

TOWN OF BROADWAY  
BOARD OF COMMISSIONERS  
MEETING MINUTES

JUNE 25, 2018

A scheduled meeting of the Board of Commissioners was held on Monday, June 25 at 6:00 p.m. at the Council Chamber, 103 North Main Street, 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. Mayor Pro Tem Beal 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 Harrington. Motion carried unanimously.

Consent Agenda – Approval of Budget Work Sessions Minutes, May 21 Minutes, June 4 Minutes and May Financial Statement. Commissioner Harrington made the motion to accept the Consent Agenda as submitted. The motion was seconded by Commissioner Green. Motion carried unanimously.

Amy McNeill, Zoning Administrator, presented three recommendations by the Broadway Planning Board. The Planning Board recommends that the Commissioners support the text amendment to add specific language to the UDO subdivision regulations to clarify that all proposed lots that would require a private septic system in order to be developed must be approved by either a licensed soil scientist or the Lee County Environmental Health Department in order to prevent someone from creating undevelopable lots. This recommendation was made at the April 30<sup>th</sup> joint public hearing, which was held on the same date. The board discussed that the rationale appeared sound, in that it would prevent someone from creating undevelopable lots, and voted to recommend approval of the text amendment as proposed by a unanimous vote. Commissioner Paschal made the motion to adopt the recommendations of the Planning Board pertaining to septic systems. The motion was seconded by Commissioner Green. Motion carried unanimously.

Ms. McNeill advised that the Planning Board recommends that the Commissioners support the text amendment to remove “Boarding House/Room Renting” as a permitted land use in all zoning districts. This recommendation was made at the April 30<sup>th</sup> Planning Board meeting and was based on the information provided in the staff report and at the joint public hearing, which was held on the same date. The

board discussed that this use appears to have been problematic in Sanford and that the removal of this land use would prevent the continuation of the problems that Sanford has experienced with this land use and that any existing boarding houses within Broadway would be “grandfathered” with regard to Planning/Zoning. Mayor Andrews advised there are no boarding houses within the town limits of Broadway. Commissioner Woody Beale made the motion to adopt the recommendations of the Planning Board relating to Boarding House/Room Renting. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Ms. McNeill stated that the public hearing held on April 30<sup>th</sup> proposed a text amendment for a major update to our sign regulations as a result of a 2015 U.S. Supreme Court ruling. As this amendment progressed through the public hearing process for the City and County, a common theme was presented - concern about how the new rules would affect individual residences. Specifically, the draft language that was originally presented only allowed for one “permanent” sign and one “temporary” sign for a homeowner to post in their yard and the permanent sign did not require a permit while the temporary sign did require a permit. Mayor Pro Tem Beal made the motion to adopt the recommendations of the Planning Board regarding Sign Regulations. The motion was seconded by Commissioner Green. Motion carried unanimously.

Town Manager Kornegay reviewed the budget ordinance for fiscal year 2018-2019. There have been no changes to the proposed budget since the Public Hearing. Total General Fund Revenues and Appropriations are \$911,566. Total Utility Fund Revenues and Appropriations are \$380,956, making the total budget \$1,292,522. Water and sewer rates will remain the same, and the tax rate will remain \$.49 per \$100 valuation. Commissioner Harrington made the motion to adopt the budget ordinance for fiscal year 2018-2019. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Mayor Andrews reached out to current planning board members, Rebecca Hunter and Wilson Cox. They have both expressed interest in serving another term. Paul Thomas, of 118 Village Drive, has submitted an application for serving on the Planning Board. Commissioner Harrington made the motion to appoint Rebecca Hunter, Wilson Cox and Paul Thomas to a three-year term on the Broadway Planning Board. The motion was seconded by Commissioner Green. Motion carried unanimously.

Mayor Andrews contacted Jeff Griffith who currently serves as the Town’s representative on the Environmental Affairs Board. Jeff has agreed to serve another term. Commissioner Woody Beale made the motion to re-appoint Jeff Griffith to the Environmental Affairs Board. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Manager’s Report – Town Manager Kornegay advised new signs have been put up at the post office. Hopefully, the Do Not Enter and One Way signs will encourage people to enter and exit the correct way.

Mr. Kornegay has worked on a few code enforcement issues, and the property owners have responded in a positive manner. He plans to address a few others within the week. The Town Manager plans to address the trash on East Harrington within a few weeks.

The pothole on Beale Drive has been repaired again. The roots have been cut and the asphalt repaired on Knowledge Street since the last meeting. Ed Patterson did this work for the Town, and the street looks much better.

The installation of the Town Hall sign and flag pole has been put on hold until the drainage issue has been resolved.

Hiester of Lillington has advised that the new patrol car may arrive on Wednesday of this week.

Town Manager Kornegay has been meeting with credit card vendors and has made the decision to work with Heartland. The Town plans to have this set up within a few weeks.

The Town has not closed on the USDA loan yet. Since Allan Hart retired, the new folks had to review our file and familiarize themselves with it. We hope to close sometime in July.

Commissioner Comments – Commissioner Paschal advised he received a complaint about a water issue on Johnson Street. A drainage ditch gets stopped up and water backs up from the ditch, resulting in excess water in people's backyards. Mayor Andrews explained the pipe and drain were put in on private property by the builder. The Town was not involved in that process and is not responsible for water issues on private property.

Mayor Pro Tem Beal has received calls about the limbs and grass on Mansfield Drive. He realizes this is a state maintained road, but the limbs obscure the signs and the grass needs to be cut. Mayor Andrews volunteered to call D.O.T. about this issue.

Mr. Beal presented information on the 2020 census. An increase in population may result in more funds for the state and one extra representative in the House and possibly two. Everyone should be encouraged to register. The census date is April 1, 2020. North Carolina is moving into the top ten states in the nation.

The Mayor Pro Tem also advised the Town Board that TJCOG sponsors a Regional Summit at the Civic Center in September. They have breakout sessions and share good information. He encouraged the Town Board to attend.

Commissioner Woody Beale stated that the rocks on the walking trail are too big. He requested smaller rocks for the trail when it is refurbished.

Mayor Comments – Mayor Andrews advised that the Town Hall sign and flag pole need to be installed, but we don't want those items to be in conflict with the

drainage issue resolution. An engineer has devised plans for correcting the drainage problem, and the Town is working on getting bids for the project.

This summer Mayor Andrews would like to have Hickory, Thelma Sloan, Oakland and Third Street striped. In the fall he would like to bid out the resurfacing of Church, Holt and Colonial Drive. An apron off First Street onto Thelma Sloan needs to be paved four to five feet since it washes out.

The walking trail does need to be re-worked because the bottom portion is washing out.

The Town is working towards accepting VISA and MasterCard for utility bill payments. This process should be ready later in July.

The old Town Hall needs to be cleaned and files need to be moved out, so the building can be put up for sale. Once this is done, the excess furniture can be declared surplus at the July meeting.

Mayor Andrews has contacted D.O.T. about a center turn lane in front of the Town Hall. D.O.T. has come out and surveyed the street. The proximity to the intersection is a challenge, but we will see what the options are. The Mayor received an email requesting a stoplight at Mansfield/Swann Station Road and 421. There is not enough data to support the installation of a stoplight at this intersection.

The patrol car has been sold. The Town received five bids and the car was awarded to the highest bidder for \$1,500.

Commissioners inquired about the sale of the BB&T building. It was mentioned that Randy Johnson, of Harnett County, bought the former bank building.

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 Commissioner Paschal. Motion carried unanimously to adjourn.

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Donald F. Andrews  
Mayor

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Laura K. Duval  
Town Clerk

