Town Manager Kornegay advised that the new patrol car has been built and is being shipped by rail. Once it is received, the 2010 Crown Victoria will be sold by sealed bid. Commissioner Harrington made the motion to declare the 2010 Crown Victoria as surplus. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

The Town Manager presented a budget amendment transferring funds set aside for the Town Hall project. \$25,500 will be transferred from Special Appropriations to Public Bu/Maintenance Dept. - \$13,200, Administration Dept. - \$1,500 and Finance Dept. - \$10,800. Commissioner Harrington made the motion to adopt the ordinance amending the 2017-18 annual operating budget by \$25,500. The motion was seconded by Commissioner Green. Motion carried unanimously.

Mayor Andrews discussed the sidewalk project that the Town Board approved at their October 26, 2015 meeting. At that time the project was submitted to TARPO for approval, and it was approved recently. The estimated cost of the sidewalk project is \$103,000. It is an 80-20 project so local funds would be used for 20%, and federal funds would cover 80%. There is a five-year window to complete the project. It is the Town's responsibility to hire the firm to do the work then DOT would reimburse the Town for up to \$83,000. Powell Funds can be used for this project. Once the project is completed, the Town would have sidewalks on both sides of South Main Street. The Mayor doesn't think the project will require moving lines. They should be able to go around the utility poles.

Because the next Town Board meeting falls on Memorial Day, Mayor Pro Tem Beal made the motion to change the next regular meeting date from May 28 to May 21. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Manager's Report – Town Manager Kornegay advised that the shelter has been completed at the maintenance shop. Dale Sharpe built this for the Town, and he also stabilized a storage building at the WWTP plant.

Mr. Kornegay gave an update on the Town Hall. The building has been inspected. The landscaping was done last week. Grant Spivey and his crew did an excellent job. Sanford Contractors will get the building cleaned. There are two minor things that need to be fixed. The USDA representative plans to come April 30 for a final walk-through of the building. Town staff should be able to move into the new Town Hall within the next two weeks.

Commissioner Comments – Commissioner Harrington thanked the Lord for the great weather on Saturday for the festival. She expressed her appreciation to the Mayor for all the time and effort he puts into guiding the festival committee. Without him there would be no festival. She appreciated his service to the Town. Ms. Harrington thanked the sponsors and vendors who support the festival. She believes there would be no festival without the street fair. There were 70 vendors in attendance. The barbecue teams were awesome thanks to Commissioner Woody Beale. Commissioner Harrington thanked the face painting lady for coming; she stayed busy all day. She also appreciated the new volunteers who joined the steering committee as well as Teresa Kelly and Sharon Thomas for their efforts. Ann Clack did a super job with advertising and public relations. Ms. Harrington is very thankful for her team who helps the vendors set up early Saturday morning. She expressed appreciation to the Town Manager and all the commissioners who helped make Broadway Our Way 2018 the most successful festival yet.

Commissioner Woody Beale agreed with Commissioner Harrington's comments regarding the festival. He also mentioned that the Town has four family-owned restaurants that do an excellent job. Mr. Beale encouraged our citizens to support our local businesses. Frank McDonald has the best hardware store around plus the Town has grocery stores. For a small town, Broadway does have a lot to offer.

Commissioner Paschal concurred that Saturday was an excellent day for the festival. He expressed his thanks to the Mayor, Commissioner Green and Commissioner Harrington for their hard work in planning the festival.

Commissioner Green echoed Commissioner Harrington's comments on the festival. Mrs. Green also thanked the Mayor, Manager and staff for doing a great job. Commissioner Green was pleased that the new sound technician, Dan Fowler, did an excellent job. Aaron Gunter, the DJ, also did a great job. Several people told Mrs. Green that they were glad the Town sponsored the festival again and hoped we wouldn't skip another year. She believes the festival is a great event for bringing the community together.

Mayor Pro Tem Beal commented on the festival as well. He thought the large crowd on Saturday ranked in the top three. The barbecue contest was very popular, and they had the largest group ever for the car show.

The Mayor Pro Tem recently attended Triangle J and informed the Town Board that the NC statewide water and wastewater infrastructure master plan people gave a presentation. They will help with grants for tracing water and sewer lines and putting them on digital format. Mayor Andrews agreed this would be beneficial to the Town. Mayor Pro Tem Beal will attend another Triangle J meeting on Wednesday.

Mayor Comments – Mayor Andrews advised that Wilson Cox and Rebecca Hunter have agreed to serve another term on the Broadway Planning Board. There are two others whose terms are expiring, and the Mayor will contact them again regarding their intentions. If they are not interested in serving another term, the Town will advertise the vacancies.

The Town Board agreed to hold a budget work session on Tuesday, May 15 at 2:00 p.m.

Mayor Andrews mentioned that sealing of cracks, striping and root removal was done on some of the Town streets. During the upcoming budget year, he would like to review a list of the streets to determine which ones need urgent repairs.

Mayor Andrews reported that all the surveying has been completed on North Main Street. Right of way acquisition and easement discussions are now taking place with the property owners.

The Mayor stated he is fortunate to work with a good group of folks on the festival. He feels that Broadway has a great Town Board. Every one of them has helped with the festival in some way. The committee has a good group of volunteers. Year in and year out, they are willing to put the time in to make the festival happen. No one gets paid, and the festival takes several months of preparation. The weather was great Saturday. A lot of work went into putting on Broadway Our Way. The sponsors and vendors pay for the festival. No tax money is used. The money is raised to host the event. The leadership of the Town Board sets the example because everyone is willing to roll up their sleeves and do whatever needs to be done. Mayor Andrews also thanked the Town Manager and his entire staff for their assistance with the festival. Everyone is willing to work together and that makes the festival possible. Every restaurant had a profitable day as well. The Mayor also thanked his son, Dylan, for helping with the festival. He volunteered his entire day and evening to work at the festival. Broadway is a great little community that comes together to provide a family event.

With 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.

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Donald F. Andrews  
Mayor

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Laura K. Duval  
Town Clerk

