

TOWN OF BROADWAY
BOARD OF COMMISSIONERS
MEETING
MINUTES
JULY 27, 2015

A scheduled meeting of the Board of Commissioners was held on Thursday, July 27, 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 Tommy Beal, Woody Beale, Jim Davis, Lynne Green, and Janet Harrington. 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 Pro Tem Beal made the motion to accept the Agenda as presented. The motion was seconded by Commissioner Woody Beale. Motion carried unanimously.

Commissioner Harrington made the motion to accept the Minutes from the June 22 Board Meeting as submitted. The motion was seconded by Commissioner Woody Beale. Motion carried unanimously.

Amy McNeill, with the Planning Department, presented the final decision of the Broadway Planning Board concerning the rezoning of West Harrington Avenue property. Application 2015-0601B was submitted by Winslow and Harriet Carter to rezone a vacant 2.89+ acre tract of land located north of West Harrington Avenue from Residential-12 Conditional Use (R-12 CU) district to Multi-Family (MF-12) district. A joint public hearing was conducted on June 22, 2015 with the Planning Board to obtain public comments. During the public hearing, several citizens spoke in opposition to the request. Some of the concerns expressed were that the area is currently restricted to single-family uses, that multi-family would allow higher density uses that could increase traffic and crime, and concerns regarding property values. The Planning Board by a unanimous vote recommends the Town of Broadway Board of Commissioners deny the application by Winslow and Harriet Carter to rezone property on West Harrington Avenue. Commissioner Harrington made the motion to accept the recommendation of the Planning Board to deny rezoning of said property. The motion was seconded by Commissioner Davis. Motion carried unanimously.

UDO text amendments were presented at a joint public hearing on June 22, 2015 and are recommended by the Broadway Planning Board for consideration of adoption. The recommendation was unanimous for the text amendments (commercial and residential) as drafted by staff with one additional standard for Commercial Solar Collectors requiring the developer to submit a new cost estimate each year to verify that the performance guarantee (bond) for decommissioning is still an adequate amount to ensure compliance with the ordinance. The concern being that over the long lifespan of the solar project, monetary values may change and it may cost more to remove the facility after 10 or 20 years than when it was originally approved.

Commissioner Green made the motion to adopt the UDO text amendments as drafted by staff for commercial and residential with the one year additional standard for Commercial Solar Collectors. The motion was seconded by Commissioner Davis. Motion carried unanimously.

There was no quorum of the Broadway Planning Board, so the Public Hearing could not be held on UDO text amendments to permit travel trailers as a temporary residence and changes to the UDO relating to Mining and Quarries. Amy McNeill stated Lee County approved the text amendments, but the City of Sanford has yet to approve them. Lee County and the City of Sanford tabled the changes relating to Mining and Quarries. They plan to hold a public information meeting on August 24 and hold the public hearing at a later date.

Mayor Andrews advised that there are eight appointments to the local Planning Board. Two appointments are made from residents in the Lee County ETJ, one from the Harnett County ETJ, and five within the Town Limits. The last several years, the Town has had no response from a Harnett County ETJ resident. It encompasses such a small area with very few residents. There is currently one vacancy within the Town Limits since Dr. Harold Stone resigned. The Mayor has talked with the Planning Department about possible alternates serving. Town Counsel Love stated the ordinance would have to be changed to allow for alternates. Mr. Love, Mayor Andrews, and Town Manager Kornegay will draft the changes. A public hearing must be held to approve the changes to the ordinance. The target date will be the August 24 Town Board meeting. Mr. Love advised that the current ordinance allows for dismissal of planning board members who fail to attend a certain number of meetings. Mayor Andrews stated the Town received applications from three qualified applicants and would like them to serve on the Planning Board. Mayor Pro Tem Beal made the motion to rewrite the planning board ordinance to include alternates. The motion was seconded by Commissioner Davis. Motion carried unanimously. Commissioner Davis made the motion to appoint Rebecca C. Hunter to the Planning Board. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Mayor Andrews reviewed the Town's Planning Fee Schedule. The Town currently charges \$150 to hold a public hearing for a requested rezoning, but the cost of the public hearing ad is \$240. The Mayor recommended increasing the planning fees to match the fees charged by Lee County and the City of Sanford. Commissioner Green made the motion to adjust the planning fee schedule to match the one used by the City

of Sanford and Lee County. The motion was seconded by Commissioner Woody Beale. Motion carried unanimously.

The Planning Fee Schedule will consist of:

Petition for Zoning Text Amendment: \$180

Petition for Zoning Map Amendment (Rezoning): \$240

Petition for Conditional Zoning Map Amendment (Rezoning): \$360

Variance Application: \$240

Special Use Application: \$240

Appeals: \$240

Town Manager Kornegay explained the structure of the revised Joint Environmental Affairs Board. The new board is smaller in size, however, it was decided that the current county members could serve out the remainder of their terms. That decision created more members than originally intended. The revised rules state those serving whose term ends in 2016 will not be reappointed, which will allow the Board to have its quorum. The previous Board had eight county appointees, and this revision narrows it down to five appointees. Commissioner Davis made the motion to approve the revisions to the Joint Environmental Affairs Board documents. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

The Town Manager has contacted Ken Bright to give him specs on resurfacing and restriping JR Holt and Church Streets. Other streets that need restriping are Hickory, Forest, Beale and Smith. A drainage issue needs to be addressed before the repaving project begins on JR Holt and Church Streets. Additional street maintenance will be done on a three-year plan. Powell Funds will cover these projects. The Town will place crusher run on both ends of Thelma Sloan Drive. Commissioner Woody Beale was concerned that the recent job done by DOT was unsatisfactory. Instead of placing asphalt where it was needed, they put down dirt. Mayor Andrews assured him that issue is being addressed. Commissioner Harrington made the motion to do schematics and put out bids for resurfacing and restriping JR Holt and Church Streets. The motion was seconded by Commissioner Woody Beale. 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.

