

TOWN OF BROADWAY  
BOARD OF COMMISSIONERS  
MEETING MINUTES

JULY 26, 2021

A scheduled meeting of the Board of Commissioners was held on Monday, July 26, at 6:00 p.m. in the Council Chamber, 103 N. Main Street, Broadway, North Carolina.

Board members present were Mayor Donald Andrews, Commissioners Tommy Beal, Lynne Green, Janet Harrington, Teresa Kelly, and Jim Paschal. Also, Town Counsel Jimmy Love, Town Manager Eddie Thomas, and Town Clerk Laura Duval were present.

The meeting was called to order by Mayor Andrews. Commissioner Kelly gave the invocation, which was followed by the Pledge of Allegiance.

Commissioner Paschal made the motion to accept the Agenda as presented. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Consent Agenda – Approval of June 28 Board Meeting Minutes and the June financial statements. Commissioner Harrington made the motion to accept the Consent Agenda as submitted. The motion was seconded by Commissioner Kelly. Motion carried unanimously.

Public Comment – Kirk Smith, 3108 Avents Ferry Road, Sanford, NC, advised the EMS contract is coming up for emergency medical services. Public hearings will be held at the next two county commissioners meetings. He invited the Town Board to attend. Commissioner Smith also advised that he and Dr. Crumpton met with the Harnett County Interim Manager and Board of Commissioners Chair to discuss the potential of pooling ARPA monies to create a regional water/sewer system. They seem to be amicable to that possibility. Lee County will pursue an engineering firm to conduct an assessment to look at the possibility of a regional water/sewer facility. Broadway is in close proximity to Harnett County, and there is a possibility that we could mutually develop an industrial park in the area and facilitate it with water and sewer. A preliminary inquiry will be done, and Lee County will keep Broadway posted as they move forward.

Mayor Andrews explained the Town held off on some code enforcement issues due to financial issues caused by COVID. We have reached the point to take action, and the Town does not have a Code Enforcement officer. The City of Sanford has only three code enforcement officers, and they are overwhelmed. The Mayor talked with Marshall Downey, and he recommended State Code Enforcement, Inc. Mayor Andrews talked with Dennis Pinnix and learned he does this for municipalities across the state. The Town is not in a position to enforce ordinances correctly. Mr. Pinnix, with State

Code Enforcement, Inc, discussed the services his company offers. He is a retired firefighter from the City of Greensboro. Mr. Pinnix shared he is passionate about his job and seeks what the Mayor wants to accomplish and determine how to make it happen. His services include: acting as Code Enforcement Department, working by a complaint basis or hourly basis and staying within the Town's budget, and providing all aspects of code enforcement. These aspects include: junked vehicles, overgrown grass, illegal signs, trash and junk piles, operating a business without a proper permit, building without a proper permit, failing to meet the standards of the permit issued, etc. SCEI also handles minimum housing violations such as: inspections due to a tenant's complaint, abandoned houses, dilapidated houses (repairs to demolitions), and abandoned or dilapidated commercial buildings.

Mr. Pinnix advised his company stays in only 10-12 towns or cities to avoid over commitment. He reviewed the certifications of all his employees. They go through a rigorous training program. SCEI has only seven agents and only hires people with a mild temperament. Mr. Pinnix believes in giving property owners more time if people are working towards improvement. They do work with the citizens. He believes the way you deal with people is very valuable, and the way you approach people is what you get back in return.

In the last 24 months, SCEI has repaired or demolished 105 houses in the various municipalities they serve. Out of 105, one city had to pay for only six demolitions. Afterwards, two property owners paid for their costs, leaving only four demolitions paid by the municipality.

The first step for SCEI is to review ordinances and make suggestions. Most towns no longer charge criminal penalties just civil penalties. SCEI follows the Town ordinance enforcement. Mr. Pinnix also explained the thorough process SCEI uses to address code violations from beginning to completion. Mayor Andrews advised the Town has a starting point for current violations that need to be brought into compliance. Mr. Pinnix can work the program around the Town's budget, and it is his priority to protect the Town. The contract with SCEI is based on an hourly rate plus travel.

The Town Board discussed code enforcement. Complaints continue to come in about violations. Minimum housing standards and junk vehicles are issues the Town needs help enforcing. There is a process to follow, and we need to define it. Mayor Andrews wants to do it the right way so that the Town will be protected. The Town Board agreed SCEI charges a low hourly rate and is covered by liability insurance. Town Counsel agreed aesthetic issues cannot be regulated. Commissioner Kelly made the motion to move forward and review the contract proposal with State Code Enforcement, Inc. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Amy McNeill, Zoning Administrator, advised that the Broadway Planning Board recommended that the Commissioners approve the UDO text amendment for extended stay hotels as presented by a unanimous vote. Specific items of note included the following: there are not any extended stay hotels in Broadway; therefore, this is more of an issue for Sanford, and this text amendment adds design standards for a specific use,

but does not change where the use is or is not permitted, with regard to what zoning districts allow and do not allow this use. Commissioner Kelly made the motion to approve the UDO text amendment pertaining to extended stay hotels. The motion was seconded by Commissioner Green. Motion carried unanimously.

