

TOWN OF BROADWAY
BOARD OF COMMISSIONERS
MEETING MINUTES
DECEMBER 17, 2019

A scheduled meeting of the Board of Commissioners was held on Tuesday, December 17, 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, Lynne Green, Janet Harrington, Jim Paschal and Commissioner-Elect Teresa Kelly. 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.

The organizational meeting was the first order of business. Town Clerk Duval administered the oaths of office to Mayor Donald Andrews, Commissioner Lynne Green, and Commissioner Teresa Kelly.

Mayor Andrews opened the floor for nominations for Mayor Pro Tem. Commissioner Paschal nominated Tommy Beal to serve as Mayor Pro Tem. With no other nominations, the Mayor called for a motion. Commissioner Green made the motion to close the nominations and elect Tommy Beal as Mayor Pro Tem by acclamation. The motion was seconded by Commissioner Kelly. Motion carried unanimously. The Mayor serves on the SAGA Board as stipulated by their by-laws. Mayor Pro Tem Beal serves as the representative to TJCOG with the Mayor serving as an alternate. Commissioner Harrington wished to step down from the Lee County Joint Planning Commission, and Commissioner Kelly agreed to serve in this capacity. Mayor Andrews will continue to serve on the JPC. The Mayor and one commissioner serve on the Lee County Transportation Committee. Commissioner Green asked to step down from this committee and suggested Commissioner Paschal serve on the Lee County Transportation Committee, and he agreed. The Town Board agreed to leave the meeting date on the fourth Monday of each month at 6:00 p.m.

Mayor Andrews requested two additions to the Agenda. Item E. LGC Request for Written Response from the Board Relating to USDA Loan Closing Documents will be added under New Business, and a Closed Session will be held to discuss a personnel matter after Mayor Comments near the end of the meeting. Mayor Pro Tem Beal made the motion to accept the Agenda as amended. The motion was seconded by Commissioner Paschal. Motion carried unanimously.

Consent Agenda – Approval of November Meeting Minutes and November Financial Statement. Commissioner Harrington made the motion to accept the Consent Agenda as submitted. The motion was seconded by Commissioner Green. Motion carried unanimously.

Thomas Mierisch, Planner I, presented the recommendations from the Broadway Planning Board on rezoning 303 N. Main Street. The Planning Board recommends that the Commissioners support the petition by Ian O. Frampton to rezone 303 N. Main Street from Highway Commercial (HC) to Light Industrial (LI). While the request for Light Industrial zoning does not conform with the recommendation of the long-range plan designation of Village Center, the subject property is currently zoned Highway Commercial (HC), was previously used as a printing business and is developed in a manner that is conducive to small scale manufacturing or warehousing. As such, there is a reasonable expectation that the property would continue to be used for a similar use. Also, the site is 0.9 of an acre in size, which is small for an industrial or manufacturing use and would therefore limit future expansion.

It was also noted in the recommendation that if the site is rezoned to LI, this should be more of an acknowledgement of existing conditions as opposed to a precedent setting rezoning that could be used as a basis for assembling and rezoning several adjoining tracts of land to create a more typical large-scale industrial or manufacturing use along the main corridor in Broadway.

Commissioner Harrington made the motion to approve the request for Light Industrial (LI) zoning does conform with the recommendation of the long-range plan designation of Village Center. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Commissioner Kelly made the motion that the proposed zoning map amendment is reasonable and in the public interest because the subject property was previously used as a printing business and is developed in a manner that is conducive to small scale manufacturing. As such, there is a reasonable expectation that the property would continue to be used for industrial purposes. Additionally, the site is currently served by public water and sewer. Therefore, she moved to approve the request to rezone 303 N. Main Street from Highway Commercial (HC) to Light Industrial (LI). The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Mayor Andrews presented the Interlocal Cooperation Agreement for the Collection of Taxes between Harnett County and the Town of Broadway. Attorneys for both parties have reviewed the contract. Harnett County should actually collect the taxes on the five parcels located in Harnett County that were annexed by the Town. Beginning January 1, 2020, Harnett County will collect these taxes rather than Lee County. The collection fee remains the same at 1.5%. Commissioner Paschal made the motion to approve the Interlocal Cooperation Agreement for the Collection of Taxes between Harnett County and the Town of Broadway. The motion was seconded by Commissioner Green. Motion carried unanimously.

