

TOWN OF BROADWAY
BOARD OF COMMISSIONERS
MEETING
MINUTES
JUNE 22, 2015

A scheduled meeting of the Board of Commissioners was held on Monday, June 22, 2015 at 7:00 p.m. at the Council Chamber, 102 East Lake Drive, Broadway, North Carolina.

Board members present were Mayor Donald Andrews, Commissioners Jim Davis, Lynne Green, Janet Harrington and Woody Beale. Mayor Pro Tem Tommy Beal was excused from the meeting because he was out of town. 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. The Mayor 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 Woody Beale. Motion carried unanimously.

Commissioner Green made the motion to accept the Minutes from the May 12 Budget Work Session as submitted. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Commissioner Woody Beale made the motion to accept the Minutes from the May 26 Board Meeting as submitted. The motion was seconded by Commissioner Davis. Motion carried unanimously.

A joint public hearing was held with the planning board to consider an application to amend the official zoning map of Broadway. Winslow and Harriet Carter submitted an application for rezoning a vacant 2.89+ acre tract of land located north of West Harrington, beginning approximately 500ft. west of the intersection of Main Street and West Harrington Avenue from Residential-12 Conditional Use (R-12 CU) zoning district to Multi-Family 12 (MF-12) zoning district.

Mayor Andrews opened the Public Hearing to discuss the straight rezoning.

Those speaking in favor of the rezoning:

Harriet Rosser Carter, Durham, NC
Irene Smith – 519 Walnut Drive, Sanford, NC
James Siler – 1624 Crepe Myrtle Drive, Sanford, NC

Ms. Carter explained her plans for providing affordable housing to senior adults. Her project consists of an 1880 style farmhouse, containing 13 units for seniors age 62+ or handicapped individuals. The condos would be conditionally owned by senior adults with an income less than the median household income for that age group in Lee County. It would not be Section 8 housing. The name of the organization is Mayberry of Broadway. She expressed that Broadway is a small community offering safety, accessibility, and convenience for senior adults. Ms. Carter stated her belief that affordable senior housing would be an asset to the Town. She distributed an artist's rendering of the project.

Residents speaking against the rezoning:

Ann Clack, 208 Crystal Drive, Broadway, NC
Donny Hunter, 314 W Harrington Avenue, Broadway, NC
Wendy Bryan, 204 Crystal Drive, Broadway, NC
Harold Stone, 202 Crystal Drive, Broadway, NC
Rebecca Hunter, 314 W Harrington Avenue, Broadway, NC
Monica Vargas, 115 W Harrington Avenue, Broadway, NC
Jason Akridge, 200 W Harrington Avenue, Broadway, NC
Amber Cameron, 207 W Harrington Avenue, Broadway, NC
Sharon Allen, 106 Hazel Lane, Broadway, NC

These citizens expressed concerns regarding traffic issues, safety of their children, the design for separation from the subdivision, the risk of the development failing, lower property values, and design appropriateness to the neighborhood. They were also concerned that many other types of facilities can be built under M-F12 zoning; long term care is an unstable business; grants involving federal funds may affect citizens; any benefits to taxpayers such as reduction in taxes; and the possibility of ancillary services leading to big business. Underwood and Thomas Place residents bought their single family homes in a nice quiet subdivision under the premise that it would remain as such. Thomas Place residents were also unaware of the foreclosure on the West Harrington property.

With no further comments, Mayor Andrews closed the public hearing on rezoning.

A public hearing was held to discuss two proposed amendments to the UDO as recommended by planning staff. The proposed design standards have been updated to address the concerns and questions raised at a public hearing held in November 2014 by the Lee County Board of Commissioners. Amy McNeill, Design Review Coordinator, presented the proposed amendments.

Proposed Amendment 1 – Option #1 (Article 4, Table 4.6-1 Permitted Use Matrix and Article 5 by adding a new Section 5.39 for Commercial Solar Collector Facilities). Planning staff are recommending amendments to Article 4, Table 4.6-1 Permitted Use Matrix by adding “Solar Collector Facility” as a new land use and to Article 5, Supplemental Development Regulations, by adding supplemental development

standards for this use as new Section 5.39 for Commercial Solar Collector Facilities and new Section 5.40 for Residential Solar Collectors Facilities.

Proposed Amendment 1 – Option #2 drafted by Mr. Keith Clark: (All UDO references and Special Use information to be the same as proposed in Option 1)

Proposed Amendment 2 – (Article 4, Table 4.6-1 Permitted Use Matrix and Article 5 by adding a new Section 5.40 for Residential Solar Collectors).

