

TOWN OF BROADWAY
BOARD OF COMMISSIONERS
MEETING MINUTES
JANUARY 22, 2018

A scheduled meeting of the Board of Commissioners was held on Monday, January 22 at 6:00 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, Lynne Green, Janet Harrington and Jim Paschal. 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 Pro Tem Beal made the motion to accept the Agenda as presented. The motion was seconded by Commissioner Green. Motion carried unanimously.

Consent Agenda – Approval of December 18 Minutes and December Financial Statement. Commissioner Harrington made the motion to accept the Consent Agenda as submitted. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Amy McNeill, Zoning Administrator, presented a request submitted by the Town of Broadway for rezoning 210 South Main Street from Residential Single-family (R-20) to Central Business District (CBD). The subject property is zoned R-20 and is currently developed as a public park. There is no intention to change the use, only to allow for increased developable area. Since the park is a nonresidential use and all of the property fronting South Main Street from East Harrington Avenue to the Broadway Library is zoned CBD, Planning Staff suggested that the town request to rezone to CBD as this appears to be a reasonable continuation of the CBD zoning in the area and allows more developable area for the park.

Ms. McNeill explained that the surrounding land uses of property are zoned R-20. Houses, churches and parks are permitted by right in the R-20 zoning district; however, business and libraries are not and would be considered existing nonconforming or “grandfathered” with regard to zoning.

The subject property has access to public water and sanitary sewer. If the rezoning is approved, all new development that proposes to connect to public water and sewer must be approved by the Town of Broadway to verify compliance with all applicable regulations.

The 2020 Land Use Plan Map does not identify a specific land use for the subject property. When considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should be considered.

Mayor Andrews opened the Public Hearing for comments on rezoning 210 South Main Street. Mr. Gary W. Gilliam, of 1701 Owls Nest Road, Sanford, NC, spoke in favor of the rezoning. He is a member of the Lee County Veterans Council. He is in favor of rezoning the NCVM so that they can build a disabled veterans monument. There is no other disabled veterans monument in North Carolina, so Broadway will have the first one in the state. It is designed to honor disabled veterans and their caregivers. He feels that caregivers work so hard taking care of disabled veterans, and they deserve this honor. Mr. Gilliam knows that the citizens of Broadway are proud of the memorial, and they would be even more proud of an additional monument in their town.

Mr. Loring Martin, of 102 McLeod Avenue, Broadway, NC, spoke against the rezoning. He feels there are other problems that need to be addressed before proceeding with additional buildings at the memorial. Parking is a concern because there is not enough available parking for events at the NCVM. During events, surrounding neighbors have visitors parking in their yards. Mr. Martin tapes off an area so that some of his yard is available for parking. The parking issue also creates a dangerous situation. He feels that other issues need to be addressed before expanding the park and rezoning it as commercial. The parcel is already busting at the seams without adding another building to it. Mr. Martin doesn't want the Town to lose its country atmosphere.

Mr. Casey Thomas, of 300 S. Main Street, Broadway, NC, spoke against the rezoning. He agrees with Mr. Martin on the parking issue. Visitors park in his yard for NCVM events, and he doesn't feel that he should have to provide parking for the memorial. Other concerns are the lights. They come on and go off at inconsistent hours. People also go to the park at all hours of the night. He feels that is a safety issue and would like to see a curfew enforced at the park. Mr. Thomas requested legal assurance that the memorial will always be a park. If it is zoned commercial, a business could be built there in the future; and he doesn't want to live beside a convenience store.

With no others wishing to comment, Mayor Andrews closed the Public Hearing. The Planning Board was excused to convene at the Community Building. Ms. McNeill invited the public to attend. The Planning Board will present their recommendation at the next Town Board Meeting. Mayor Andrews thanked the Planning Board for their service.

Shelton Ennis, with Joyce and Company, presented the highlights of the 2016-2017 Financial Audit. He advised that the Town received an unmodified or "clean" audit opinion for its financial statements, which means the Town has a sound financial position as of 6-30-17. Overall Cash Balances increased \$767,000 primarily due to unexpended loan proceeds for the new Town Hall. Governmental Fixed Assets (including vehicles and other capital assets) increased \$29,000 because a new truck was purchased. Proprietary (Utility Fund) Fixed Assets decreased \$61,000 because of a

