

TOWN OF BROADWAY
BOARD OF COMMISSIONERS
MEETING MINUTES
NOVEMBER 25, 2019

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

Mayor Andrews requested two additions to the Agenda. Item B. will be changed to Mike Smith SAGA Update with other items moving down and Item H. will be added - Broadway Our Way 2020. Commissioner Paschal made the motion to accept the Agenda as amended. The motion was seconded by Commissioner Green. Motion carried unanimously.

Consent Agenda – Approval of October Meeting Minutes and October 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.

A rezoning request was presented by Thomas Mierisch, Planner I, with the Sanford/Lee County Zoning & Design Review Department. Ian O. Frampton has submitted an application for the rezoning of 303 North Main Street from Highway Commercial (HC) to Light Industrial (LI). This property is the former Challenge Printing building. Mr. Frampton wishes to operate a machine shop for manufacturing small metal gun parts, which requires a zoning of light industrial.

Mayor Andrews opened the Public Hearing for those wishing to speak in favor of the rezoning.

Ian Frampton, of 5708 Spence Farm Road, Holly Springs, NC 27540, explained his business operation to the Town Board and the Planning Board. Rockslide USA manufactures slides and barrels for Glocks. Their machines are computer run and are very quiet. They will be placed inside the air-conditioned area. Rockslide does not make complete guns, and they do not manufacture parts for any other models of firearms at this time. They are a fairly new company and have been in operation two years. Mr.

Frampton's company is part of a dealer network. He hopes to hire 12 employees initially then eventually employ up to 20 people. Most of their deliveries will be made by FedEx, UPS and post office, so limited parking space is not an issue. The few truck deliveries can turn around in the back. Rockslide sells direct and on their website. Currently, their manufacturing plant is in Florida with the office here in North Carolina. They want to get both in one location. Mr. Frampton is interested in working with CCCC to acquire trained employees.

Steve Malloy, of 2615 Bellaire Drive, Sanford, NC 27330, works with Adcock & Associates. He represents the owner of the company. Mr. Malloy expressed his opinion that Rockslide USA would be the best use for this building. The company will bring in employees who will become customers in Broadway. Other uses are limited and could prove to be unattractive for the Town.

Frank McDonald, of 2021 Owls Nest Road, Sanford, NC 27330, stated he thinks Rockslide would be a good fit for this building. The fact that they will not have a lot of trucks coming in and out is an asset. The company will bring more employees to Broadway who will hopefully eat and buy here. Due to the road construction, it will be hard to find a good landowner for this property. As a business neighbor, Mr. McDonald supports the rezoning.

Donald Andrews, of 126 West Lake Drive, Broadway, NC 27505, feels that this location would be the ideal place for this business. Rockslide would recruit employees that would shop locally. He supports the rezoning and encouraged the Planning Board and Town Board to approve it.

No one spoke against the rezoning. Mayor Andrews closed the Public Hearing. The Planning Board adjourned to the Community Building to discuss the rezoning request.

Michael Smith, CEO of Sanford Area Growth Alliance, gave an overview of what is happening with SAGA. He began by discussing positive chamber results. Meg Moss does a great job with the chamber. Membership is on the rise with 575 members currently. It has been a positive combining the two organizations. From an investment standpoint, SAGA is a public-private partnership. In 2018 small, medium and large businesses contributed over \$170,000 in membership dues. This year is the 20th year of Leadership Sanford. There have been 300 participants in the program since 1999. Its mission is to provide a continuous, diverse supply of creative leaders to the community by developing their knowledge of the region and providing them the opportunity for meaningful action. Over 50 annual networking events sponsored by the chamber allow for opportunities for referrals between businesses. Networking helps businesses build trust in one another. SAGA works very closely with the small business center at the community college. There have been 13 ribbon cuttings in Lee County this year. SAGA is looking for ways to connect with the agricultural community, which would be of interest to Broadway. Combining the chamber with economic development has provided the leveraging of financial resources and staff. It has certainly been a positive merger. There is a 16-page insert in the Triangle Journal, which describes what is happening in our area. It will be used as a marketing piece going forward.

