



LEE COUNTY BOARD OF COMMISSIONERS
BROADWAY COMMUNITY BUILDING
111 N MAIN ST
BROADWAY, NC 27505

May 15, 2024

MINUTES

Roll Call

Present: Cameron Sharpe, Kirk Smith, Bill Carver

Absent: Dr. Andre Knecht, Robert Reives, Taylor Vorbeck

CALL TO ORDER

Chairman Kirk Smith called the meeting to order for the Lee County Commissioners at 5:41 p.m.

TOWN OF BROADWAY

Sanford Area Growth Alliance CEO Jimmy Randolph introduced the community partners and opened the meeting.

Broadway Mayor Donald Andrews provided FY 2023-24 updates for the Town of Broadway. A copy of the presentation is attached and incorporated into these minutes. Mayor Andrews noted that Broadway is experiencing growth and is now on the radar. There are 200 developable acres inside Broadway and 500 just outside. The Town's biggest challenge is its wastewater capacity. The current treatment plant is 37 years old and only has a 145,000 lb/day capacity. Broadway was awarded a grant from NC DEQ to conduct a feasibility study for this project. Installation of an interconnect with the City of Sanford at the Carr Creek Lift Station was determined to be the best option to increase capacity, but the cost is 22 million dollars. Mayor Andrews encouraged meeting attendees to bring this to legislators' attention.

6:46 Mark Lovick arrived. Chairman Kirk Smith officially called the meeting to order for the Lee County Commissioners at 6:46 p.m. once a quorum was present.

CITY OF SANFORD

Assistant City Manager Vic Czar provided an update on the City's water/wastewater utility merger. A copy of the presentation is attached and incorporated into these minutes. Regionalizing the City's water and wastewater system with other municipalities and agencies caused a need for rebranding. The cost for the City's wastewater treatment plant is \$90 million dollars. The City is prioritizing expanding its utility revenues so as not to be reliant on top 10 users, as well as looking for new partners to help pay for expansion. Pittsboro's water department is being consolidated with Sanford by July 1, 2024 and Siler City is also being considered. Holly Springs and Apex will also be buying water from Sanford. The rebranded name is TriRiver, which honors the Deep River, Haw River, and Cape Fear River.

COUNTY OF LEE

Chairman Kirk Smith provided a presentation on the County's investments in quality-of-life amenities enhancements in the community, a copy of which is attached and incorporated into these minutes. Highlights included updates regarding the new library, the Lee County Athletic Park, updates to Horton Park, Kiwanis Children's Park and other County parks, and possible future plans to create an indoor recreation center near OT Sloan, renovate and use the Hawkins Library property and a State venture for Endor Iron Furnace Park.

SANFORD AREA GROWTH ALLIANCE (SAGA)

SAGA CEO Jimmy Randolph noted that the growth, infrastructure, and amenities investments made by the community partners help SAGA to better do its job in marketing the community to potential industry. Having ready sites is important in a hyper competitive environment. The new E. Eugene Moore Center at Central Carolina Community College will provide workforce development and provide additional economic development. Continuing to invest in the local talent pipeline will be critical. SAGA is prioritizing telling local businesses' stories.

ADJOURN

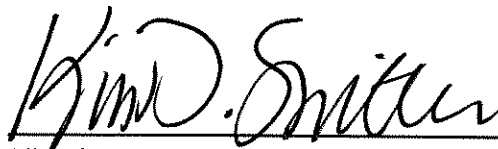
Motion: Motion to adjourn. The Board adjourned at 6:53 p.m.

Mover: Cameron Sharpe

For: 4 - Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

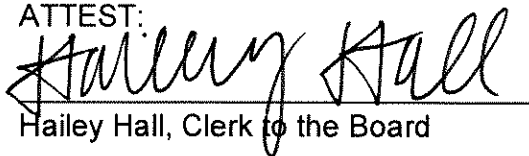
Absent: 3 - Dr. Andre Knecht, Robert Reives, Taylor Vorbeck

Motion Result: Passed



Kirk Smith, Chairman
Lee County Board of Commissioners

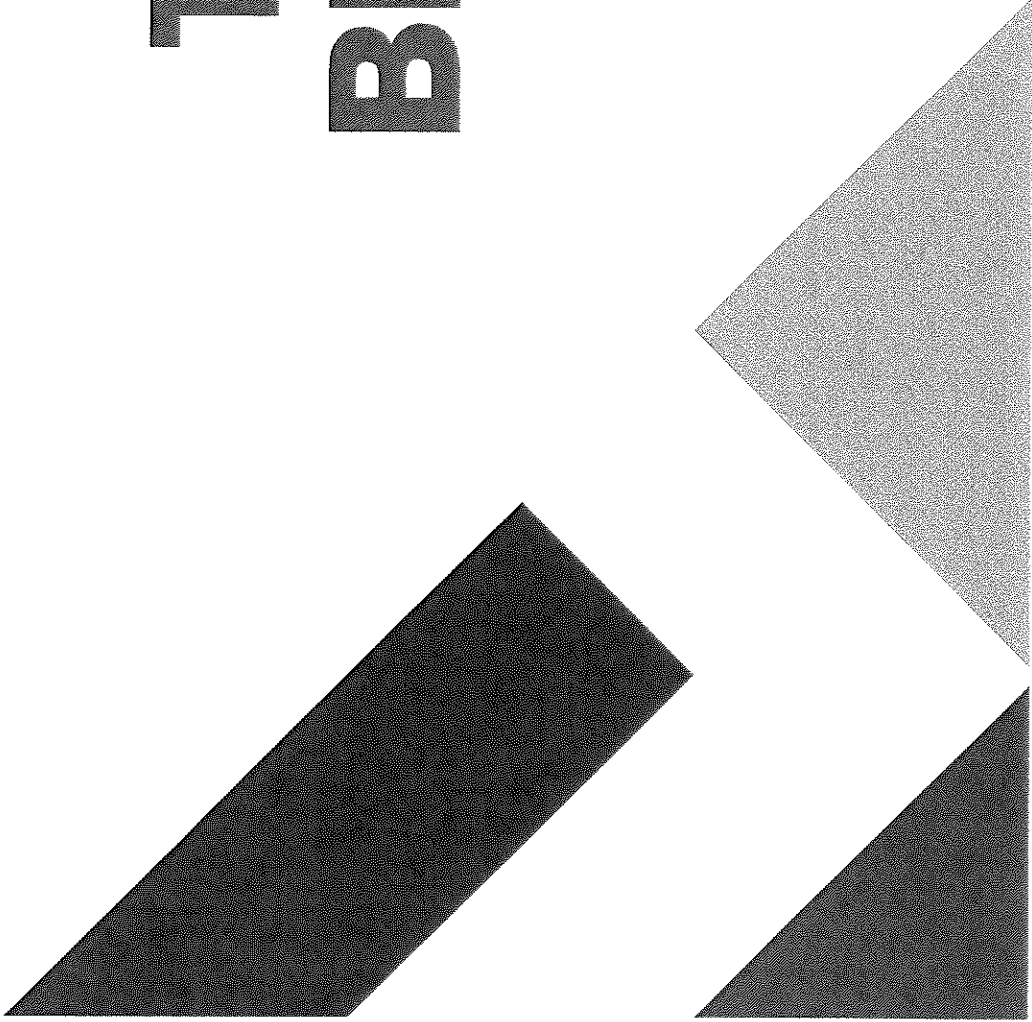
ATTEST:



Hailey Hall, Clerk to the Board

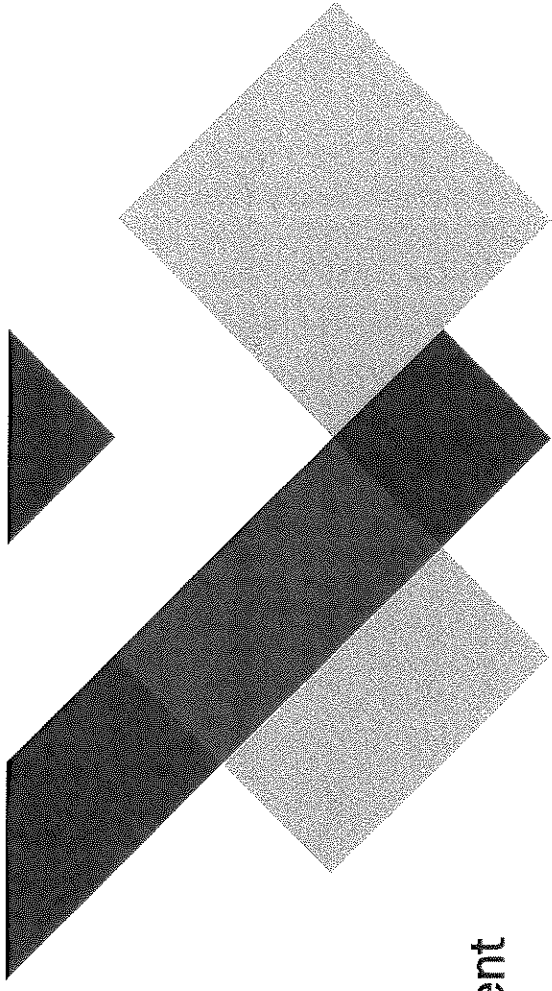


TOWN OF BROADWAY



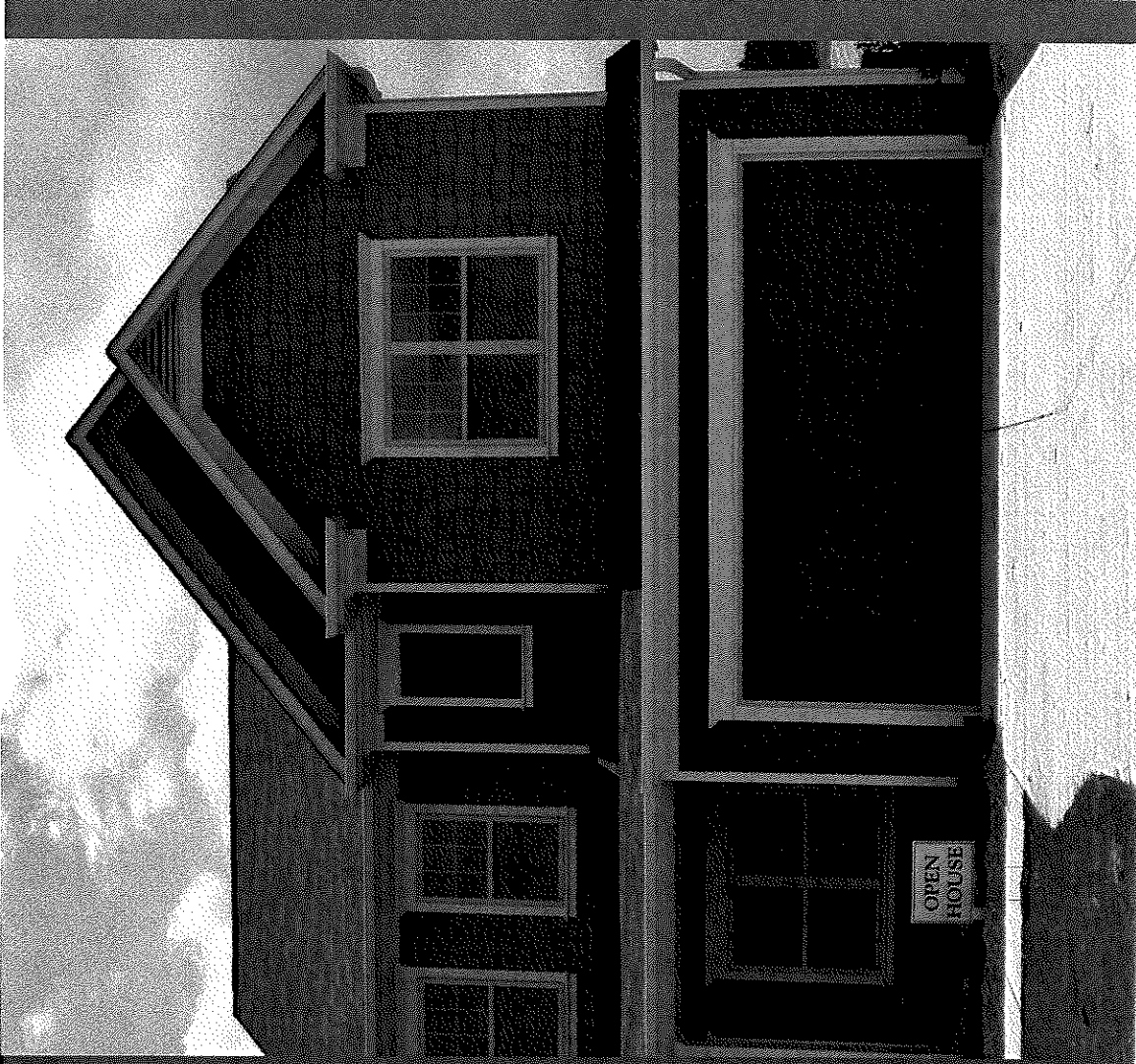
2023 - 2024 Update

- North Carolina Disabled Veterans Monument
- Broadway Our Way Festival
- *NEW* Dollar Tree (201 N Main)
- *NEW* Broadway Family Pharmacy (117 N Main)