net depreciation taken on those assets. There was an \$85,000 increase in Fund Balance due to higher property tax collections. Water and Sewer Fund cash balances had an increase of \$57,000 due to operating profits and higher payables. There was a \$30,000 overall change in net position. Property taxes increased by \$46,000 in collections because the tax rate increased from \$.44 to \$.49 per \$100 valuation. There was an increase in overall valuation due to property development and an increase in motor vehicles values. The overall collection rate is 99.18%. This rate is a favorable comparison to the average for similar sized towns. The long-term debt increased because of the construction of the new Town Hall. Water and Sewer Loan Balance decreased due to a debt payment and no new debt was incurred. Mr. Ennis reported that the only finding was a recurring finding. It has to do with segregation of duties whereby the duties of financial transactions are segregated between staff members. Those involve custody of assets, authorization and approval of transactions, as well as reporting and recording of those transactions. This is not an uncommon finding for Towns with small staff sizes. The mitigating factor is that the Town Manager and Town Board are involved in day to day review of invoices and the paid checks listing. This finding doesn't raise a red flag and is not a material weakness. It is not cost beneficial to hire additional staff to provide proper separation of duties. Mr. Ennis thanked Barbara, Laura, Dustin and the whole staff for their cooperation during the audit. He also expressed his appreciation to the City of Sanford's finance department.

Mayor Andrews thanked Dustin, Barbara, Laura and Ms. Rosser, with the City of Sanford, and the City Finance Department for their diligent work on the financials. The Town is very fortunate to have a good staff in house as well as the City of Sanford serving as our backup and assisting us.

Town Manager Kornegay presented the financial audit contract renewal with Joyce and Company for fiscal year 2017-2018. The contract stipulates the audit is not to exceed \$10,500 and \$2,000 for writing of the financial statements. Mayor Pro Tem Beal made the motion to approve the 2017-2018 audit contract renewal with Joyce and Company. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Manager's Report – Town Manager Kornegay gave an update on the Town Hall. The sheetrock is up, and the stone is going up around the bottom of the exterior. Landscaping has been moved from the front of the building. The crepe myrtles were relocated behind the downtown parking lot. The Town will handle the landscaping around the building after the completion of the facility. Mr. Kornegay has talked with our software company about new computers and the conversion of software. At the completion of the building, the office may have to close for a few days to get set up in the new facility.

A new police car is scheduled for purchase this fiscal year. Chief Hinnant has requested a Dodge Charger due to safety concerns with Fords recently. He would like an unmarked granite colored patrol car. The Town Manager has no issues with Todd's request.

During the recent inclement weather, Craig Buchanan has cleared the streets both times. He did an excellent job, and Mr. Kornegay appreciates all his hard work.

Commissioner Comments – Commissioner Green thanked the Town staff for their work on the audit. They always do a fantastic job, and she feels that the commissioners have no concerns about the audit findings because they know due diligence has been done. She also stated that Craig did a great job clearing the Town streets during the inclement weather. In her opinion he does a better job than the state does.

Mayor Pro Tem Beal echoed Commissioner Green's thoughts.

Commissioner Harrington agreed with the previous comments made. She also expressed her thanks to Tommy Fore. He does a great job keeping the Town neat and clean. Tommy also does a super job at the cemetery.

Commissioner Woody Beale echoed all the other comments.

Mayor Comments – Mayor Andrews expressed his thanks to Pastor Swann and Cameron Grove AME Zion Church for hosting a celebration honoring Dr. Martin Luther King. The Mayor appreciated them planning a local event. He and Commissioner Harrington attended the service. The speaker was from Rock Hill, South Carolina, and he was very good.

The Mayor advised he spoke at the Broadway Woman's Club last Monday. He thanked them for their work on behalf of the Town. They are a very energetic group.

Mayor Andrews stated that letters have gone out from DOT regarding surveying work. They will be surveying along Main Street and Broadway Road for the road widening project. This project affects the Town from Milton Avenue to the end of the Town Limits on Broadway Road. DOT will soon be ready to do some right of way acquisitions. Withers-Ravenel is responsible for planning the relocation of the water lines for the Town, but DOT will do the actual physical work.

Craig did a great job, as always, clearing the Town streets. Mayor Andrews feels that the Town has great staff in all departments. They take a genuine interest in doing what is best for the Town.

The trash/recycling pickup was an issue during the inclement weather. The Mayor tried to get the word out on Facebook and twitter about the delay. Currently, there is no way to get the word out to all citizens. Waste Industries did pick up the trash on Friday but was unable to go down Gilbert Lett Drive, Mansfield Extension and a few areas on Burgess Circle due to icy spots.

A Broadway Our Way festival committee meeting will be held on Tuesday evening at 7:00 p.m. The meeting will be held at the Community Building. Letters have been sent to sponsors and vendors. Commissioner Green is working on the

entertainment. The festival is less than three months away. If anyone is interested in being involved, the committee would love to have you.

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

Donald F. Andrews
Mayor

Laura K. Duval
Town Clerk