One challenge that Broadway has is available industrial buildings. That is an area the Town Board can look at and decide what can be done. Mr. Smith inquired about the status of the Dollar General Building. Mayor Andrews explained the owner is motivated to find a new tenant or put the building up for sale. The Mayor has received a few inquiries about the building recently, which is encouraging. In order to have industrial growth, a few potential parcels should be identified and wastewater capacity must be sufficient. Residential growth is an opportunity for Broadway. Currently, seven houses are under construction. Mayor Andrews advised that affordable housing and more rental property are some of the Town's biggest needs. A town home development has been a plus for our community, and another one would probably be well received. Mr. Smith mentioned developing potential agribusiness start-ups that could benefit Broadway.

Town Manager Kornegay presented an interlocal agreement with Lee County for disaster debris management services. They have contracted with Ceres Environmental Services, Inc. to remove debris in the event of a natural disaster. Attorney Love reviewed the three-year contract and is in agreement with it. Joe Cherry, Solid Waste Superintendent, has urged the Town Board to approve the interlocal agreement. Mayor Pro Tem Beal made the motion to approve the interlocal agreement with Lee County for disaster debris management services. The motion was seconded by Commissioner Paschal. Motion carried unanimously.

The Broadway Lions Club has asked the Town to consider giving a sponsorship to the Christmas Parade. In the past the Town has been a \$1,000 platinum sponsor. Mayor Pro Tem Beal made the motion to give a \$1,000 sponsorship to the Broadway Christmas Parade. The motion was seconded by Commissioner Green. Motion carried unanimously.

The Town Board usually changes the December meeting date to the week before Christmas. It was agreed to change the date from December 23 to December 17 at 6:00 p.m. Mayor Pro Tem Beal made the motion to change the December meeting date to Tuesday, December 17 at 6:00 p.m. The motion was seconded by Commissioner Green. Motion carried unanimously.

Mayor Andrews read and presented a resolution honoring Commissioner Woody Beale for his many years of dedicated service to the Town of Broadway. Mr. Beale was also presented with a plaque of recognition and appreciation for his tireless work on behalf of our citizens.

Mayor Andrews presented an update on the Watson Lake project. After the lake was drained, pictures were taken inside the top of the riser. Four gates or openings were found, which are about the size of a cinderblock (5" x 18"). The riser is leaking. Water appears to be coming through the brick and mortar joints. The doors on the openings appeared to have been metal at one time. The outside of the doors is flaking off. The riser was coated with tar in the past. When the doors were operational and opened, water went into the spillway. There are natural springs feeding the lake. Water continually runs into the spillway. It has never risen high enough to run over the dam. There is a rod going through the wall at the bottom. A rope may have been attached to

the knob and pivoted up to open the bottom door. However, the rope broke when it was pulled.

The Town does not have the money to repair the doors at this time. It cost \$8,000 to rent the pump for draining the lake. An estimate of \$15,000 was given to have one door replaced. Tim Schueler, with Hazen and Sawyer, helped Dustin inspect the riser and doors. The next phase of the project is to have a topography survey done. It measures the height and slope. According to Tim, the survey would give us an idea of the prices to move forward. Approximate cost of the survey is \$12,000. Mayor Andrews thinks we can get the survey done at a cheaper cost. As the project progresses, the Town will have to find the money to cover the total cost, which could possibly be \$250,000. The state has a long list of mandates for the Town to correct in regard to the lake. The Mayor suggested we devise a plan and get a price. Due to the costs involved, that will be a long-range plan. The riser probably needs to be addressed first. The lower two doors could probably be plugged.

Once one or two doors are repaired, a person will still have to go out in a boat to open the doors to lower the lake by turning a valve. This assignment does not appear safe in hurricane conditions.

The state requires the Town to have the ability to lower the lake level. The Town Board agreed to proceed with the topography survey in the spring. They did not find it prudent to spend \$15,000 on repairing a door that cannot be guaranteed to correct the problem. As long as the Town can provide documentation that we are addressing the issues, the state should work with us.