The July Police Report, containing numbers and types of calls, was distributed to the Mayor and Commissioners for their information.

Under Manager's Report, Mr. Kornegay reported that one of the sludge return pumps has been replaced at the wastewater treatment plant at a cost of roughly \$4,000. It was the original pump, so it had provided optimal service.

Town Manager Kornegay and Mayor Andrews met with Duke Energy representatives to discuss trimming that has already occurred as well as future trimming in the coming month. They are putting in a new substation behind Jonesboro that will support heavier poles and lines. The Town had an issue because prior notification was

not given, and none of the citizens affected were notified. At the meeting they were told that now citizens will be given a two weeks notice with a door hanger. Duke Energy has 15 feet around the line in which to cut limbs. Duke Energy has several projects occurring at the same time - building the substation, putting up new poles and vegetation cutting.

The Town Manager presented the idea of adopting a financial policy. It would contain basic guidelines and goals for staff to work towards. The policy would include setting up a contingency plan. The Town Board agreed that Mr. Kornegay should proceed with drafting the policy.

Town Manager Kornegay will contact the owners of Ole Heritage Family Restaurant about the possibility of a ribbon cutting ceremony on their opening day. He will contact the Sanford Herald for coverage and the Chamber for photography.

Under Commissioner Comments, Commissioner Green stated the Town Manager had a great idea in devising a financial policy for the Town and commended him and Town staff for being good stewards of the taxpayers' money. She also mentioned revitalizing a business alliance group consisting of business owners and citizens to support local businesses.

Commissioner Harrington commended the Planning Board on doing a great job.

Commissioner Woody Beale suggested putting "shop local" as a message on an upcoming water bill. He wants citizens to be encouraged to help our Town business owners.

Under Mayor Comments, Mayor Andrews reported that he and the Town Manager received a Federal Categorical Exclusion from the DOT concerning the Broadway road project, which will continue to move forward.

Bob Joyce is now the Economic Development Director of the Sanford Area Growth Alliance, and they are in the process of hiring a Chamber Director. Bob knows a great deal about Lee County, and Mayor Andrews feels he will do a great job in that position. Bob wants to come speak at a Town Board meeting. Joy Thrash, Executive Director of SAGA, has also expressed an interest in attending a Town Board meeting.

The Mayor discussed completing the last section of the quadrant. The plan includes two benches, stepping stones and landscaping. The Woman's Club has expressed an interest in contributing to the project and the Lion's Club may also participate. Commissioner Green asked about lighting the quad. Mayor Andrews stated solar lighting is being tested at the Seminole sign to see how it works. If it doesn't work well, other options may be explored for the quadrant.

Lee Worsley, of Durham County, is the new Executive Director of Triangle J. He came to meet with Mayor Andrews, Chair Lady Amy Dalrymple and Council Lady Rebecca Wyhof. Mr. Worsley is very nice and is trying to get to know everyone in the Triangle J region.

Mayor Andrews advised the Town Board that nothing can be done about 411 North Main Street. This property is not inside the Town Limits. The swimming pool is legitimate and meets the required setbacks. Due to the location of a septic system in the back yard, the pool had to be placed in the front yard. However, it must be secured.

The Mayor and Town Manager will check into the white barn on North Main Street to determine if it has safety issues.

Mayor Andrews notified the Commissioners that Tony Womack has been out of work due to surgery, so the Public Works Department has been short staffed. When Tony returns to work, he will most likely be on limited duty. Public Works may not be able to address concerns as quickly as usual. Craig's priority is water and sewer.

The vacant lot on the corner of West Lake Drive has been mowed as well as the bank next to Mark Thomas' home. Both parcels look much better now.

The Mayor suggested changing the agenda format. The Town Board agreed with his recommendation to place approval of minutes and financials under consent agenda. This change will begin with the August meeting.

Mayor Andrews mentioned that the need for remodeling or rebuilding the Town Hall was discussed at the budget work session in May. The Town Hall is a very old building and is deteriorating. The Mayor asked the Commissioners if they still want to pursue this project. Developing plans, time tables, and gathering information will cost some money. If the Town Board so desires, the Mayor and Town Manager will research options and present them the first of the year. The Town Board was in agreement with proceeding. When the information is presented, they will decide at that time how to go forward.

Mayor Andrews thanked Commissioner Woody Beale and Commissioner Green for filing for re-election and for their willingness to serve. The Commissioners also thanked the Mayor for filing.

The Mayor congratulated and welcomed Rebecca Hunter as a member of the Planning Board. The Town Board agreed she will do an outstanding job.

David Montgomery has joined the City of Sanford as long range planning developer, and Jennifer St. Clair will be in charge of Downtown Sanford.

The Sanford Railroad House was featured on the Tarheel Traveler tonight. Marty Stevens appeared on the segment.

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

Donald F. Andrews
Mayor

Laura K. Duval
Town Clerk