

TOWN OF BROADWAY
BOARD OF COMMISSIONERS

MEETING MINUTES

AUGUST 26, 2024

A scheduled meeting of the Board of Commissioners was held on Monday, August 26, 2024 at 6:00 p.m. in the Council Chamber, 103 N. Main Street, Broadway, North Carolina.

Board members present were Mayor Donald Andrews, Commissioners Lynne Green, Teresa Kelly, April Collins, Jim Paschal and Mayor Pro Tem Tommy Beal. Also present were Town Counsel Jimmy Love, Town Manager John Godfrey and Town Clerk Renee' Saville.

Call to Order - The meeting was called to order by Mayor Andrews. Commissioner Paschal gave the invocation, which was followed by the Pledge of Allegiance.

Approval of August Agenda – Mayor Andrews requested an addition to the Agenda. Edgewater Drive discussion to be added to the Agenda. Commissioner Kelly made the motion to accept the August Agenda as amended. The motion was seconded by Commissioner Collins. Motion carried unanimously.

Consent Agenda – July meeting minutes and July financial statements. Mayor Pro Tem Beal made the motion to accept the Consent Agenda as submitted. The motion was seconded by Commissioner Kelly. Motion carried unanimously.

Public Comments – There were no public comments.

New Business –

-Sidewalk and Curbing Repairs: The need for repairs was discussed during our Budget Workshop this past spring. There is a lot of foot traffic along these areas and the risk of someone getting hurt is a big concern for the town. Sandhills Construction has provided an estimate of \$22,000 to make the needed repairs.

- Dinky Sign – side walk is crumbling
- Oakland Avenue to Main Street – the old BBT building & Cheryl's – the sidewalk is being pushed up by a tree
- Other side of Oakland Avenue is cracked –
- Broken curb in front of the laundry
- Broken curb at Viva's – from drive way to drive way
- S Main Street – big pine tree pushing up the side walk and into the street

These streets are Powell funds eligible and the money can be moved from our account to fund the repairs.

Commissioner Kelly made a motion to use the Powell funds for these repairs. The motion was seconded by Commissioner Collins. Motion carried unanimously.

-Budget Amendment for Police Department A budget amendment was presented to cover the cost to up fit police car equipment, highway tax, title and decal for our new Dodge Durango. \$12,500 is appropriated from Unallocated Fund Balance to Capital Outlay Police to cover the cost of the up fit. Commissioner Paschal made the motion to adopt the budget amendment as presented. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

-UDO Text Amendment to Revise the Period of Time that a Preliminary Major Subdivision Plat is Valid after Approval from Two Years to Five Years

The Broadway Planning Board recommended approving the UDO Text Amendment to Revise the Period of Time that a Preliminary Major Subdivision Plat is Valid after Approval from Two Years to **Three** Years. Commissioner Kelly made the motion to adopt the Text Amendment as recommended by the Broadway Planning Board. The motion was seconded by Commissioner Green. Motion carried unanimously.

-UDO Text Amendment to Revise the Approval Process for a Preliminary Major Subdivision Plat

The Broadway Planning Board along with Mayor Andrews have some concerns regarding the UDO Text Amendment to Revise the Approval Process for a Preliminary Major Subdivision Plat as presented. Commissioner Paschal made the motion to adopt the UDO Text Amendment to Revise the Approval Process for a Preliminary Major Subdivision Plat the Text Amendment as presented. There was no second.

Commissioner Kelly made a motion that we deny the UDO Text Amendment to Revise the Approval Process for a Preliminary Major Subdivision Plat. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

-UDO Text Amendment to Allow Internally Illuminated and Changeable Copy Signage for Nonresidential Uses Permitted by Right in Residential Zoning Districts

The Broadway Planning Board recommended approving the UDO Text Amendment to Allow Internally Illuminated and Changeable Copy Signage for Nonresidential Uses Permitted by Right in Residential Zoning Districts subject to the eight supplemental design standards outlined in the document.

Commissioner Kelly made a motion that we approve the UDO Text Amendment to Allow Internally Illuminated and Changeable Copy Signage for Nonresidential Uses Permitted by Right in Residential Zoning Districts subject to the eight supplemental design standards outlined in the document. Commissioner Collins seconded the motion. Motion carried unanimously.

-Watson Lake Rehabilitation Update: The Town is working with Hazen & Sawyer to apply for a FEMA grant for Watson Lake. Since the project was started several years ago, the estimated cost has risen from \$400,000 to \$700,000. We will submit the same grant application with the updated figures.

-Discuss Ordinance Change for Chapter 9 – Water; Section 9.2 Permit Required for Connection to Water System to add definition for water supply responsibility by Town

As a part of the Service Level Inventory project, it was recommended that the Town add a definition for service line ownership to the current Ordinance. Commissioner Kelly made a motion to approve the addition for water supply responsibility to the Town Ordinance. The motion was seconded by Commissioner Green. Motion carried unanimously.

A Public Hearing will be held on this Ordinance at the September 23, 2024 Board Meeting.

-Edgewater Drive Discussion – There are some raised areas of asphalt and cracks in the road near the 306 area of Edgewater Drive that need repairs due to tree roots growing in the roadway. This small project of 9 feet by 144 feet will be covered by Powell funds. The money can be moved from our account to fund these repairs. Sandhills Contractors provided an estimate of \$20,900. Commissioner Paschal made a motion to repair the Edgewater Drive project. The motion was seconded by Mayor Pro Tem Beal. Motion carried unanimously.

Old Business - There was no old business to discuss.

Manager's Report – Presented by Town Manager John Godfrey.

Commissioner Comments – There were no Commissioner Comments.

Mayor Comments -

National Night Out on August 6, 2024 was a success. There was a good turnout for the blood drive as well.

Lights at Dinky Sign – hope to be working in the next few days.

Work on N. Main Street continues – continue to be vigilant and patient while the work is going on.

A motion to go into Closed Session was made by Commissioner Paschal. The motion was seconded by Mayor Pro Tem Beal.

A closed session was held per G.S. 143-318.11(a) (3) to preserve the attorney-client privilege between the attorney and the public body per G.S. 143-318.11(a) (6) to discuss a personnel matter.

Reconvened after closed session.

Attorney Love gave an update on the property at 203 Hickory Avenue. The current owner of the property does not want anything to do with the property. A relative of the owner would like to take possession of the property if the current owner will deed the property to him. If the relative can take possession of the property – as the new owner – he would like to burn the house. However, more research will need to be done.

Mayor Andrews stated that the Town Park Rules and Regulations and the Town Cemetery Policies are being updated.

The Community Building is currently being rented for \$225 inside Town Limits and \$500 for outside Town Limits with a \$200 refundable deposit. However, the Town has had several messes left recently. Our cost to hire a cleaner is \$260.00. We would like to increase the fee to \$500 for everyone with a \$300 refundable deposit. Churches will be billed at the rate of \$225 rental. Everyone agreed that the increase in pricing is valid.

With 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.



Renee' Saville, Town Clerk



Donald F. Andrews
Mayor