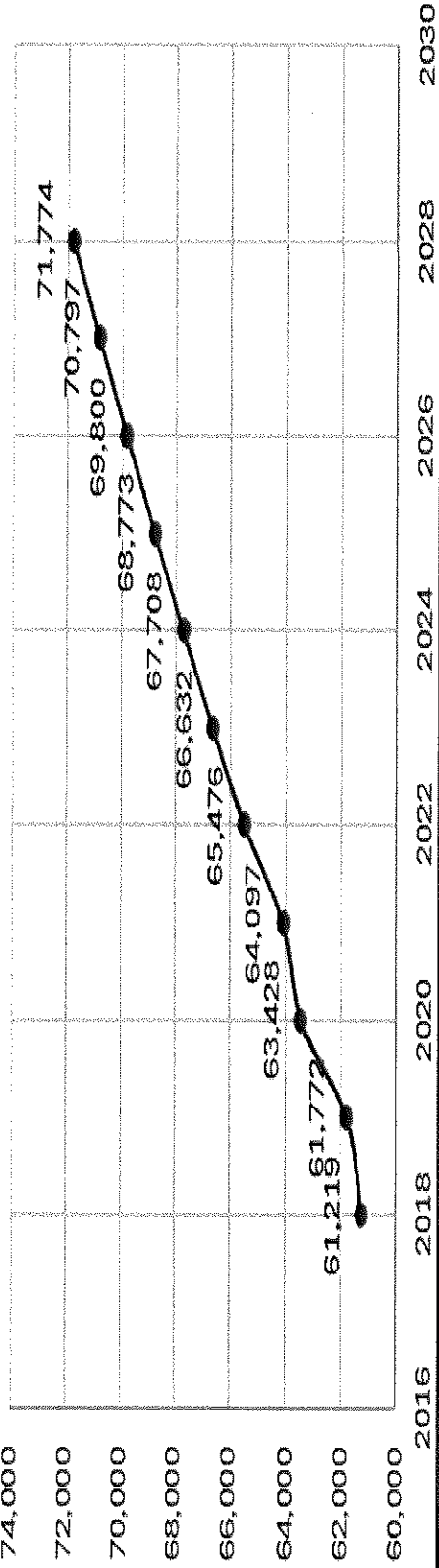
RESIDENTIAL GROWTH

Sanford, Broadway, Lee County, and the surrounding area are seeing demand for residential housing. This growth is putting demands on infrastructure capacity.



Lee County Population Growth & Projections 2018-2028

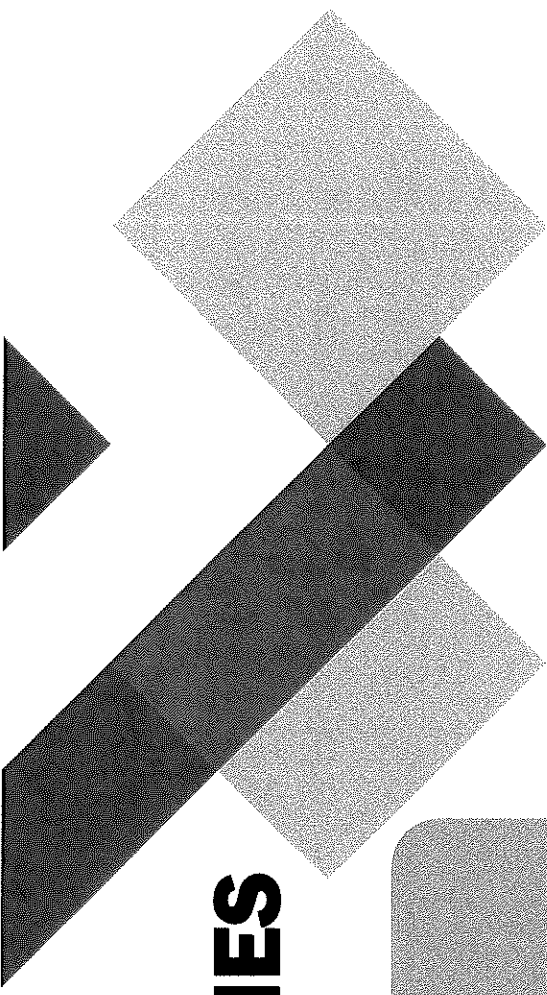
Data from Lightcast Regional Overview Tables



BROADWAY GROWTH OPPORTUNITIES

200 +/- acres inside
current corporate limits

500+ acres adjacent to
corporate limits

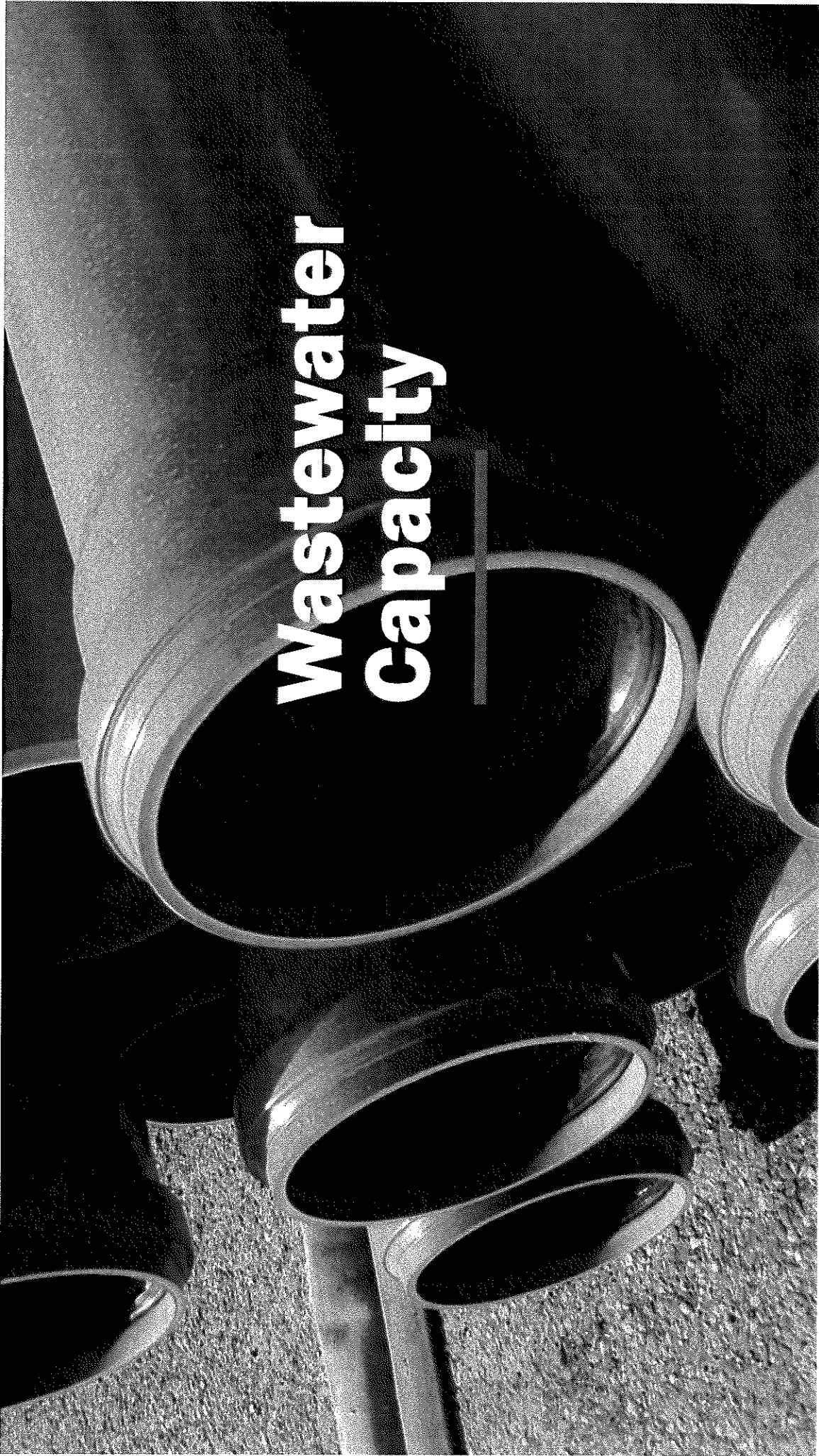


Growth = New Opportunities

- Successful small businesses in downtown: Los Charros, Woodard's, Lisa's Home & Design, and Pop Heaven
- Agri-tourism: Buchanan Farms
- Tourism: Visitors North Carolina Veterans Memorial and North Carolina Disabled Veterans Monument



Wastewater Capacity



Wastewater
Infrastructure
Asset & Inventory
Analysis

Water
Infrastructure
Asset & Inventory
Analysis

Once the Asset & Inventory Analysis is completed, the Town will have data and information including:

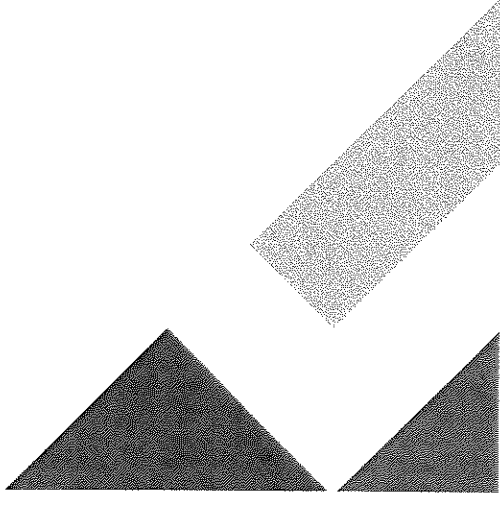
- System Mapping
- Capital Improvement Plan
- Rate Study

NCDEQ Awarded Grants



Wastewater Capacity Solutions

- Feasibility & Regionalization Merger Study - 2022
- Report Focused - Wastewater Capacity Issue
- Interconnect between Broadway's wastewater collection point and the City of Sanford's wastewater treatment facility.
- Withers Ravenel's Preliminary Engineering Report identified the connection point as the Carr Creek lift station.





Interconnect Construction

The projected cost for interconnect is
\$22,000,000.