The Broadway Planning Board also recommended by unanimous vote that the commissioners approve the UDO text amendment on mining and quarries as presented. Specific items discussed were: there are no mining or quarries in the jurisdiction of Broadway and at this time, none are proposed. Commissioner Kelly made the motion to approve the UDO text amendment relating to mining and quarries. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Mayor Andrews acknowledged Ms. McNeill for all the time and effort she puts in to help the Town of Broadway. He really appreciates all that she does and her willingness to do so.

Manager's Report – Mr. Thomas advised that Tommy Fore has accepted the full-time maintenance position. The job expectations have been explained to him, and he understands and is in agreement. Tommy is scheduled to start full time in September.

The Town Manager advised inmate labor is now being used by the Town. We have a labor contract with the correctional center for \$260 per year. His first day of work was today. Last week Mr. Thomas interviewed him and set out the expectations. This individual has a non-violent sentence. He may be with the Town for one year. He must be supervised at all times and works from 8:00 am. – 3:00 p.m. The inmate helped read water meters today and did a great job. He appears to have a good disposition and is excited to be in Broadway.

Town Manager Thomas presented two quotes he has obtained. The quote for repainting the crosswalk, double bar, and turning arrows on West Harrington Avenue is \$2,980. He obtained a quote for double striping First Street, which is \$7,400. Root cutting needs to be done on several streets, and trees need to be taken down on Hickory and Forest Avenues. The Town Board agreed to the West Harrington Avenue project but felt First Street is not a priority at this time.

Mayor Andrews advised there is \$103,000 left in Powell Bill Funds. Eventually, the pipe at Prince Street will have to be fixed. There is a place on Hickory Avenue that drops because it is washed out from water running underneath the pavement. It's the narrowest street in Town. The washed out portion will need to be packed and repacked.

Commissioner Comments – Commissioner Harrington commented she has served on the Town Board for eight years and doesn't understand why the Sanford Herald brought partisan politics into Broadway's election. It is a non-partisan election.

Mayor Comments – Mayor Andrews reported the letter explaining rate increases was sent out. There were only four inquiries about the letter.

The Mayor plans to have an informal dedication for the walking trail tomorrow at 5:30 p.m. It will be very short and will be held rain or shine. The benefactors will be recognized at the dedication.

Friends of the Park plan to hold a fund raiser on September 21 to highlight Watson Lake Park. They plan to have food and music from 5:00 – 8:00 p.m.

Mayor Andrews and Town Manager Thomas had a zoom meeting with Withers-Ravenel about the sidewalk project, which is back on go by DOT. They will let it next summer for construction. The Town will have to obtain sidewalk easements around the utility poles. Five property owners will be affected.

New houses are being built on Hamlet and Macbeth Drives. Six foundations have already been poured.

Code enforcement issues are a challenge with Dollar General. They took four weeks to repair a water leak after being contacted numerous times. There is still trash around the store, and their vacant lot is not mowed when needed. Amy McNeill is working on those issues, also.

Many complaints have been received about feral cats in Edgewater. People will not agree to accept traps. Others continue to feed them, so there is no feasible solution. Other complaints have been received about the number of cars parked in yards on Hunter Drive. There is no ordinance limiting the number of running cars in people's yards. Concerns have been expressed about the mobile home park. That is private property, so complaints have been deferred to the property owner.

Mayor Andrews will have a festival meeting in September to discuss interest in Broadway Our Way.

The Mayor received information that 365 acres adjacent to Broadway may be developed. He told the property owner annexation can be requested, but he must go through the legal process.

Mayor Andrews expressed his thanks to Commissioner Harrington for serving on the Town Board eight years. He appreciates her support and service to the Town.

The Mayor advised four citizens have filed for three seats on the Town Board. Donny Hunter tried to withdraw his name but missed the deadline. His name will still appear on the ballot, but he has contacted the media to announce his withdrawal from the race. If he is one of the top three and so desires, he can choose to sit on the Town Board. The Board of Elections is moving to the former bowling alley building on Courtland Drive.

Mr. Smokestack Chimney Company has purchased and gutted the former Dollar General building. The Mayor believes they will be a service center. They specialize in fireplace and chimney maintenance, as well as indoor and outdoor fireplace installation, etc.

Charles and Crystal Harwell have purchased the old mill property. They are cleaning out the old shelters and plan to renovate then open a brewery.

The Broadway Barber shop has been sold to a Howard couple. They plan to open an ice cream shop and grill. They want to add an awning to the building, so they have submitted a rezoning request. Currently, there is not enough room to meet setbacks.

It has been announced that ST Wooten was awarded the bid to resurface Sion Kelly Road from the Harnett County line to South Main Street.

Mr. Thomas mentioned the Town Hall does receive thank you calls and notes from time to time, and some citizens occasionally bring baked goods to express their appreciation to staff. By the same token, staff ask Eddie to express their appreciation to the Town Board for all they do for them.

With no further business to come before the Town Board, Mayor Pro Tem Beal 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