Mayor Andrews opened the public hearing to discuss the proposed text amendments. No one spoke for or against. The Mayor closed the public hearing. The Planning Board then convened at the Community Building in order to determine their recommendation on rezoning and the UDO text amendments.

Town Manager Kornegay presented budget amendments to the Town Board for approval. \$8,000 of Unallocated Powell Bill will be appropriated to Street – Contract Services towards the Edgewater project. \$846 in Unallocated Centennial Funds will be appropriated to Parks and Recreation because the Centennial Funds need to be closed out. \$24,003 in Lease Proceeds will be appropriated to Police for the purchase of the Ford Interceptor. \$3,000 will be transferred from both Administration and Maintenance to Finance \$2,500, Police \$3,000 and Governing Body \$500. The transfers cover changes in personnel and the hiring process. Commissioner Green made the motion to adopt the budget amendments as presented. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

The Town Manager presented the FY 2015-2016 Budget Ordinance for approval. The total General Fund is \$823,548 and the total Utility Fund is \$370,865, making the total of all funds \$1,194,413. Commissioner Davis made the motion to adopt the budget ordinance as presented. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Commissioner Green made the motion to accept the Financial Statements as presented. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Under Manager's Report, Mr. Kornegay reported that the Edgewater project has been completed. Powell Funds were used for this project, but the cost was less than anticipated. The cost was under \$10,000.

Town Manager Kornegay stated that the auditors requested that the Town disclose its insurance contracts in the minutes. The Town is renewing its workers compensation contract with Star Net at \$15,836. Our property liability is renewing with Glatfelter through Lee Moore Insurance at \$23,088. Lastly for health insurance, the Town is contracting with the League at a monthly premium of \$7,284 for an annual total of \$87,408.

Several different companies are in Town as a result of Duke Energy's pole replacement project. There are tree cutters, pole replacers, and flaggers. Mastec is

leaving dirt around the poles because it has to settle and will also be used to fill in the holes when the old poles are removed.

Mr. Kornegay mentioned that Watson Lake has been sprayed, and fish have been put in the lake to help with the hydrilla problem.

The sidewalk has been repaved in front of Dollar General. The fiber optics company will reimburse the Town since they bored through the sewer line last year and caused the damages.

A dead tree has been cut down behind the downtown parking area. The Town did not want it to fall on a car or a pedestrian.

Under Commissioner Comments, Commissioner Davis commended Town Manager Kornegay on the article he wrote for the Sanford Herald. He thought Dustin did a great job, and it reinforces that the Town Board hired the right man for the job.

Commissioner Harrington echoed those comments and thanked the Town Manager for all of his hard work on the budget.

Under Mayor Comments, Mayor Andrews stated that the American Legion Post had a nice Memorial Day Service, which was very well attended.

Mayor Andrews, Mayor Pro Tem Beal, and Dustin Kornegay presented a certificate of recognition and flowers to Sue Cox on her retirement from Broadway Elementary. Ms. Cox worked there for 37 years, so she touched the lives of many children. Even though a replacement will be hired, it will be hard to fill her shoes.

The Mayor gave a SAGA update. Recently, a reception was held for Joy Thrash, Interim CEO. Commissioner Harrington and Town Manager Kornegay attended that event. Ms. Thrash would like to come to the July meeting and introduce herself to the Town Board.

Mayor Andrews stated that the Town Manager did an excellent job on his Take 5 interview with the Sanford Herald. The article was further confirmation that the Town Board made the right decision in hiring Dustin as Town Manager.

The Mayor and Town Manager recently attended a meeting with representatives from the school board, the college, SAGA, the city council, and county commissioners. Mayor Andrews found Dustin to be a real champion for the Town of Broadway.

The Mayor encouraged the Town Board to keep up with the house and senate bills and the impact those would have on Broadway. If the senate bill goes through, the Town could receive a few more thousand dollars.

Mayor Andrews was pleased with the great turnout for the public hearing on rezoning. The hearing was solely about the rezoning issue. If the property is rezoned, the Town Board has no control over what is built there.

The Town Hall will be closed on July 3 in observance of Independence Day.

There is still one appointment left for the Planning Board.

Mayor Andrews thanked Town Manager Kornegay for all of his work on the budget for 2015-16.

With no further business to come before the Board, Commissioner Davis made the motion to adjourn the meeting. The motion was seconded by Commissioner Woody Beale. Motion carried unanimously to adjourn.

Donald F. Andrews
Mayor

Laura K. Duval
Town Clerk