

TOWN OF BROADWAY
BOARD OF COMMISSIONERS
MEETING
MINUTES
JULY 25, 2016

A scheduled meeting of the Board of Commissioners was held on Monday, July 25, 2016 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. The Mayor gave the invocation, which was followed by the Pledge of Allegiance.

Mayor Andrews requested two additions to the Agenda. Item E. Local Funding Match for NCDOT Project R3830 and Item F. Discussion on Town Hall Project were added under New Business. Commissioner Green made the motion to accept the Agenda as amended. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Consent Agenda – Approval of June 27 Minutes and June Financial Statement. Mayor Pro Tem Beal made the motion to accept the Consent Agenda as submitted. The motion was seconded by Commissioner Woody Beale. Motion carried unanimously.

Prior to the Public Hearing on rezoning, Mr. Tim Sherman reviewed two proposed drawings for a free standing Town Hall/Police Department. The first drawing presents a pitched roof with 3,625 square feet, which is about 400 sq ft more than rebuilding at the current site. Costs would be saved in demolition and asbestos removal that could be allocated towards the additional square footage. The second drawing presents a slightly larger building with a flat roof. The plans call for synthetic stone at the base and brick veneer with metal roof, but there is always the option of a shingled roof. The Town Board requested costs for both types of roofing. The drawings now have the police department placed at the front of the building with the Council Chamber located in the back. A fireproof vault has been added and the police department has been given a little more space. The file and mechanical rooms have been cut down to accommodate that change. There will be a front entrance to the Town Hall and a side entrance, which will be used to enter the Council Chamber.

A Public Hearing was held with the Broadway Planning Board to consider an application to amend the official zoning map of the Town. Holly Marosites, Planning Technician, presented the application by the Town of Broadway to rezone a 0.88 acre vacant tract of land on North Main Street from Residential Single-Family 20 (R-20) to Office & Institutional (O&I) district. The property is located directly northwest and directly southwest of the intersection of Main Street and Harrington Avenue. The rezoning is requested for the purpose of building a new Town Hall/Police Department.

Mayor Andrews opened the Public Hearing. No one spoke in favor of or against the rezoning. The Mayor closed the Public Hearing, and the Planning Board reconvened at the Community Building to consider the application for rezoning.

The USDA representative called and informed Town Manager Kornegay that she would not be able to attend the meeting. They are still working on the paperwork for the Town. She should be able to make a presentation at the August meeting. The Town is locked in at the interest rate of 2.75%.

Joy Thrash, CEO of SAGA, thanked the Town Board for their continued support of the growth alliance. She gave an update on the progress that has been made this year. They have strengthened the alliance internally by instituting new processes and procedures. SAGA has recently hired Austin Thomas as Marketing Director and Morgan Barbour as Events Program Director. The Chamber is doing a great job with retention at a rate of 92-95%. Bringing additional minority businesses into the Chamber for leadership and membership is a goal next year. They continue to work on the visitor's services area as well. Another focus is to win a project and continue to strengthen the growth alliance. Ms. Thrash announced that the Growth Alliance Annual Meeting will be held on September 29 at Carolina Trace.

Bob Joyce, Economic Development Executive Director with SAGA, reported that the alliance has been busy working on 30 projects this year. There was much success in local manufacturing expansions. The area has plenty of product to sell in buildings and sites. Kirk Bradley is developing Central Carolina Enterprise Park that would provide several great industrial sites. SAGA has worked on building reuse grants and has joined in marketing with Chatham County.

Town Manager Kornegay presented an addition to 95.02 Cemetery Policy addressing cremation burials. Grave plots may contain up to one (1) traditional burial and one (1) cremation burial, or two (2) cremation burials. All burials must stay within the four (4) foot by eleven (11) foot plot dimensions. Mayor Pro Tem Beal made the motion to adopt the addition to the Cemetery Policy. The motion was seconded by Commissioner Harrington. Motion carried unanimously. Commissioner Harrington made the motion to reconsider the adoption of the addition to the Cemetery Policy. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously. Mayor Pro Tem Beal made the motion to add the wording--this amendment shall be effective upon its adoption, July 25, 2016, to the Cemetery Policy addition. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Local Funding Match for DOT Project R3830 is for the Broadway Road Project. DOT needs the Town to sign a memo stating it commits to our portion of the sidewalk project. The Town's portion is \$8,694 for the extension of sidewalks from the Wal-Mart Express to Gilbert Lett Drive and the extension of sidewalks from First Bank to Broadway Hardware. That would give the town sidewalks up to the ball park and throughout the business district.