Funding Priority

USDA Grant – Broadway’s Median Household Income is \$479 above NC’s Median Household Income

USDA Loan \$22 Million/ 40 Years – Debt Service Not Sustainable

Golden Leaf Foundation

NC Rural Infrastructure Authority

NC General Assembly SCIF Grant – 2025 Long Session

Interconnect Cost

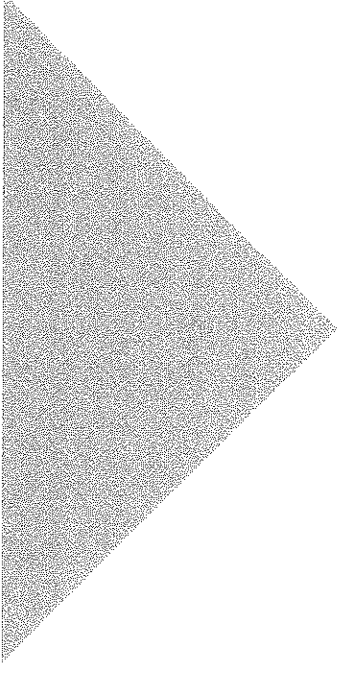
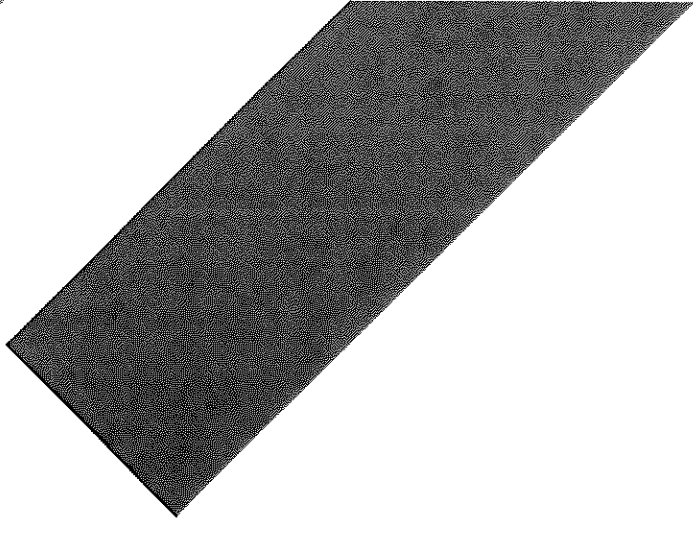
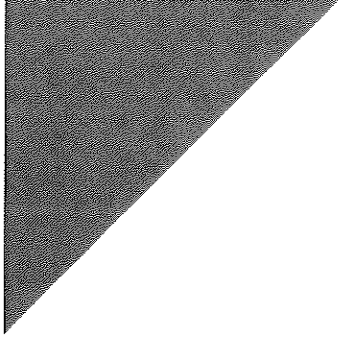
Phase	Item	Cost Opinion
1	Surveying, Design Engineering, Permitting	\$1,865,000
2	Prorata City of Sanford Collection System Improvements with 25% Construction Contingency Added	\$3,750,000
3	0.3 MGD Pump Station located at Burgess Circle with 26,900 LF of 10" Force Main, Discharge Located in City's Carr Creek Basin with 25% Construction Contingency Added	\$11,700,000
4	Decommission Broadway WWTP with 25% Construction Contingency Added	\$3,125,000
5	Construction Administration and Observation	\$1,550,000
TOTAL		\$21,990,000



Key/High-level takeaways

- Broadway is growing residentially and economically.
- To continue to capitalize on this growth the town needs to increase wastewater capacity.

Thank you





Water/Wastewater Utility Merger

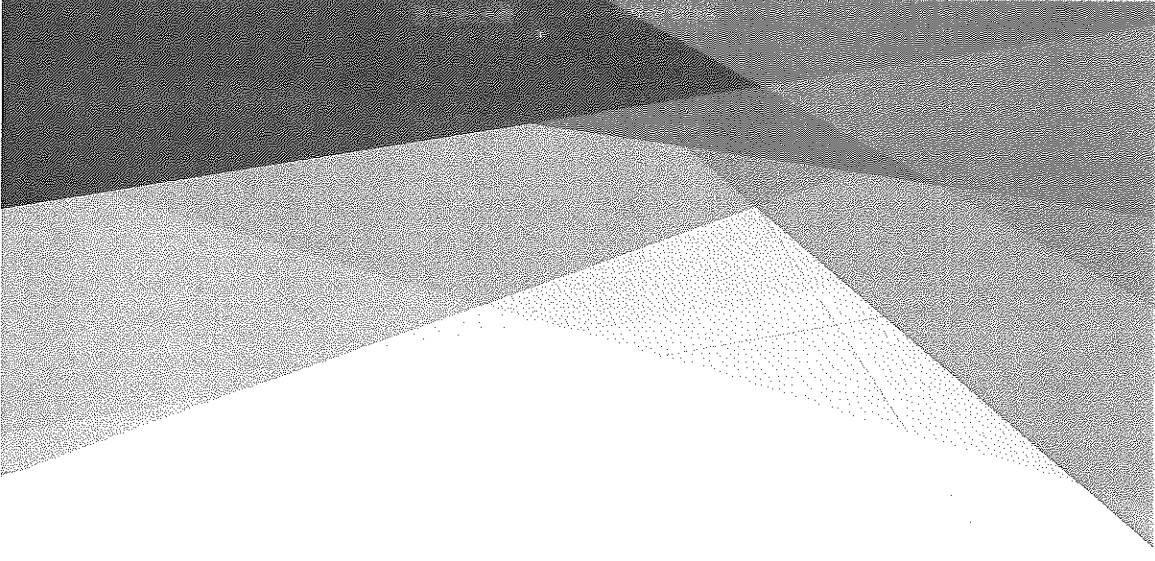
May 15, 2024

1. Regionalizing

- ▶ Why?
- ▶ With who?
- ▶ What does it mean?

2. Rebranding

- ▶ Why?
- ▶ What does it look like?
- ▶ What does it mean?



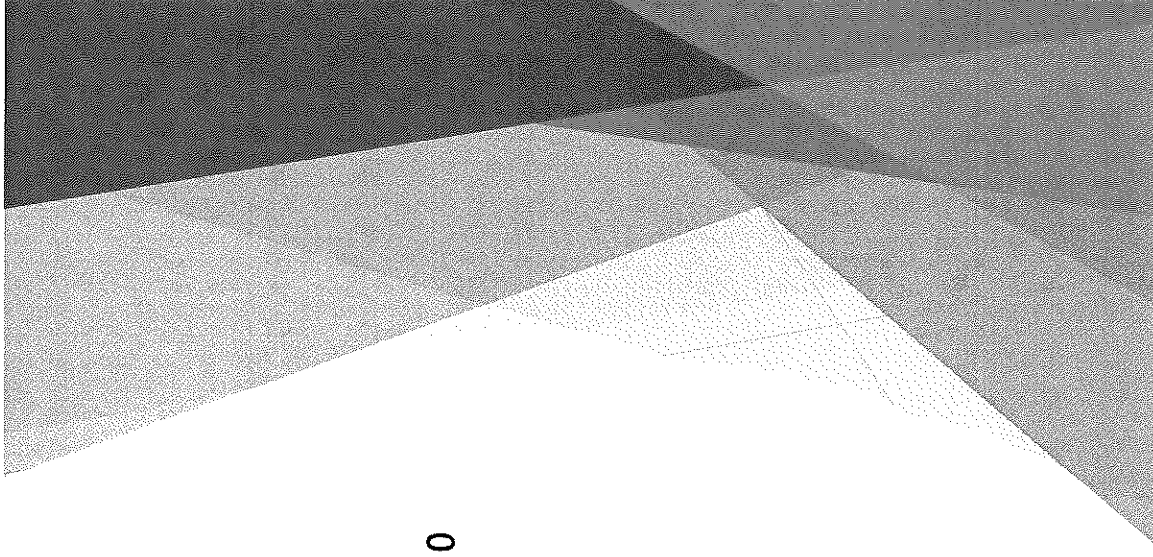
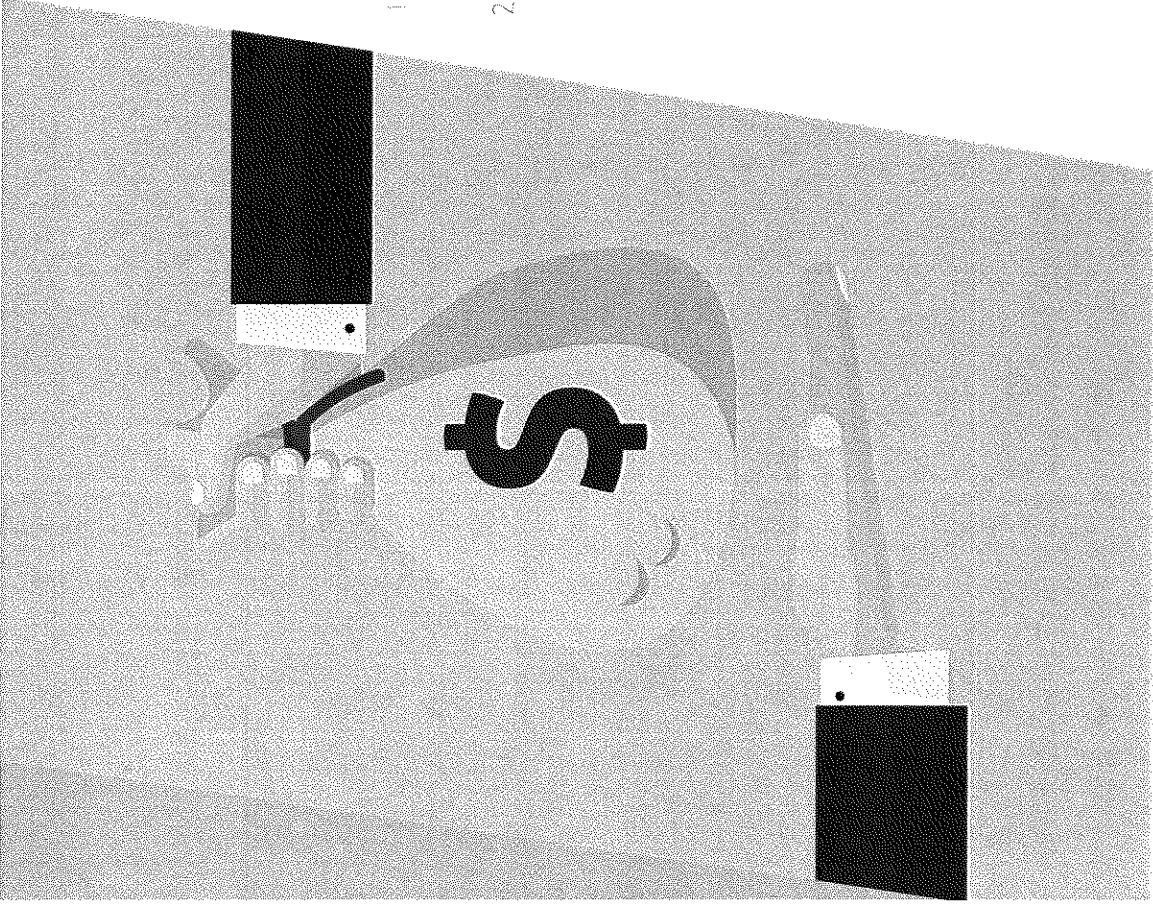
Regionalizing Starts in earnest 2010

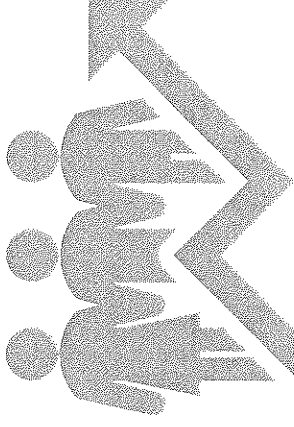
- ▶ Expansion of WWTP
 - ▶ Financing required
 - ▶ Brand rating needed
- ▶ Strengths:
 - ▶ Management, Operation, Financials
- ▶ Weakness:
 - ▶ Revenue, Diversification
- ▶ Top 10 Customers
 - ▶ 30% revenue



Revenue Diversification

1. Organic is steady and slow compared to reliance on Top 10
2. Partnerships; Mergers, etc.





Opportunities

Pittsboro/Chatham Park

- ▶ Conversations began about 12 years ago
- ▶ Need for capacity to grow: Chatham Park alone est. 60,000 people
- ▶ Started with wholesale arrangement
- ▶ August 2023 both sides vote to merge
 - ▶ Financially consolidate by July 1, 2024
 - ▶ Employees, Assets, Revenues, etc.
 - ▶ Cost centers

