

TOWN OF BROADWAY  
BOARD OF COMMISSIONERS  
MEETING MINUTES  
AUGUST 23, 2021

A scheduled meeting of the Board of Commissioners was held on Monday, August 23, 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, Janet Harrington, Teresa Kelly, and Jim Paschal. Also, Town Counsel Jimmy Love, Town Manager Eddie Thomas, and Town Clerk Laura Duval were present. Commissioner Green was unable to attend the meeting due to illness.

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

Mayor Andrews requested an addition to the agenda. Item A. under New Business will be changed to SAGA Update – Jimmy Randolph, CEO. Other agenda items will follow. Commissioner Kelly 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 July 26 Board Meeting Minutes and the July financial statements. Commissioner Harrington made the motion to accept the Consent Agenda as submitted. The motion was seconded by Commissioner Paschal. Motion carried unanimously.

Public Comment – Kirk Smith, 3108 Avents Ferry Road, Sanford, NC, advised that he visited the WWTP in Broadway on July 28. He thanked Mayor Andrews, Town Manager Thomas, Public Works Director Buchanan, and Public Works Technician Melvin. He encouraged the Town Board to visit the plant to gain an understanding of the process and to see the need to expand due to residential growth.

Commissioner Smith briefly discussed the EMS contract. It was due for renewal this fall with CCH. Last December First Health indicated they wanted to put in a bid. Many people are disappointed that the County is moving to an outside provider for EMS services. The Mayor, City Manager, County Manger, and Commissioner Smith met and learned the outgoing hospital CEO is going to propose a relationship with First Health to use CCH EMS staff to transport patients from hospitals to hospitals. Many times EMS is tied up transporting to other outlying hospitals when they're supposed to be on call for emergencies. He hopes this relationship will work out and benefit both the county as well as the hospital. CCH will contract with First Health to do nothing more than patient moving from hospital to hospital so that EMS staff can concentrate on emergency

services here and respond to calls in a quicker manner. Commissioner Smith assured Commissioner Harrington that the EMS provider is required by law to transport patients where they wish to go. However, in the event of a life threatening emergency or the patient is incapacitated, they are required to transport the patient to the nearest hospital.

Jimmy Randolph, CEO of SAGA, gave an update on project activity on the economic development front. He has been CEO of SAGA since last August and apologized for not visiting Broadway sooner. Various constraints including COVID contributed to that. Mr. Randolph advised the Town Board can call on him anytime. The uncertainty of COVID had an effect on project activity. There was a lull in March, April, and May. Since the first of June, 30 projects have been worked through the Economic Development Partnership of NC. SAGA's primary source of leads for companies interested in locating to Lee County is through the EDPNC. Companies that think their needs might fit with Lee County, Sanford or Broadway approach the state first to determine any incentives that might be in place particularly if they're looking at competing states.

Bob Joyce is transitioning out of the role as senior economic developer into a limited role in existing industry. John Dean is the new economic developer. He is from a small community in central Louisiana where there aren't any large municipalities. Mr. Dean is a go getter, a really smart guy, and has a great work ethic. The prospective he brings to SAGA is very valuable to them. He's very excited to learn about Broadway and may attend the next meeting.

Mr. Randolph reported that 60% of projects are in the life sciences field from manufacturing pills on a subcontract basis with other pharmaceutical companies through cutting edge gene therapy work. After Pfizer's announcement followed by two other life science companies making announcements over the past two years, Lee County is really on the map for life sciences companies.

Central Carolina Enterprise Park is very well situated relative to the Triangle, but it is running out of room. Folks are interested in this location because there is less traffic, lower costs of land and facilities, access to CCC for training programs, and it is proximate to other employers. All of which they find beneficial.

Last Friday SAGA met with Project Blue Moon via teleconference. They are out of Belgium. That would be just under a hundred million dollar investment. In addition to Lee County, Project Blue Moon is considering Wilson and one other state. They like the trained skilled work force in our area, a large population that lives within a short distance of Sanford, and they can also get the product to market quicker here. Mr. Randolph is very optimistic about this prospect.