Commissioner Green made the motion to authorize the Mayor or Town Manager to sign a letter of understanding for the Town's portion of the sidewalk project in the estimated amount of \$8,694. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Mayor Andrews advised that DOT would add bike lanes to Project R3830 if the Town agreed to pay its portion. That cost would be \$125,874. The Town Board agreed the Town cannot participate in that part of the project.

The Town Board discussed the proposed drawings for the new Town Hall/Police Department. Mayor Andrews advised that it will take Mr. Sherman approximately 90 days to complete the comprehensive drawings. Once the drawings are completed, bids would be put out for 30 days. The next step in the process is to get approval from the Local Government Commission. After they approve the loan with USDA, a public hearing will be held before borrowing the money.

A metal roof versus asphalt shingles was discussed. Prices can be obtained for both. There is an existing Town sidewalk. Setbacks will be met for Office & Institutional zoning. Another sidewalk will connect the existing one to the front of the building. The parking lot will run by the side of the building with landscaping and a curb and sidewalk there as well. Mayor Tem Beal had concerns about handicapped accessibility to the new building. He was assured that every aspect of the building will meet ADA compliance. Mayor Andrews asked the Town Board if they wanted to decide on one of the plans presented.

Commissioner Davis made the motion to accept the drawing of the floor plan with the raised roof for the construction of a new Town Hall. The motion was seconded by Commissioner Green. Motion carried unanimously.

Under Manager's Report, Town Manager Kornegay advised the Town Board that Public Works is working on the yard debris removal. It may take a little longer than usual due to the storm damage. The tree that fell across the lift station and the tree that fell at the cemetery were taken care of today.

Mr. Kornegay reported that Utility Services plans to begin rehab on the interior of the water tank in August.

The Town Manager plans to attend a PARTF workshop on September 7. He will gather information to apply for a playground equipment grant.

Under Commissioner Comments, Commissioner Woody Beale thanked Mayor Andrews for his help with getting the road blocked until the storm debris could be removed from the road.

Commissioner Harrington expressed her appreciation to the fire department for their help after the storm. Off Broadway plans to take care of their debris removal. Commissioner Harrington thanked Hailey Hall, with the Sanford Herald, for attending the meeting.

Mayor Pro Tem Beal thanked the fire and police departments for their quick response during the storm. He encouraged everyone to get the word out about National Night Out that will be held on August 2.

Commissioner Davis remarked that everyone in Broadway should be thankful for the community in which we live. All of us are very well blessed to live here.

Under Mayor Comments, Mayor Andrews expressed his appreciation to Chief Todd Hinnant, Craig Buchanan and the fire department for their prompt response during the storm. CFRFD received calls from six different places at the same time because of downed trees and power lines. Josh Billings, Fire Chief of Cape Fear, and Duke Energy responded very quickly. Citizens had power by 4:30 the following morning. Everyone worked together so that the Town would be in good shape.

The Mayor announced that National Night Out is being sponsored by Broadway Police Department, Lee County Sheriff's Department, Cape Fear Rural Fire Department and Crossroads Ministries. It will be held Tuesday, August 2, from 6:00-8:00 p.m. at the Community Building.

Mayor Andrews mentioned that progress is being made with the Wal-Mart real estate. An announcement may be made within the next few weeks.

The Mayor expressed his appreciation to Lee County Commissioner Tim Sloan for attending the meeting.

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 Mayor Pro Tem Beal. Motion carried unanimously to adjourn.

Donald F. Andrews
Mayor

Laura K. Duval
Town Clerk