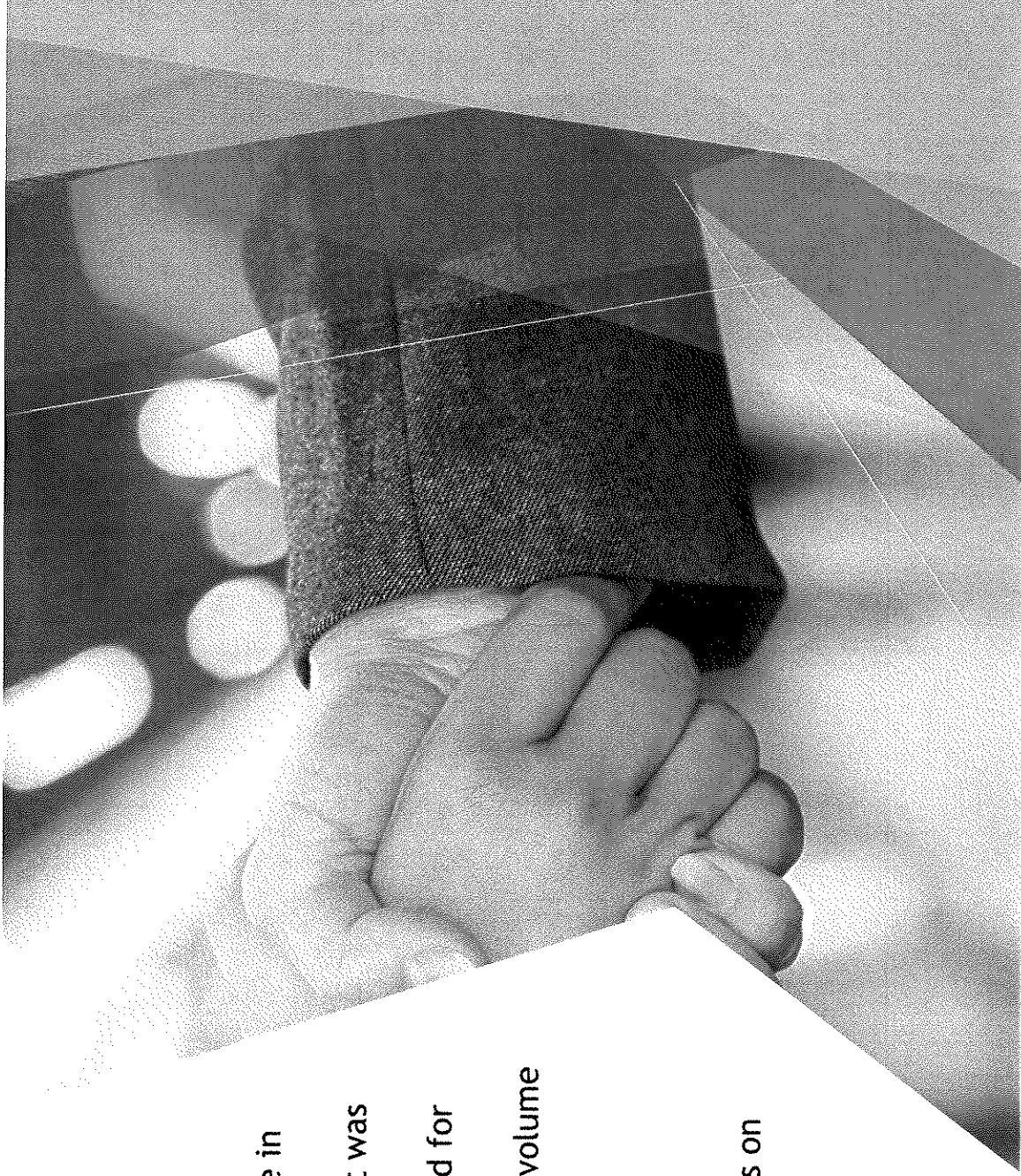
Water Treatment Plant Expansion

- ▶ 12 mgd - 30 mgd
 - ▶ Sanford needed water treatment capacity - estimated cost \$90 million
 - ▶ Through relationships, went looking for partners

Partnerships

Holly Springs and Fuquay-Varina were in need of additional capacity

- ▶ With Partners our estimated cost was \$50 million
 - ▶ 1/3 of fixed operations costs paid for by partners
 - ▶ Each pay volumetric charged by volume used
- Conversations began in 2016
- ▶ Partnership for water plant expansion approved by all Boards on August 2023



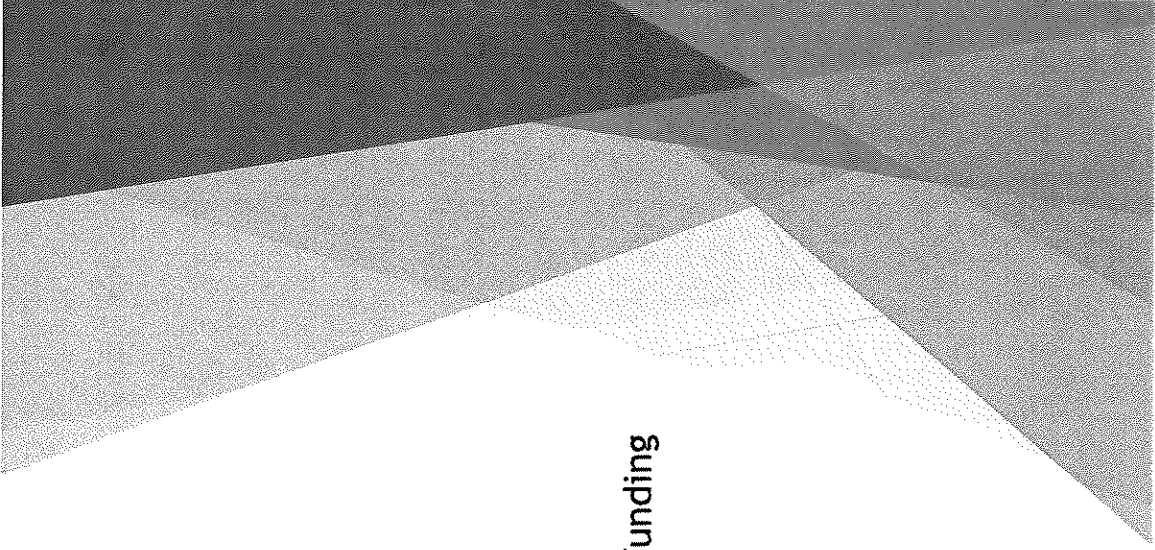
Achievements

- ▶ Diversified revenue
- ▶ Partnerships to share costs (economy of scale)
- ▶ Functionally, financially more resilient for all
- ▶ Cost centers until rate parity



Goals

- ▶ Rate parity
- ▶ Minimal customer disruptions
- ▶ Greater access to water resources and funding



Rebranding

The scope and look of Sanford's utility is changing

- ▶ Our footprint is broadening
- ▶ Partners in Wake are merging with utilities in Chatham

Need to Rebrand

- ▶ Delivering services to new areas/customers
- ▶ Reduce confusion and try to make all customers feel included
 - ▶ City of Sanford trucks repairing water leak in Pittsboro could be confusing

Goals of Brand

Tie the utility to the region

- Regional delivery of service and geographic connection

Portray utilities personalization

- Work ethic, goals, etc.
- Professional
- Innovative
- Service oriented

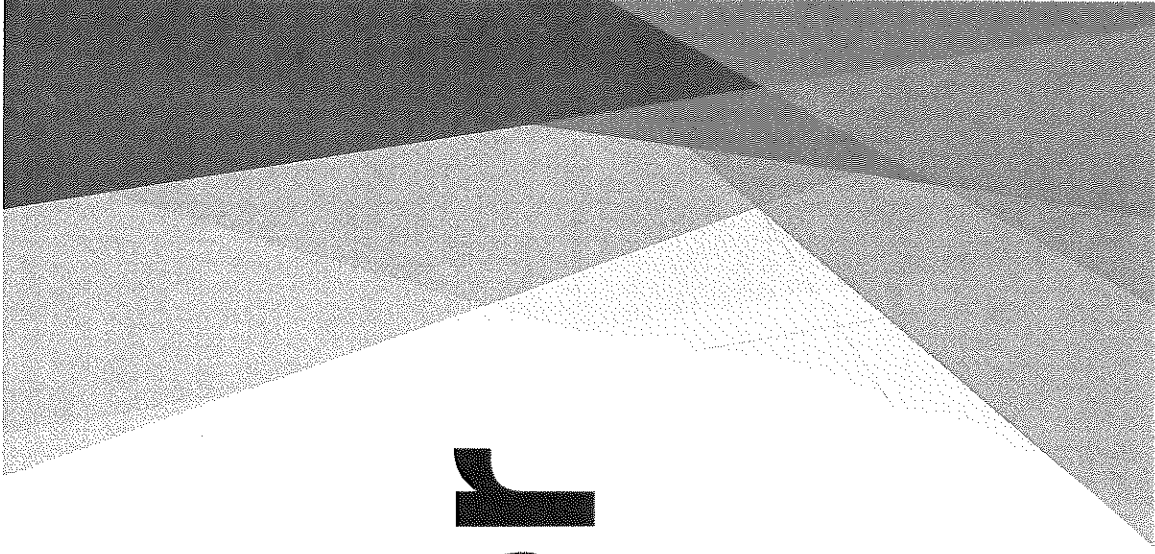
Easy to understand

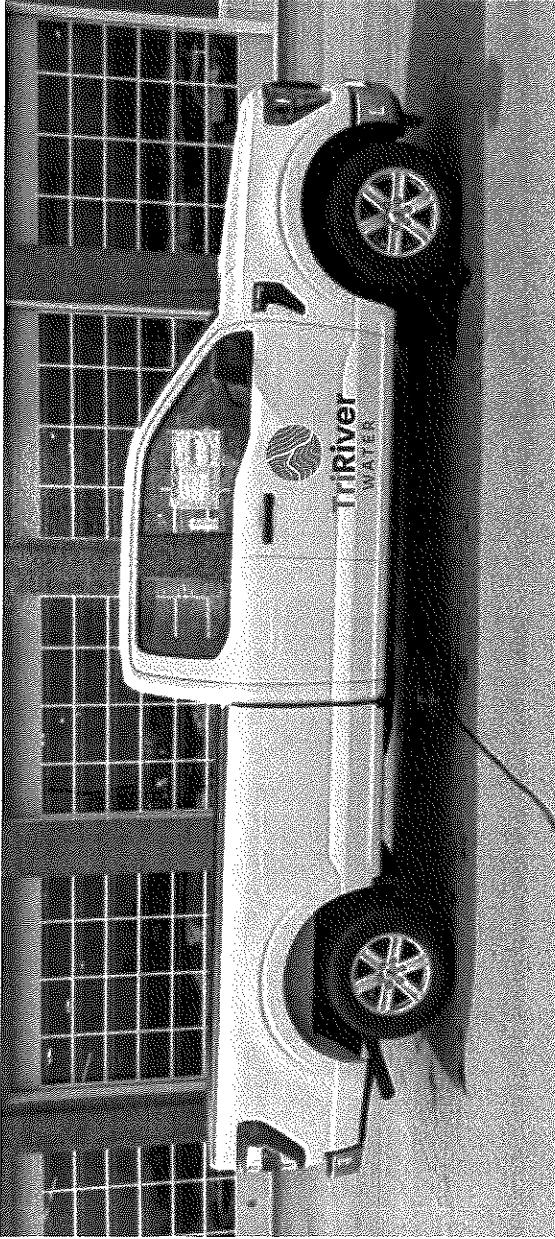
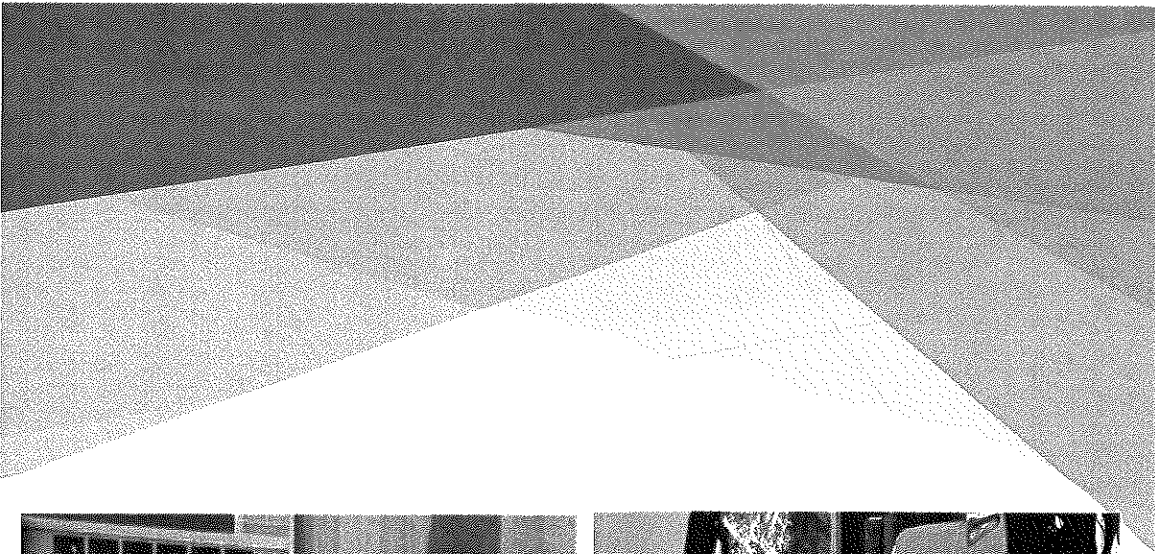
- Reliable