Mayor Andrews discussed the North Main Street sidewalk project, R-3830. Sidewalks will be installed from Dollar General to Lett Family Park and from First Bank to Lett Family Park. It is a state project. In order to do the sidewalks, the Town must match 20% of the 80-20 match. This project was already approved by the Town Board, but DOT is requesting re-approval since a significant amount of time has passed. Sidewalks will be done in conjunction with the road widening project. Mayor Andrews explained that \$15,000 is the Town's portion of the project. Mayor Pro Tem Beal made the motion to allocate \$15,000 to Street Powell – Capital Outlay from Unallocated Powell Bill. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

Mayor Andrews advised the 2020 BOW festival budget is \$28,150. \$5,000 was already in the budget. Commissioner Kelly made the motion to appropriate \$23,150 to Parks & Rec – Festival from Festival Revenues for the 2020 Broadway Our Way Festival. The motion was seconded by Commissioner Harrington. Motion carried unanimously.

The Local Government Commission has asked for a clarification and a correction to the 2018-2019 budget as related to the financial statements. General Fund debt service information that was given to the Town at the time of closing was inaccurate. The misinformation resulted in a budget deficiency. The state treasurer's office has asked for a response on how we would handle it and monitor it going forward. It was a paperwork error of \$2,744. The LGC is requesting a response, so our auditors wrote a letter addressing the error. The Town Board is required to sign the letter. Commissioner Green made the motion to approve the letter of response written to the LGC. The motion was seconded by Commissioner Paschal. Motion carried unanimously.

Manager's Report – Town Manager Kornegay advised that the South Main Sidewalk Project is back on track. The Town Board already approved the sidewalk installation from Mansfield Drive to Hollywood Pizza. The Town already hired Withers-Ravenel to do the engineering work for the project.

Mr. Kornegay reported that the pump has been removed from Watson Lake. There will be no more draining. The water level seems to be rising quickly. The second door is now under water. The topographical survey will be conducted in the spring. Hazen & Sawyer will review the survey and then start matching numbers to work that is required.

Commissioner Comments – Commissioner Harrington welcomed Commissioner Kelly to the Town Board. She also welcomed back Mayor Andrews and Commissioner Green and extended congratulations.

Commissioner Kelly appreciated the Lions Club hosting the Christmas Parade. It was a great parade this year. She especially thanked Mayor Andrews for all of the hard work he put into the parade. Commissioner Kelly was excited that she was able to attend the state championship playoffs. Winter Wonderland was a huge success. All of Lee County came together and was showcased by these three events. She feels a sense of service to the community, and she's excited about the next four years.

Commissioner Paschal welcomed Commissioner Kelly. He has received a complaint about speeding on the south end of Main Street. Commissioner Paschal discussed this issue with Todd, and the Chief is looking into it.

Commissioner Green also welcomed Commissioner Kelly. She knows she will enjoy working with her and feels Commissioner Kelly will be a great asset to the Town Board. Commissioner Green is glad to have Mayor Andrews back again. She appreciates the opportunity to continue to serve our citizens and wished everyone a blessed Christmas and a good new year to follow.

Mayor Pro Tem Beal welcomed Commissioner Kelly to the Town Board. He also welcomed back Mayor Andrews and Commissioner Green. He thought the parade went well, and everyone enjoyed it. He had many inquiries about putting Christmas lights on the water tower. The Christmas Tree Lighting went well and seems to improve each year. He thanked everyone who helped him arrange the program and thanked those who participated. Mayor Andrews advised that they are checking into LED lights for the water tower. The vultures are an issue because they push the lights down when they perch on the tower. Mr. Beal stated, as Mayor Pro Tem and the TJCOG representative, he will represent the Town of Broadway to the best of his ability.

Mayor Comments – Christmas in the Park was great with a nice turnout. He thanked the Lions Club for hosting the parade. It does require a lot of work. He was glad the weather turned out great. The Mayor thanked our police department, the Lee County Sheriff's department, and a Pittsboro police. Chief Hinnant changed the traffic pattern, and traffic was cleared out 30 minutes earlier this year. The Mayor thinks that went well. He thanked Chief Hinnant and his staff for working hard and keeping everyone safe. The Mayor expressed his appreciation to Dustin for his help with the parade. The Town Manager is not required to help with the Lions Club, but Dustin worked all day until the parade was over. The Mayor also thanked his son, Dylan, who worked with the parade and also his wife, Lori, who serves as photographer. He thanked everyone for their continued support. Mayor Andrews welcomed Commissioner Kelly to the Town Board. He stated there is a lot of work to do next year. The Mayor wished everyone a Merry Christmas and a Happy New Year. He thanked everyone for their hard work this past year and looks forward to working with them next year.

The Mayor requested a motion to go into closed session to discuss personnel matters per G.S. 143-318.11A(6). Mayor Pro Tem Beal made the motion to go into closed session. The motion was seconded by Commissioner Paschal.

After returning to regular session, there was no further business to come before the Town Board. Mayor Pro Tem Beal 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