SAGA is actively looking where the next product will be. They have to consider where water and wastewater services and utilities are provided near available acreage. One project has a very specific interest in the Broadway area. Last fall, Project Peyton, associated with NC State University, grew out of a research program. They were interested in a very small facility here with space for green houses and acreage that could be farmed in conjunction with the project. They had two site visits and talked with

a local landowner about using part of their property for that project and will be meeting again tomorrow. The plant sciences initiatives underway at NC State may bring more opportunities like this one. SAGA will keep the Town Board in the loop moving forward.

Mr. Randolph discussed the RISE Program that was put in place for the historic district of downtown Sanford. This program is designed to help entrepreneurs learn the skills they need to be successful as business people. They partner with CCCC, and the program gives a grant of up to \$5,000 to cover the real estate cost of renting a vacant building in the historic district once a program participant graduates. Three cycles of the program have been completed. They are now expanding the program to include Broadway.

Mr. Randolph discussed the Hometown Grant through Duke Energy. They were interested in focusing on a Main Street community. Since SAGA applied for the grant and if it is awarded to them, they have decided to supplement it with SAGA funds that will include Broadway. Mayor Andrews expressed his thanks to Meg Moss for all the research she did on the Hometown Grant.

The Town Board expressed their appreciation to Mr. Randolph for attending the meeting and giving his presentation on SAGA project activity.

A Public Hearing was held on Town Ordinances relating to 10.99 Penalty, 32.30 Appointment of Code Enforcement Officer and Chapter IV Housing Standards. The 10.99 Penalty needs to be revamped to meet new General Statutes and give the Town more leeway. It would no longer be a Class 3 Misdemeanor. Penalties will lean more towards civil. The uniform officer statement needs to be removed from 32.30 Appointment of Code Enforcement Officer. The Chapter IV Housing Standards were adopted but must be updated due to the 160D changes.

Mayor Andrews opened the Public Hearing. No one spoke in favor of or against the updates to the 10.99 Penalty, 32.30 Appointment, Chapter IV Housing Standards. The Mayor closed the Public Hearing.

Commissioner Kelly made the motion to approve the updates to the ordinances as presented. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

A budget amendment was presented to cover the cost of contracted services with State Code Enforcement, Inc. The contract provides six hours per week, and that number is flexible. \$18,000 will be budgeted for the period of September 1 through June 30. Funds were found in the budget to cover the contract. Commissioner Paschal made the motion to adopt the budget amendment for the code enforcement contract with SCEI. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Mayor Andrews presented the SCEI contract for approval. Counsel Love has reviewed the contract and didn't find any issues with it. Commissioner Kelly made the motion to approve the contract with SCEI. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Mayor Andrews presented a resolution for the closure of Main Street during the Broadway Lions Club Christmas Parade scheduled for December 11. This resolution is required by NC DOT. Commissioner Kelly made the motion to adopt the resolution. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

The Mayor reported the crepe myrtles on South Main Street need some attention. Xylem (Duke Energy's subcontractor) only cut the trees on the side with power lines. Mayor Andrews presented pictures, so the Town Board could see the needs. At the dog spa, a tree has grown on top of the awning. The property owner would like that tree cut back. Between Randy Johnson's and Cheryl's, there is a tree that needs to be trimmed. Also, the tree in front of Cheryl's needs trimming. A tree between the old NAPA building and Wanda's needs to be trimmed. At Clyde Patterson's building, a tree is growing towards the awning. The American Legion building has a tree that is growing close to the building. The tree in front of Claude's was trimmed some, but could use a little more trimming. At Woodard's a tree is getting into the awning. The old town hall/gun shop has a tree that's growing close to that awning. A quote has been obtained from Grant Spivey. He would do all the trimming for \$1,750. The tree at the dog spa may have to come down. It may not look right after he trims it back. The Town Board agreed the trees need some attention.