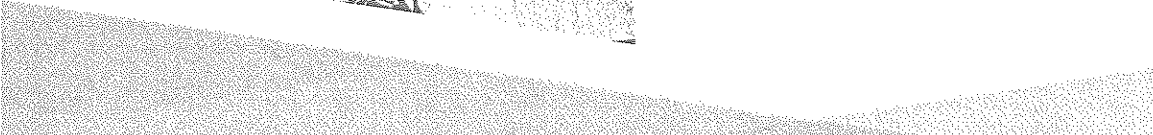
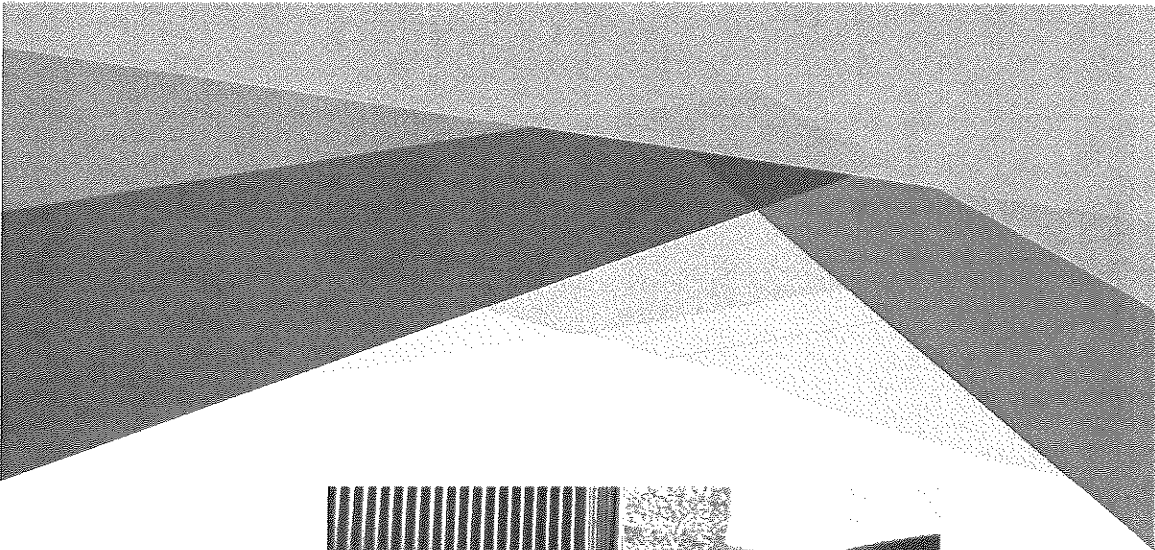


TriRiver

WATER







How does this affect me?

- ▶ Utilities will do business as TriRiver Water
- ▶ Payments: we'll reach out to customers to setup to pay by credit card
- ▶ Others should see no disruption

- ▶ Tentative rollout schedule
 - ▶ Press release, direct mail, social media, etc.
 - ▶ Website should be live mid July

Lee County – Committed to Improving Quality of Life Spaces, Places, and Opportunities

Kirk Smith, Chair & Lisa Minter, County Manager

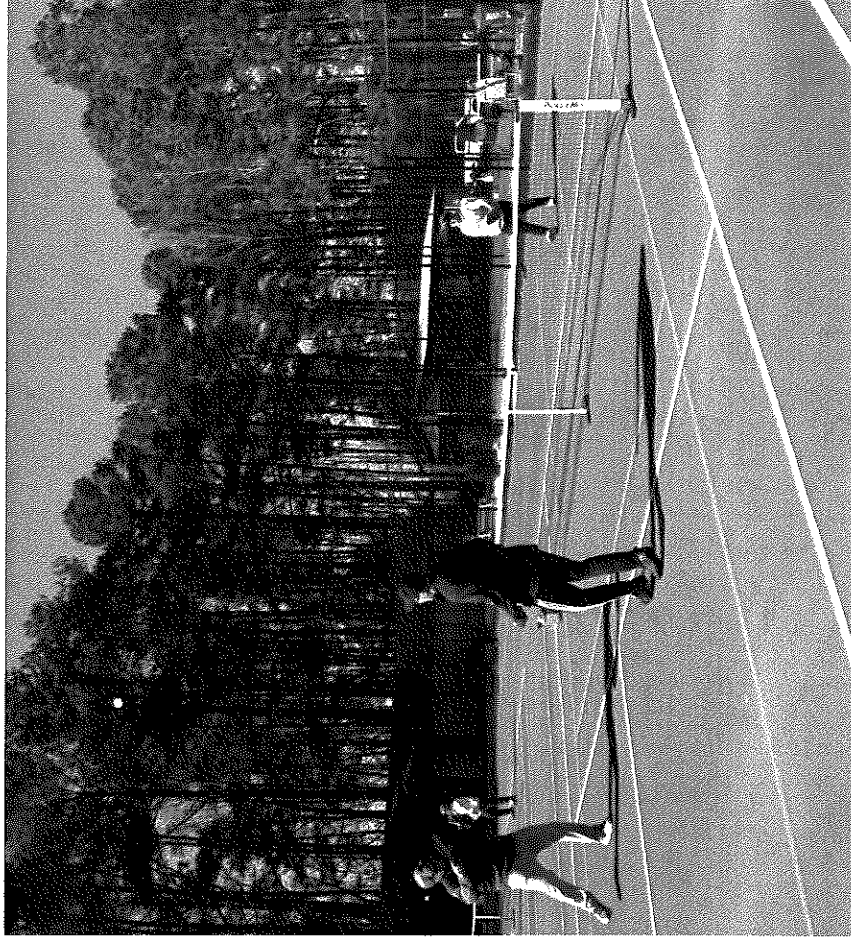
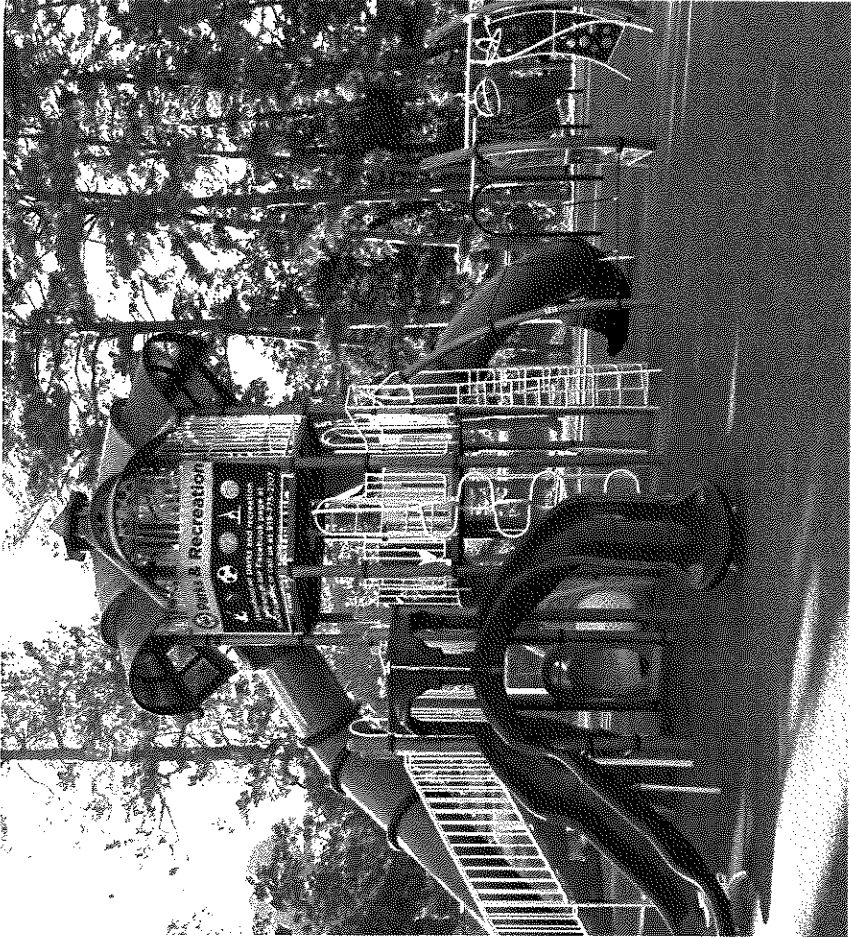
Annual All Boards Meeting

May 15, 2024

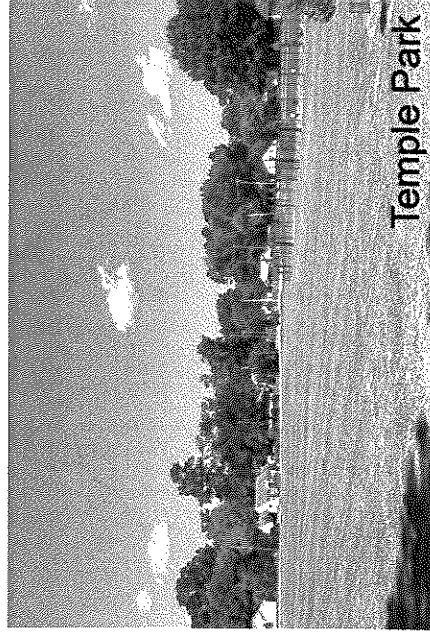
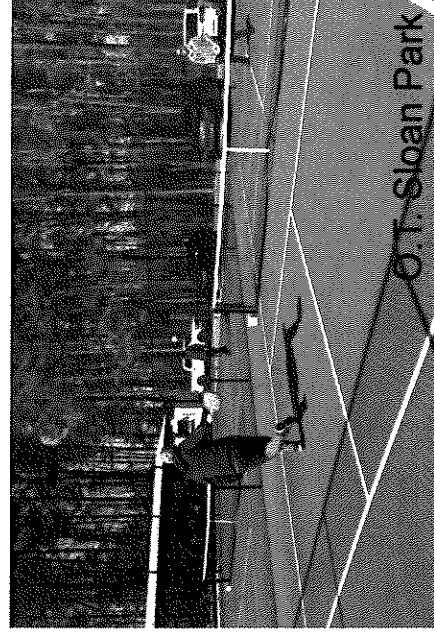
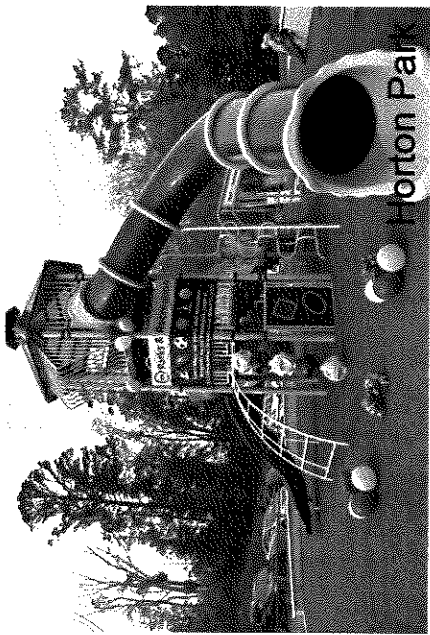
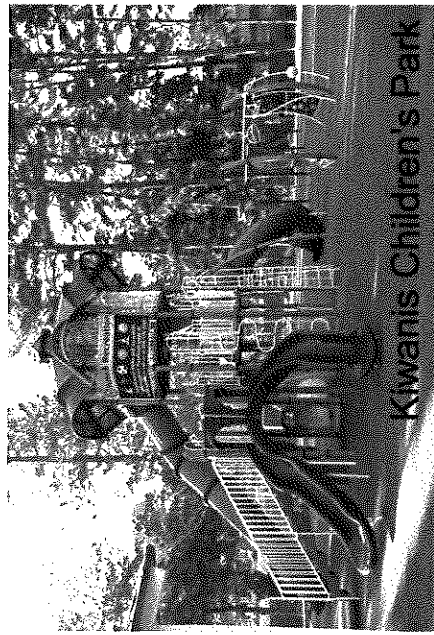