The Town Board discussed the feasibility of having Broadway Our Way in 2020. Mayor Andrews advised a budget of \$28,000 is needed to operate the festival. Funding is a major concern. Even with vendor fees and sponsorships, the festival could go in the hole approximately \$5,000. It requires a lot of money and a lot of work to hold the festival. After much discussion, the Town Board agreed to proceed with the festival planning.

Manager's Report – Mr. Kornegay reported the Christmas tree was put up at the NCVM today. The wreaths will also be put up some time this week.

At the next Town Board meeting, an interlocal agreement with Harnett County will be presented for approval. Lee County has been collecting taxes for the five annexed Harnett County properties, and they have now asked Harnett County to do it. If the interlocal agreement is approved, Harnett County has agreed to collect those taxes. Town Counsel has reviewed the agreement.

The water tank will be lowered in December so that Utility Services can complete their inspection.

Chief Hinnant serves on the Board for Project Safe Neighborhood. Information was distributed to the Town Board. The program is designed to steer repeat juvenile

offenders in the right direction. Lee County and the City of Sanford are funding this project. Town Manager Kornegay and Chief Hinnant are in support of the project.

Commissioner Comments - Mayor Pro Tem Beal thanked everyone who helped organize the program for Christmas in the Park. At the last TJCOG meeting water resources and clean water was discussed. Members were informed of regional grants for schools so that kids can be transported to school. North Carolina is #5 in cybersecurity. Mooresville was hit and paid the ransom but now wish they had not paid it. National Guard has IT Pro and will help with these issues. It only takes a hacker 18 minutes to get into the computer and steal information. They can do it while people are working. IT Pro suggests having insurance and two backups. One backup should be kept off premises. Mr. Beal stated he will miss having Commissioner Beale on the Town Board, and he is always welcome to attend the meetings.

Commissioner Harrington mentioned she will miss her seatmate Commissioner Woody Beale. She jokingly said that he has been giving her advice for the past six years. Commissioner Harrington also thanked everyone for remembering her in their prayers.

Commissioner Woody Beale thanked everyone for the reception, resolution, plaque and their comments. He has served on many good boards through the years with good people. Commissioner Beale advised the Town Board has big challenges ahead, but he is confident they can handle them. Just remember to stay in the black.

Commissioner Paschal asked about the lineup for riding in the Christmas parade. Mayor Andrews allotted two slots for the commissioners, so they can determine how they want to ride.

Commissioner Green expressed her appreciation to Michael Smith for addressing the Town Board, any assistance SAGA can offer the Town and his interest in Broadway. She stated she will miss Woody and appreciates his wisdom and good guidance through the years.

Mayor Comments – Mayor Andrews reported there was a great turnout for the Veterans Day Service sponsored by the DAV Chapter 5.

Christmas in the Park is planned for Sunday, December 1 at 4:00 p.m. There is a good line up of folks for the program. The presentation of the Grand Marshal for the Christmas parade will be added to the program this year.

The Broadway Lions Club Christmas Parade will be held on Saturday, December 14 at 2:00 p.m. The Chief is routing traffic a different way this year. All traffic will be routed out to 421. Lawrence Road is closed due to bridge repair.

The Town Clock is all finished. It looks nice with a larger face, but landscaping has yet to be done.

The community Thanksgiving service will be held on Wednesday at 7:00 p.m. Baptist Chapel is hosting the service this year.

The Town Clerk and Finance Director agreed it has been a pleasure working with Commissioner Woody. They will miss him, but he's promised to visit them at Town Hall. They're holding him to his word.

Commissioner-Elect Kelly shared that it is an honor to be following in Commissioner Beale's footsteps. She hopes to be half the commissioner that he has been. Mrs. Kelly plans to seek his help when needed.

Mayor Andrews commented that Commissioner Woody Beale was always accessible to the community. Serving for 40 years as a Town Commissioner is quite an accomplishment. The Town has been so fortunate to have Commissioner Woody and Anne. The Mayor thanked him for his years of service as a commissioner, Lions Club member, church member, and a business owner. Mayor Andrews appreciates his guidance and support over the last 10 years as well as his friendship as a neighbor. He stated Commissioner Woody is welcome back any time.

Mayor Andrews wished everyone a happy and safe Thanksgiving.

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