The time capsule should have been dug up last October, but COVID interfered with that. It has been located at the northeast post inside the fence around the water tank. Mayor Andrews suggested opening the time capsule on October 16 of this year at 11:00 a.m. The public will be invited to attend. It has now been in the ground 50+ one year. The Town Board agreed with the Mayor's suggestion.

Mayor Andrews asked the Town Board how they feel about continuing to rent the community building with COVID-19 cases increasing. The Town Board agreed to discontinue rentals indefinitely since COVID is raging now. They don't want an outbreak at the community building and agreed rentals should be canceled and refunds made effective immediately.

Manager's Report – Mr. Thomas advised that Tommy Fore is scheduled to start the full-time maintenance position September 2.

Construction is beginning off Burgess Circle. Five houses are going up on Macbeth and Hamlet Drives. There are 21 lots that will be developed.

The Town Manager advised the Town needs to purchase a 52" cut zero turn mower and a trailer to move it from location to location. Tommy Fore will be using this mower.

Mr. Thomas thanked Warden Shelton and her staff for helping provide inmate labor for the Town. Rodney Huntley has been with the Town for a month and does an outstanding job. He hit the ground running with labor in the maintenance department.

The striping has been scheduled for West Harrington Avenue and Main Street. The stop bar, crosswalk and new stripes will be painted.

Commissioner Comments – Mayor Pro Tem Beal stated there will be a need for an additional police officer as the Town continues to grow.

Commissioner Kelly announced the fund raiser for Watson Lake Park, which will be held on September 21 from 5:00-8:00 p.m. There will be three food trucks and a concert with local groups providing entertainment. The money raised will go towards the Town Park and the Christmas lights program. She invited everyone to attend and bring a lawn chair.

Mayor Comments – Mayor Andrews would like to recognize Steve and Ann Alford for their efforts in picking up trash all around Town. He would like to present them with a resolution of appreciation. The Town Board thought this should definitely be done.

The ARPA funds should come in any day. They will be used on infrastructure primarily sewer operations. The Mayor and Manager will continue to work on the list of potential needs.

The 2020 census results are out. Broadway's population is 1,267. That number appears to be wrong. A lot of residential building has occurred since the last census. Sanford had 70% participation.

Mayor Andrews attended a TARPO meeting two weeks ago. R-3830 has been pushed back to December 2022 for the let date. The actual work will probably begin in 2023.

The Mayor advised the three markers at Broadway School were looking rough. Principal Secor and staff cleaned the markers and put mulch around the trees. That area looks very nice now. These markers were placed in memory of three local soldiers killed during WWII. The markers were installed by the Broadway Garden Club many years ago. Mayor Andrews appreciates the efforts of Mr. Secor and his staff in beautifying the markers and their surroundings.

The property on Seminole Road has a potential buyer. The Mayor, Public Works Director, Town Manager, and Marshall and Amy with planning and zoning met with the gentlemen last week. This proposal may lead to a work session with the Town Board. The property is located in Harnett County, but the Town needs to do due diligence now.

Mayor Andrews would like to hold an organizational meeting in September to discuss Broadway Our Way. He needs to know what the interest level is in hosting the festival next April.

The Mayor entertained a motion to go into closed session to discuss personnel matters and to consult with the Town attorney per G.S. 143-318.11(a)(3) and G.S. 143-

318.11(a)(6). Mayor Pro Tem Beal made the motion to go into closed session. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

After returning to regular session, Mayor Andrews advised that several citizens have contacted him regarding a mask mandate for the Town. The Town Board feels there is no way to enforce a mandate. The Town doesn't have the manpower to issue citations for violations. Counsel Love mentioned the Town could get sued over such a mandate. At this time, neither Lee County nor the City of Sanford is enforcing a mask mandate. Mayor Andrews continues to monitor updates from the Lee County Health Department and the governor's office in order to stay in compliance with their recommendations.

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