LEE COUNTY GOVERNMENT

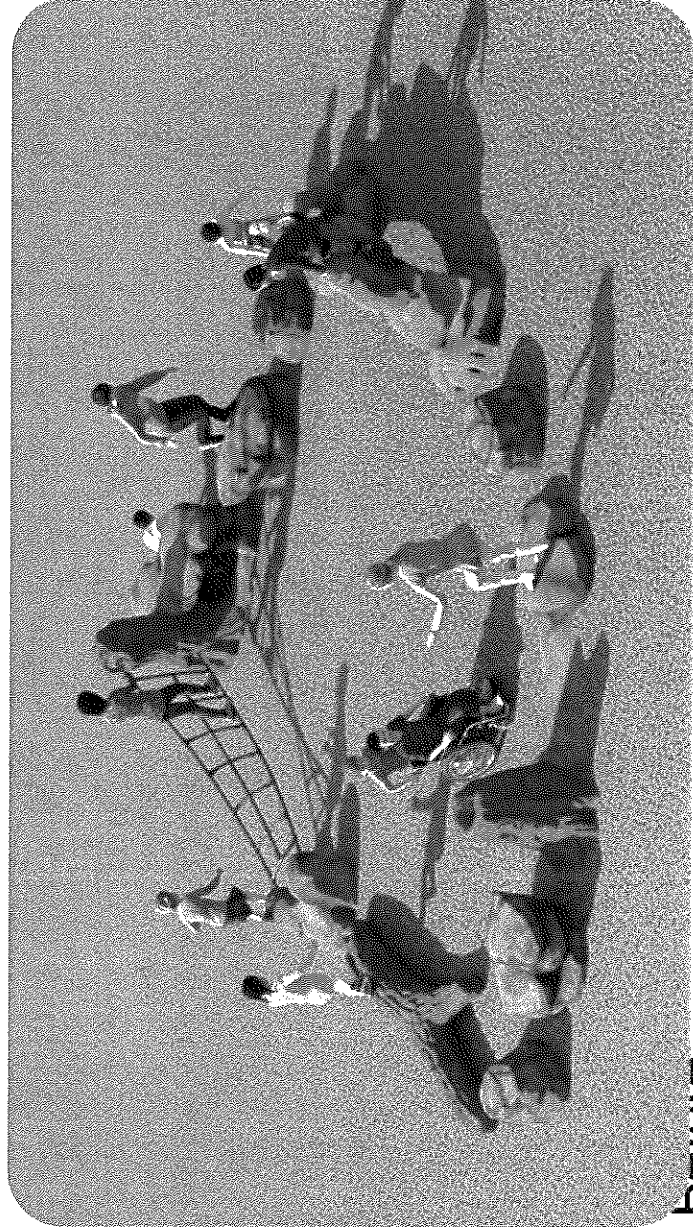
Parks & Recreation



Parks Master Plan Projects



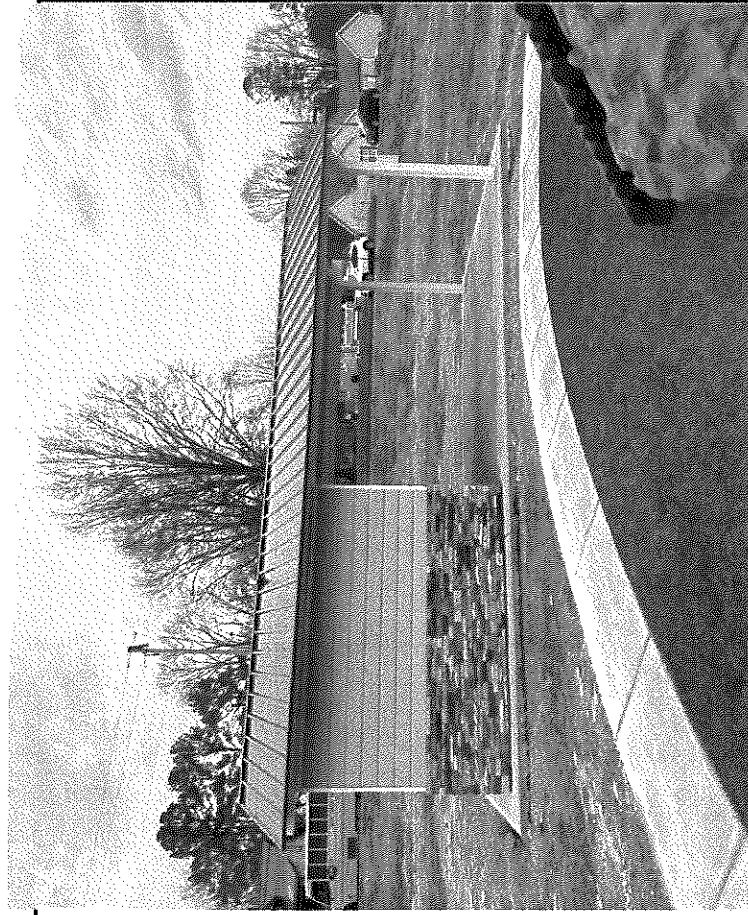
Swan's Children's Park – PARTF Grant



Bevire

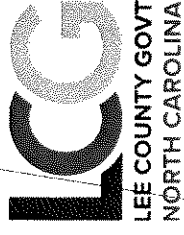
- Lee County was awarded \$209,000 in grant funding from the State Parks and Recreation Trust Fund (PARTF)
- Scope of work includes:
 - New shelter
 - Updated restroom facility
 - Nature-themed playground for children ages 2-5 (left: concept)
 - Sidewalk connectivity throughout the park

Temple Park Phase II

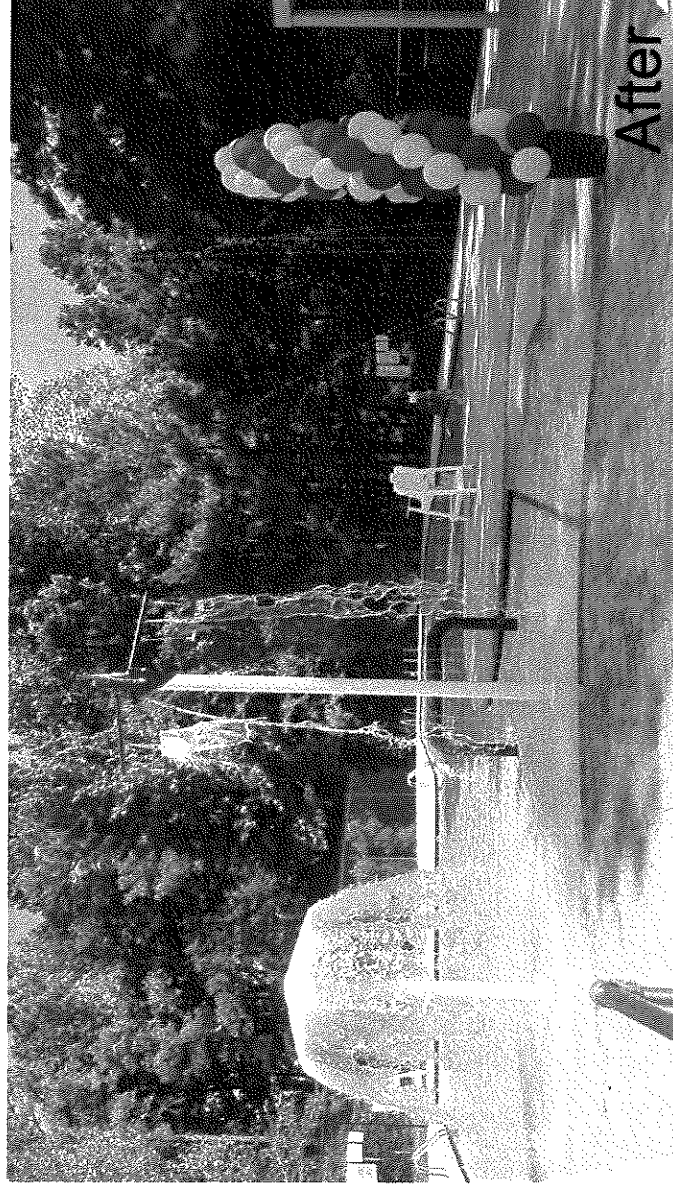


Project included a new playground and a restroom/shelter at the park, and was completed April 12, 2024.

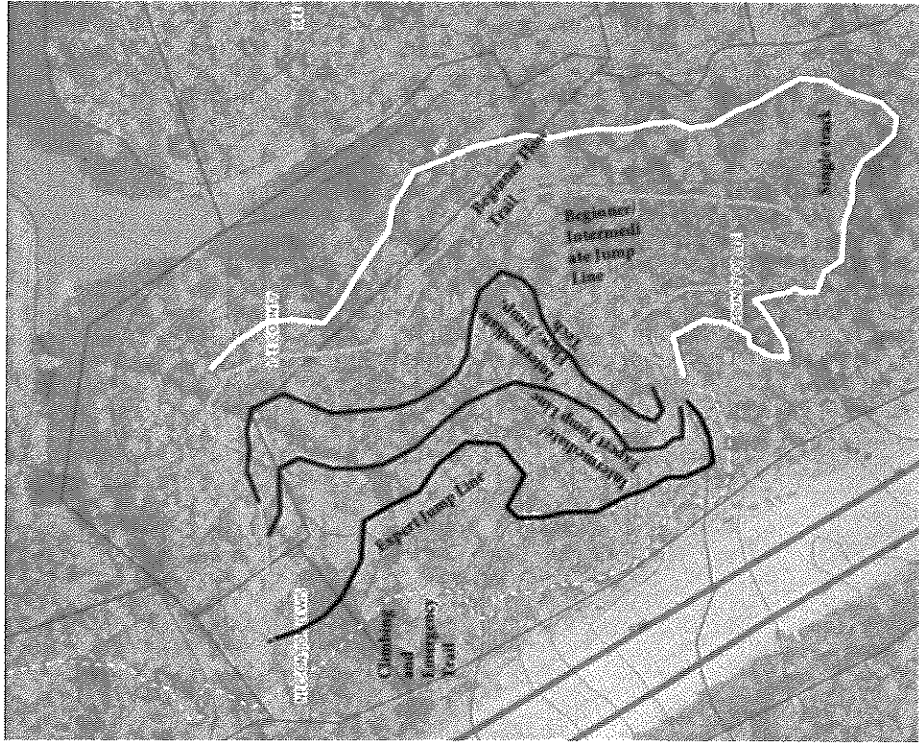
Horton Park Pool & Bathhouse



The Horton Pool design and financial plan was approved by the Lee County Commissioners September 2021 and construction began June 2022. Horton Park Pool & Bathhouse officially opened September 2023.

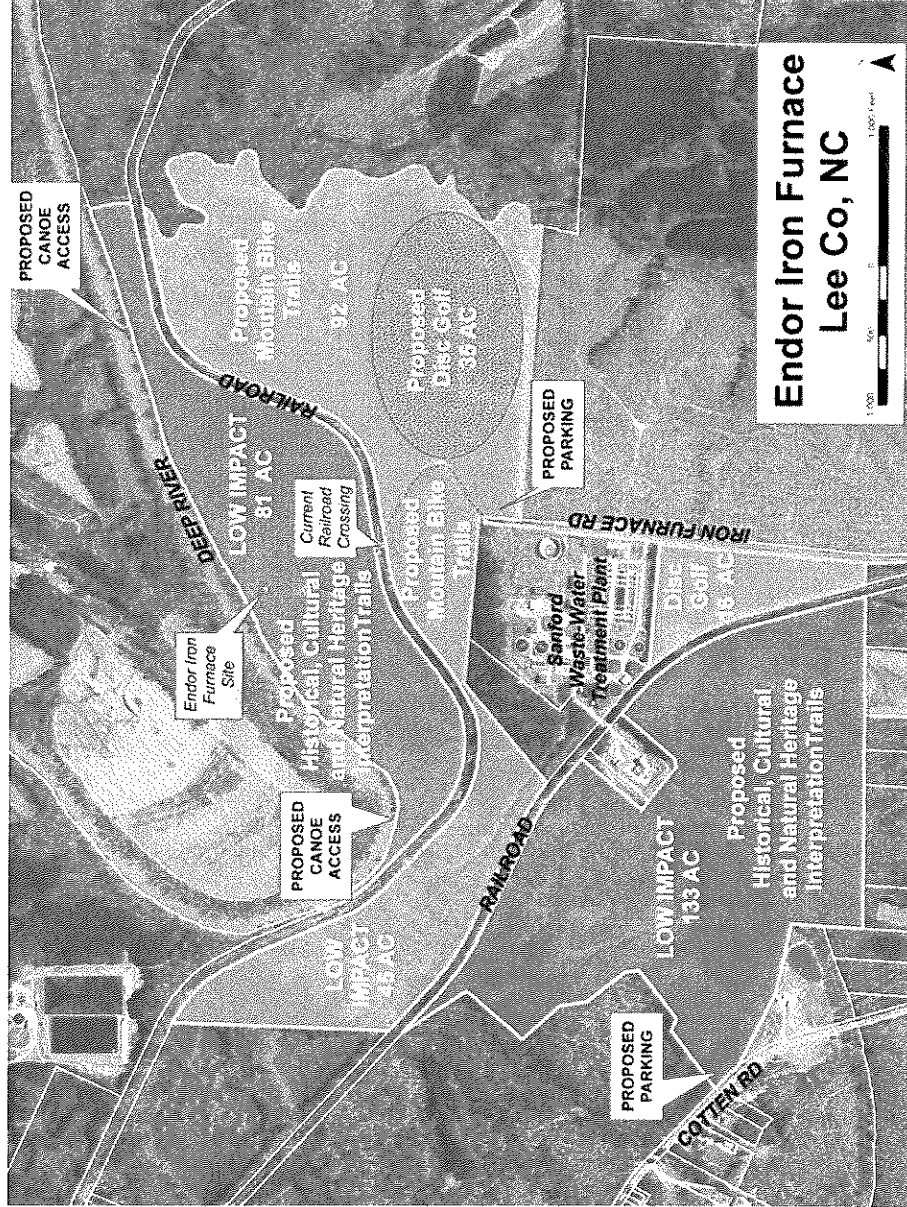


San-Lee Park – Gravity Park



Gravity Park ribbon cutting held December 2023.

