

TOWN OF BROADWAY  
BOARD OF COMMISSIONERS

MEETING MINUTES

MARCH 25, 2019

A scheduled meeting of the Board of Commissioners was held on Monday, March 25, 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.

Commissioner Harrington made the motion to accept the Agenda as presented. The motion was seconded by Commissioner Paschal. Motion carried unanimously.

Consent Agenda – Approval of February 25 Minutes and February Financial Statement. 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 discussed the need for minimum housing standards. At this time there are no housing standards in the Town Code of Ordinances. There are building standards in the ordinances but not housing. The Town Board agreed it would benefit the Town to adopt a minimum housing standard ordinance. Minimum housing standards are regulated by the General Assembly in the General Statutes. Counsel Love agreed to draft the ordinance then it would be presented at a Public Hearing prior to Town Board approval. He also agreed to find out if existing houses can be grandfathered in.

Mayor Pro Tem Beal raised a question regarding the denial of a shop being built by a homeowner on a vacant lot years ago. Counsel Love responded the lot may have been zoned as residential. He advised this situation is now dictated by the Unified Development Ordinance.

Mayor Pro Tem Beal made the motion to authorize Town Counsel and the Town Manager to draft a minimum housing standard ordinance. The motion was seconded by Commissioner Green. Motion carried unanimously.

Norma Yanez, with Waste Industries, has contacted Town Manager Kornegay about recycling costs. There is no market for recycling now. Recycling rates for all

towns will go up because the cost of recycling is increasing for Waste Industries. They are transferring the cost to the Town. The cost will increase \$1 per sanitation fee effective July 1. If the Town drops recycling, the cost per fee increases \$0.62. There is no demand for glass and cardboard. Many recycled items are contaminated because they have not been washed out. Contaminated items are most likely dumped in landfills. The Town Board would like to continue to participate in the recycling program. The contract with Waste Industries will be in effect for three more years.

Mayor Andrews presented a resolution honoring the Cape Fear Rural Fire Department in recognition of their service. The majority of firefighters are volunteers. They keep their training current and do a good job. The fire department is always kept clean. Because of all their training and exercises, they were able to lower their rating from a seven to a four. This rating impacts commercial and homeowner insurance premiums. The result will be lower insurance premiums for Town residents. Mayor Pro Tem Beal made the motion to adopt the resolution honoring the Cape Fear Rural Fire Department. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

The Town Board agreed to hold a budget work session on April 25 at 3:00 p.m. The session will be held in the Council Chamber.

Mayor Andrews reviewed and discussed the recommendations from Hazen and Sawyer for developing a plan of action for Watson Lake Dam. In April of 2018, the state conducted an inspection of the dam. This inspection noted several areas of concern. The first recommendation was removing kudzu from the back side of the dam, which the Town had pulled down in October. Hazen and Sawyer, who helped with the lake at San-Lee Park, were recommended by Russell Spivey, and they conducted a site inspection on November 19.

When Hazen and Sawyer inspected the spillway, a camera was sent up the right barrel. There are two barrels but one has a pipe and the camera couldn't go into it. Several years ago, the pipe was used to fill up water tanks for tractors. It was abandoned at some point. The trash rack, consisting of the original screen, was pushed in over time so that it was no longer catching debris. The screen was actually pushed loose in several places.

Hazen and Sawyer think there may be some seepage in the dam. Two pipes go under the road and connect to the chimney or riser coming up from the lake. The pipe is still there, but it has been abandoned. The pipe is showing some signs of seepage. It appears to leak between the dam and the riser. The pipes are past their useful life.

The state inspection expressed the following concerns: trees need to be cut on both sides of the dam, the trash guard must be repaired, the principal spillway needs to be unclogged, the embankment is too steep and needs to have more slope, the kudzu needs to be kept under control, and an emergency action plan needs to be put in place.

The most pressing need is a geo-technical surface evaluation. It will conduct borings to determine seepage from the dam. That evaluation will cost approximately

\$12,000. Once the geo-technical borings are completed, the lake will need to be surveyed at an additional cost of \$12,000. The Town Manager thinks we can secure a better price locally for the survey. The Town has limited funds, and the plans for the dam can be discussed at budget time.

There is a door to the gate with a rod that was pulled up to lower the lake level in the past. The inspectors were unable to find it. Underwood Company can lower the lake level so that the gate can be found. Underwood is in the process of getting a quote to the Town. Hopefully, the lake can be lowered in the fall.

The railing is the least important issue cited. The Town can hire someone local to fabricate the railing and the trash screen.

Mayor Andrews indicated it would require a 10-15 year program to get the dam in compliance with the state. If the Town can provide a paper trail to show the project is underway, the state will accept that until the dam is deemed in compliance.

At the April meeting a budget amendment will need to be adopted for the geo-technical evaluation. The results of the evaluation will show the next step needed.

Natural springs feed the lake. A new valve will be installed to control the lake level in case of an emergency. Underwood will lower the lake level by pumping the water into the spillway so that the gate can be found. If the dam was breeched, one or two houses could be affected on Burgess Circle. The emergency action plan would address this issue.

Commissioner Paschal made the motion to authorize the Town Manager to move forward with the recommendation of Hazen and Sawyer. The motion was seconded by Commissioner Green. Motion carried unanimously.

Manager's Report – Town Manager Kornegay advised that the bid opening for the sale of the old Town Hall will be held on April 12 at 10:00 a.m. There have been several inquiries about the building, and two interested parties have looked at the building.

Mr. Kornegay reported there has been no feedback on sign up for the One Call Now Service. Mayor Andrews suggested sending out a newsletter or post card with more detailed information about the service.

The Town Manager advised that Ken Bright will be putting the Church and Holt Street project back out to bid. The City plans to encourage their contractor to bid. Mr. Kornegay hopes to get three bids for the re-surfacing to be more competitive this time.

Commissioner Comments – Commissioner Harrington congratulated the Cape Fear Rural Fire Department on earning a lower rating.

Mayor Comments – Mayor Andrews gave an update on the Town welcome sign located at the corner of Dixie Farm Road. The road widening project will place the sign

50 ft. down Dixie Farm. In other words it would be moved 50 ft. into the existing field. The sign can be moved for a cost of \$6,000, but there are no guarantees that it would remain intact. The cost of hooking up the electricity would be \$1,500. The sign would have to be moved near the maintenance shop first and could not be placed at Dixie Farm until the road is completed. DOT has agreed to pay the Town \$25,000 for the sign. The brick mason who supervised the construction of the sign would like the sign preserved. There are also bronze plaques on the sign recognizing the committee responsible for the sign. If it is preserved, the sign will need refurbishing. The Town Board would like the sign moved and preserved if possible.

A transportation committee survey has been placed in each commissioner's box. The surveys are due March 29.

An All Boards Meeting, of the City, County, Town and SAGA, will be held on April 10 at 5:30 p.m. Location is yet to be determined.

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

