

TOWN OF BROADWAY
BOARD OF COMMISSIONERS
MEETING MINUTES
SEPTEMBER 24, 2018

A scheduled meeting of the Board of Commissioners was held on Monday, September 24 at 6:00 p.m. at the Council Chamber, 103 North Main Street, 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 under New Business - Item C. Approval of Resolution for Street Closure. Commissioner Harrington made the motion to accept the Agenda as amended. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Consent Agenda – Approval of August 27 Minutes and August Financial Statement. Commissioner Green made the motion to accept the Consent Agenda as submitted. The motion was seconded by Commissioner Paschal. Motion carried unanimously.

A Public Hearing was held with the Planning Board to consider the adoption of the Future Land Use Plan. David Montgomery, Senior Planner for Sanford/Lee County Planning and Development, gave the presentation. Updating the Land Use Plan has been a two year long process. It is a broad policy guide for the development and redevelopment of land across the county. The updated plan is designed to be more user friendly.

The project timeline consisted of project initiation, community assessment and initial outreach, prepare draft plan and prepare final plan. Background research was conducted on demographics, economic development, land use patterns, transportation, utilities and natural resources. Stakeholder meetings were held that consisted of 70+ groups. Four public input meetings were also held. Then public meetings were held on the draft plan. Mr. Montgomery reviewed the Land Use Vision, with a focus on foster sustainable growth, direct development toward existing infrastructure, high quality development and redevelopment and protect unique character, quality of life and natural resources. A consultant developed 10 themes from community input: open space, farmland presentation, natural resource protection, infill redevelopment, compatibility,

economy, urbanization, quality of life, transportation, and infrastructure. Ten strategic objectives were derived from the vision and input themes. The Future Land Use Plan is formulated by public input, stakeholder input and Joint Planning Commission Input along with the vision, input themes and strategic objectives then background research.

Fourteen place type categories were developed ranging from countryside to village center to downtown to industrial center. A place type describes the development “character” of a place, is focused on implementing a long-term and cohesive vision for unique areas with the primary purpose of maintaining character of an area and/or establishing the future character of an area.

A place type map was developed with a sheet for each category. Each sheet will have the purpose, an example and a picture. The sheet will specify the land use expected, the transportation mode expected, the context – density per acres, infrastructure, preferred character, and current and proposed zoning.

In closing Mr. Montgomery reviewed the implementation strategies of the plan: to encourage staff, commissioners and the planning board to work together to fit an area in the context of the community in a particular area of the county, to apply new zoning districts based on place types, to identify opportunities for proactive zoning changes, and to evaluate the plan on an ongoing and annual basis.

Mayor Andrews opened the Public Hearing for those wishing to speak in favor of or against the Land Use Plan Update. No one spoke for or against the plan, so the Mayor closed the Public Hearing. The Planning Board was asked to reconvene in the conference room to discuss the Land Use Plan.

Town Manager Kornegay presented a contract allowing NC DOT a temporary easement at the pump vault located on the corner of Dixie Farm Road and Broadway Road. Our engineers have advised that the pump vault will not be affected in any way. DOT has agreed to pay the Town \$75 for the easement. Commissioner Green made the motion to approve the DOT Temporary Easement. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

The Broadway Lions Club plans to sponsor the Christmas parade again this year. Mayor Andrews presented a resolution for the temporary closure of Main Street for the parade, which will be held on December 8. Mayor Pro Tem Beal made the motion to approve the Resolution for the Temporary Closure of Main Street. The motion was seconded by Commissioner Paschal. Motion carried unanimously.

Manager’s Report – Town Manager Kornegay reported that the Town weathered the storm with no major issues. The generators were used at the lift stations for a brief power outage. Mr. Kornegay expressed his appreciation to Craig, Todd and Mayor Andrews for staying on top of everything during the hurricane. The Town is fortunate to have a good crew.

The Town Manager advised that the parking lot drainage issue has been resolved. Ed Patterson’s company did a great job at a cost of \$5,400. Mr. Kornegay

plans to ask Jeff Beal to restripe that area of the parking lot and to restripe and fill in the cracks on the streets that were specified at the budget work session.

Public Works is working on debris pickup. They are working on that in addition to meter reading this week but will get the debris disposed of as soon as possible. Debris has to be taken to Blaylock's, so it takes almost half a day to pick up debris and make a round trip.

Public Works will also attempt to move the flagpole from the old Town Hall to the new Town Hall. Mayor Pro Tem Beal was informed that the pole is setting in and clamped to a PVC pipe.

Town Manager Kornegay advised that the furniture in the old Town Hall will be sold in a few weeks. The sale will probably take place on a Friday from 9:00 a.m. – 1:00 p.m. Commissioner Paschal offered to help price the furniture.

Commissioner Comments – Commissioner Harrington thanked the staff for their work during the storm and also thanked the Lord for protecting the Town from major damage.

Commissioner Woody Beale asked about the rock in the front ditch of the Town Hall. Mr. Kornegay explained the remainder of the rock will be placed along the sides of the ditch when the weather gets cooler.

Commissioner Green was requested to announce a reception for Rep. John Sauls that will be held on October 23 at the Community Building beginning at 5:30 p.m.

Mayor Pro Tem Beal thanked the staff for their work during the storm and thanked the Mayor for sending updates through emails. Mr. Beal asked Counsel Love if the Town could ask a property owner to cut down trees that are in danger of falling on power lines. Mr. Love advised that the Town can't issue a mandate. He recommended contacting Duke Energy Progress and notifying them of the trees that may pose imminent danger.

Mayor Comments – Mayor Andrews gave a reminder that the SAGA Banquet will be held Tuesday evening from 5:00 – 8:00 p.m. The banquet will be held at Carolina Trace.

On Thursday the Triangle J Regional Summit will be held at the Wicker Civic Center beginning at 9:30 a.m.

The State declared a state of emergency as Hurricane Florence neared the coastline. Lee County, the City of Sanford and the Town of Broadway declared one as well. Mayor Andrews asked the Town Board if they would be interested in considering an ordinance that would authorize the Mayor to handle declarations in the event of an emergency. He asked Counsel Love to devise an ordinance for the Board to review. Mayor Andrews explained the reason for the curfew was to keep people off the road as much as possible in order to save lives.

During an earlier meeting the Town Board had discussed investing in a one call system for citizens. It would be voluntary sign up for this service. The one call system will send an email, text or call in order to communicate essential information.

Mayor Andrews advised that the Town will get a price on a generator for the Town Hall. The building is already wired for one. During a power outage the Police Department would be able to operate in house with a generator rather than working from the fire department.

Mayor Andrews presented two options for the Town Hall sign and asked for input from the commissioners. The Town Board discussed Option A and Option B for the new sign. Commissioner Woody Beale made the motion to select Option B for the Town Hall sign provided that Public Works can install it. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

At the last meeting Mayor Andrews mentioned the Town Hall plaque was in production. Tim Sherman advised it should take approximately four weeks to complete, so the plaque should be ready soon.

The Mayor expressed his appreciation to the Public Works staff and the Police Department for working diligently during the hurricane.

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.

Donald F. Andrews
Mayor

Laura K. Duval
Town Clerk