Endor Iron Furnace Site



*Proposed project between Lee County Government and the NC Department of Natural and Cultural Resources (pending State approval and funding availability).

Athletic Registrations Comparison

Spring 2022

<u>Sport</u>	<u>Participation</u>
4U T-Ball	191
6U T-Ball	154
8U Baseball	71
10U Baseball	42
12U Baseball	22
Softball Ages 7-12	127
Totals	607

Spring 2023

<u>Sport</u>	<u>Participation</u>
4U T-Ball	207
6U T-Ball	153
8U Baseball	65
10U Baseball	48
12-14U Baseball	38
Softball Ages 7-12	140
Totals	651

Spring 2024

<u>Sport</u>	<u>Participation</u>
4U T-Ball	208
6U T-Ball	154
8U Baseball	72
10U Baseball	48
12U Baseball	39
14U Baseball	17
Softball Ages 7-12	147
Totals	685

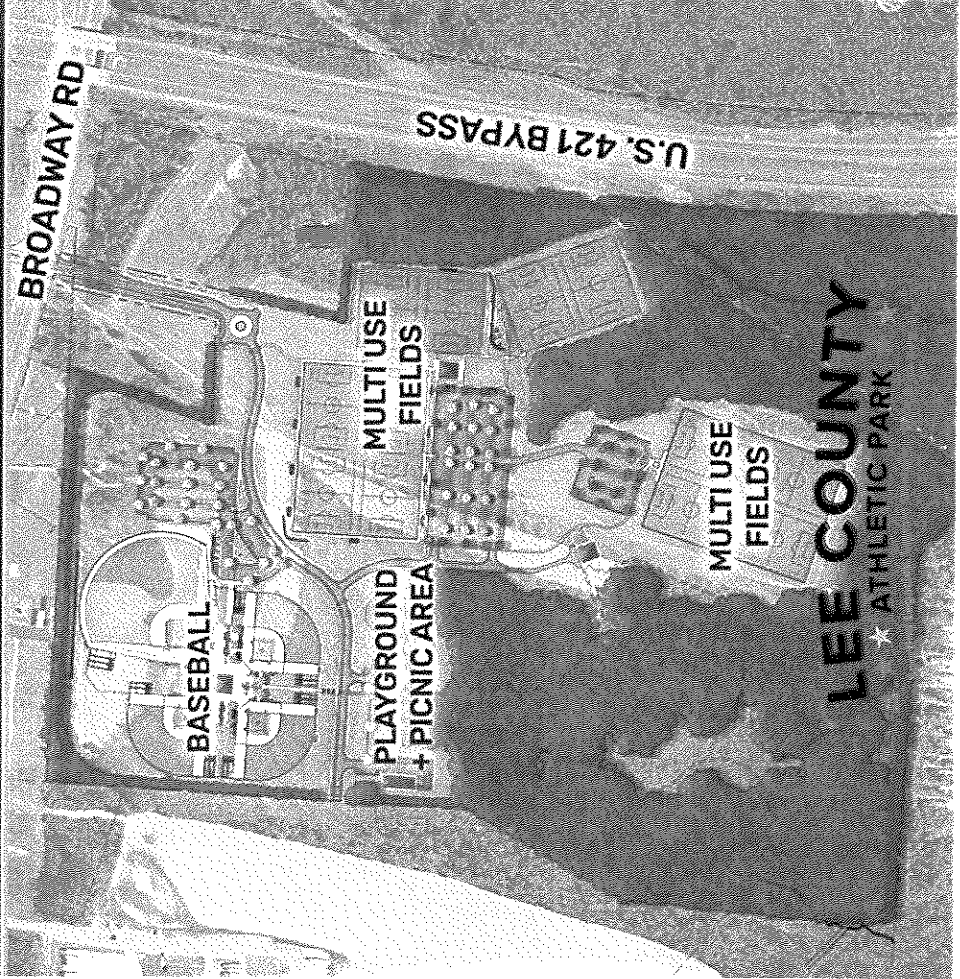


Athletic Registration Comparison cont.

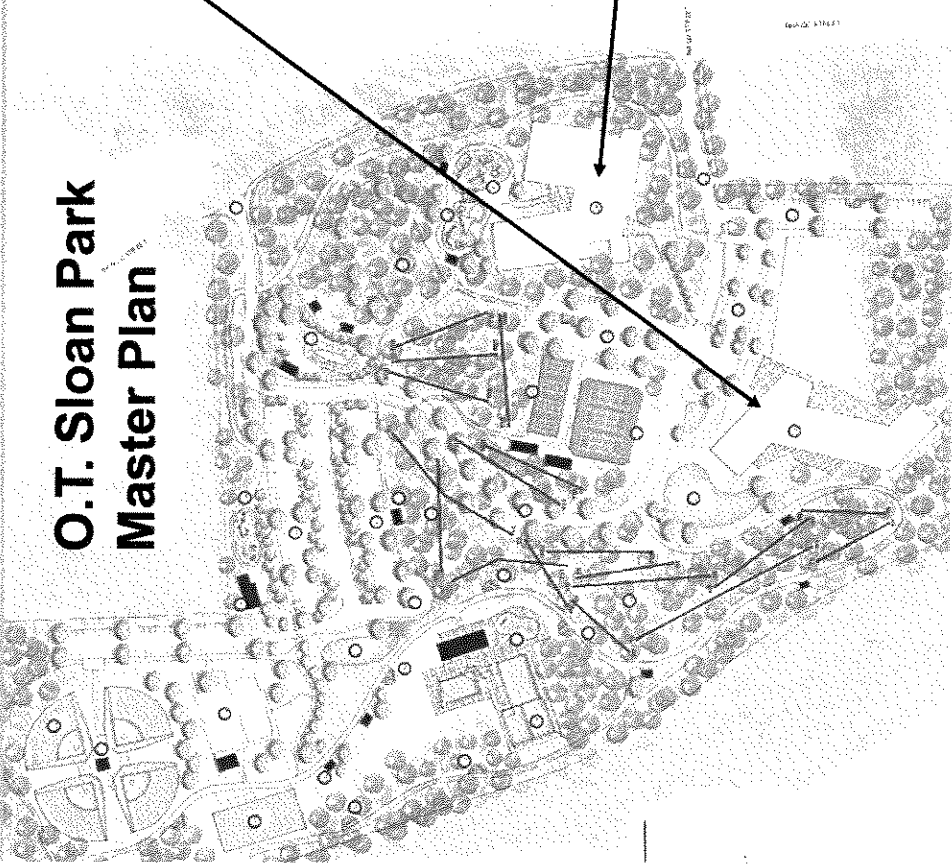
<u>Fall 2021</u>		<u>Fall 2022</u>		<u>Fall 2023</u>	
<u>Sport</u>	<u>Participation</u>	<u>Sport</u>	<u>Participation</u>	<u>Sport</u>	<u>Participation</u>
Volleyball	151	Volleyball	156	Volleyball	147
Flag Football	155	Flag Football	170	Flag Football	196
T-Ball	144	T-Ball	156	T-Ball	155
Adult Softball	7 teams	Adult Softball	7 teams	Cheerleading	109
				Adult Softball	5 Teams
Totals	450	Totals	482	Totals	607



Lee County Athletic Park



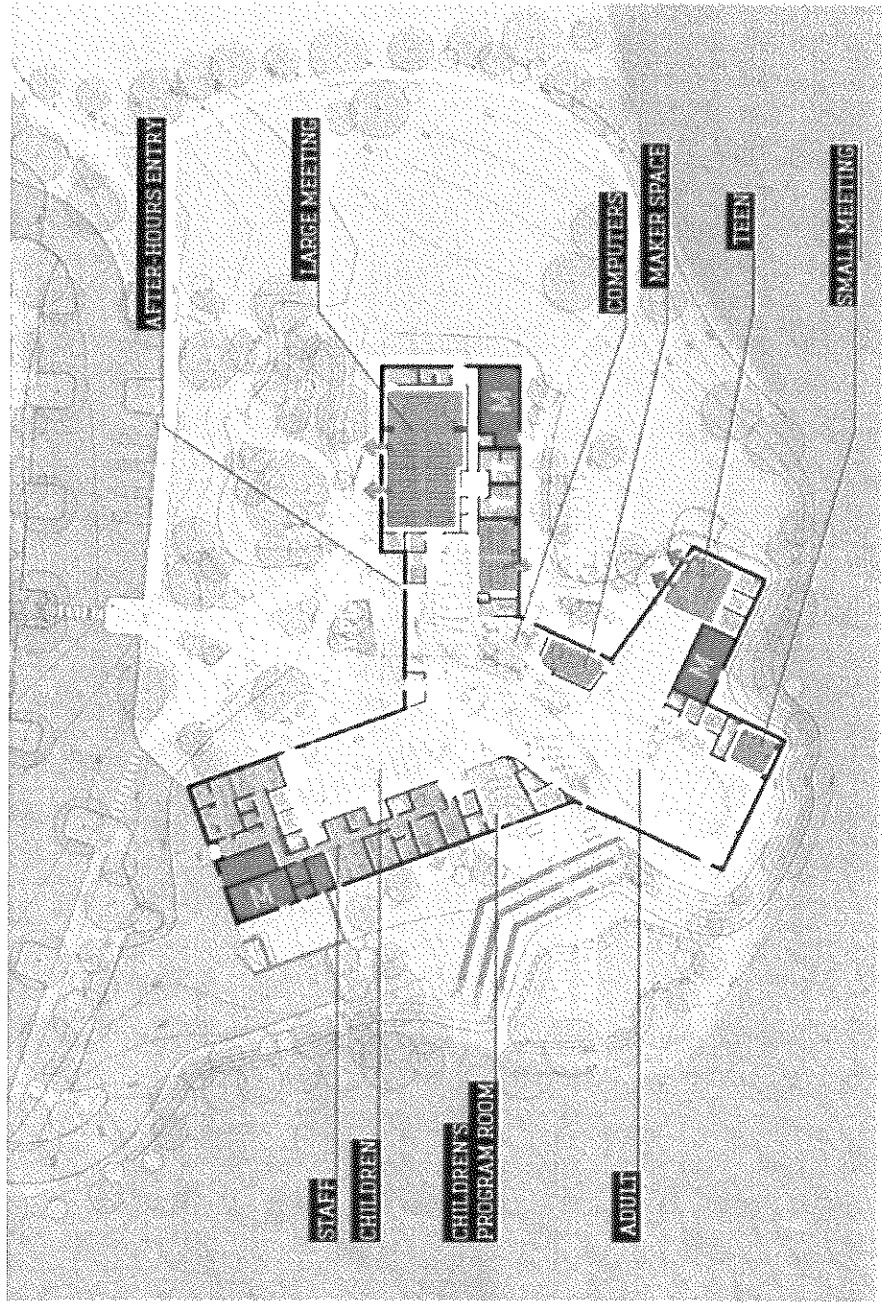
Parks & Recreation & Library



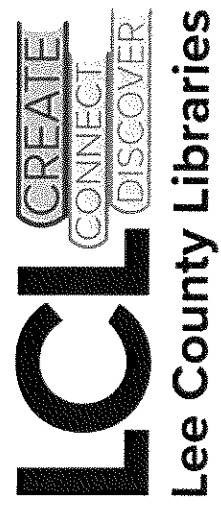
**O.T. Sloan Park
Master Plan**



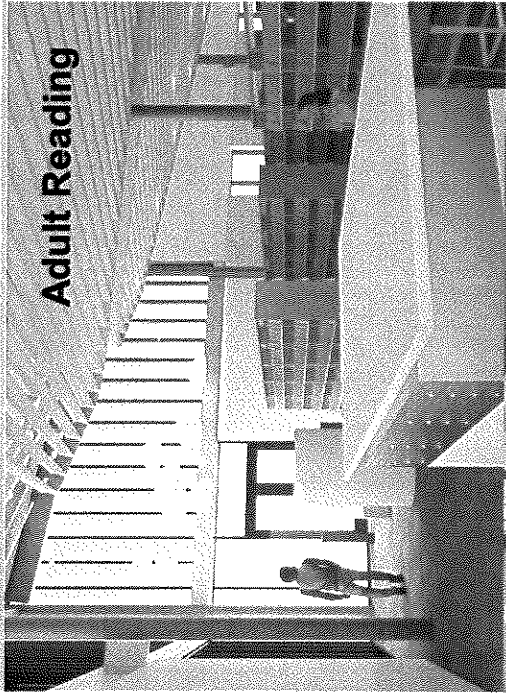
Lee County Libraries



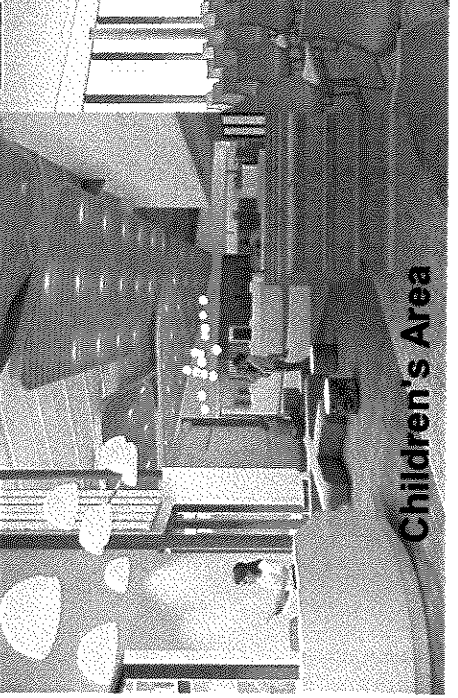
New Lee County Library Main Branch Opening January 2026



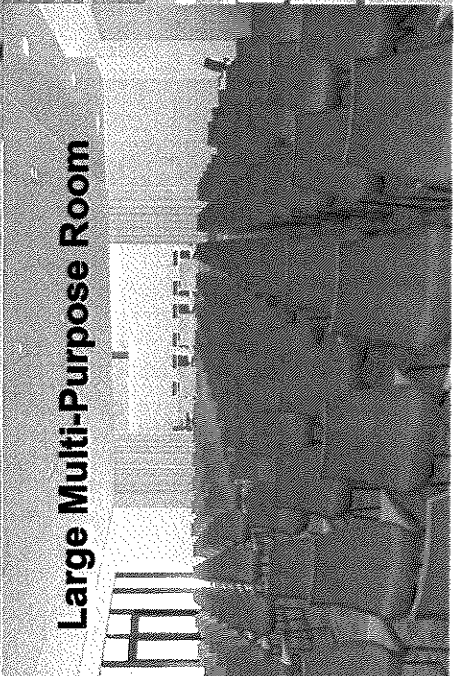
Lee County Libraries



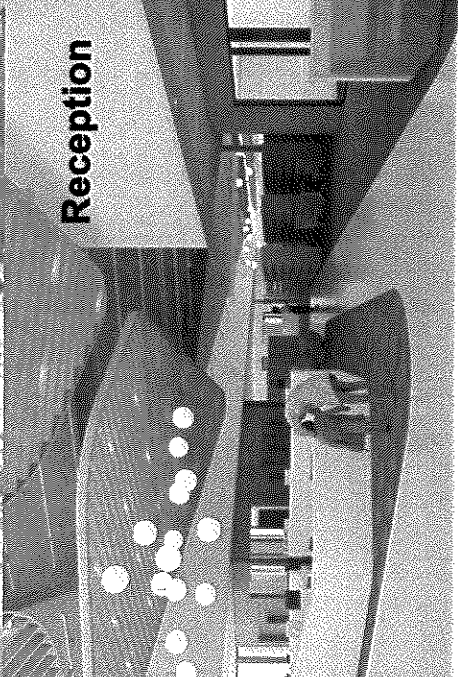
Adult Reading



Children's Area



Large Multi-Purpose Room



Reception

Lee County Libraries



LCL

(CREATE)
(CONNECT)
(DISCOVER)

Lee County Libraries

Programs
Special Events
Collections
Services



Summer Reading Program

Lee County Libraries

"ALL TOGETHER NOW!"

SAVE THE DATE!
August 19th, 2023

ICANREAD.COM

Lee County Libraries logo

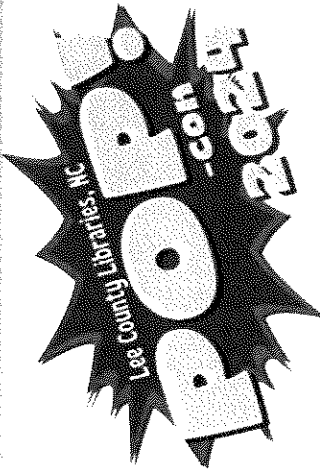
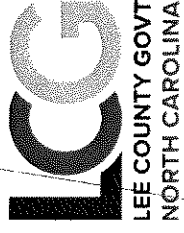
Graphic description: A large graphic for the Summer Reading Program 2023. It features a child climbing a large banner that says 'Summer Reading Program'. Below the banner is the Lee County Libraries logo and the text 'Lee County Libraries' and '"ALL TOGETHER NOW!"'. To the left, there is a starburst graphic with 'ICANREAD.COM' and 'SAVE THE DATE! August 19th, 2023'. The background includes a person reading a book.

LCL

Lee County Libraries

Graphic description: A graphic for Lee County Libraries. It features the large letters 'LCL' in a serif font. Below them is the text 'Lee County Libraries'. The background is decorated with a banner that says 'LCL', a string of pennants with the letters 'L', 'C', 'L', and a calendar strip showing the numbers 2, 3, 4, 5, 6.

Lee County Libraries – Pop!-Con



Saturday, August 17
10 AM – 4 PM

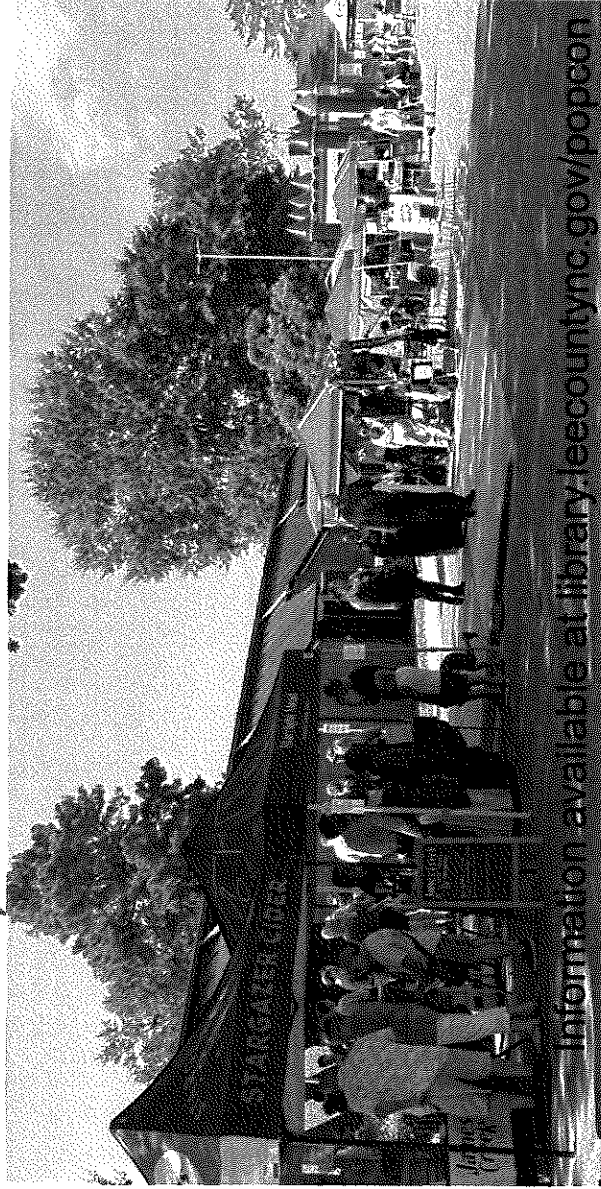
DEADLINE for SPONSORSHIP: June 30th, 2024

SCAN QR CODE FOR SPONSOR FORM!



LEVELS OF SPONSORSHIP

- Name and logo on marketing materials (websites, social media, emails, poster, etc.)
- Live acknowledgement announced during Cosplay Fashion Show & Awards Ceremony
- Ad Space on Faire Map
- Listed next to specified Artist
- Exhibitor area to distribute collateral material at the Faire (for waiver of your fee to be a vendor)



Information available at library.leecountync.gov/popcon

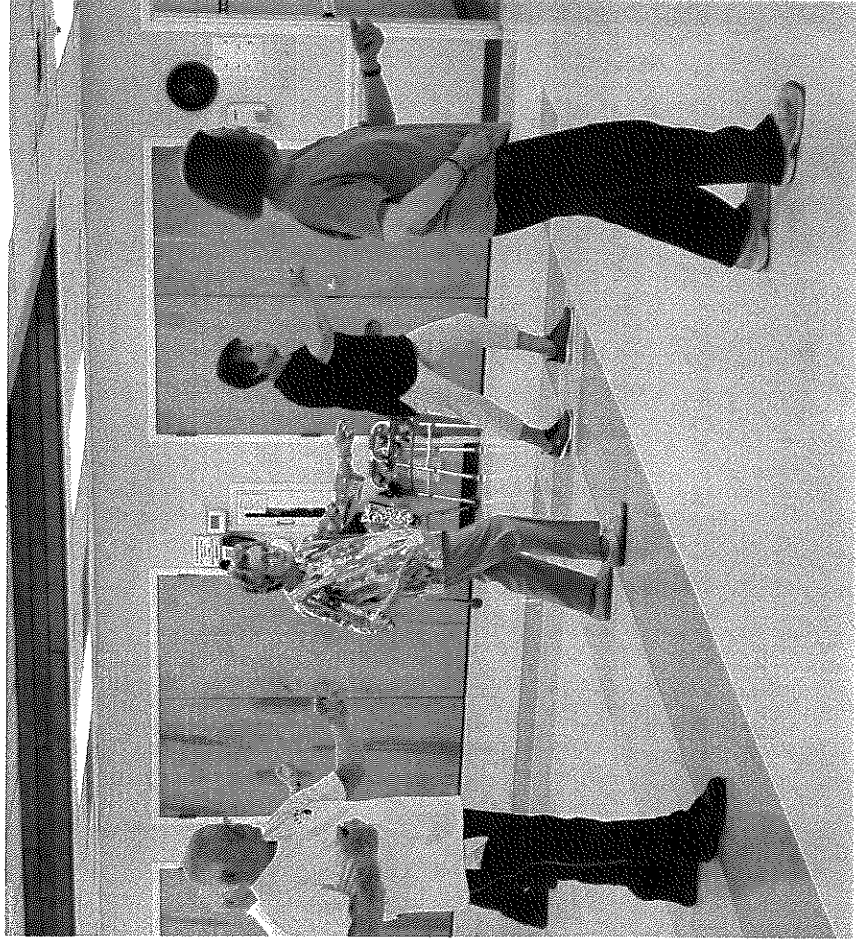


Cooperative Extension

Local Foods Coordinator
Meredith Favre and
Horticulture Extension
Agent Amanda Wilkins
promote the local
Farmers' Market and the
plans for the new
Agricultural Marketplace.



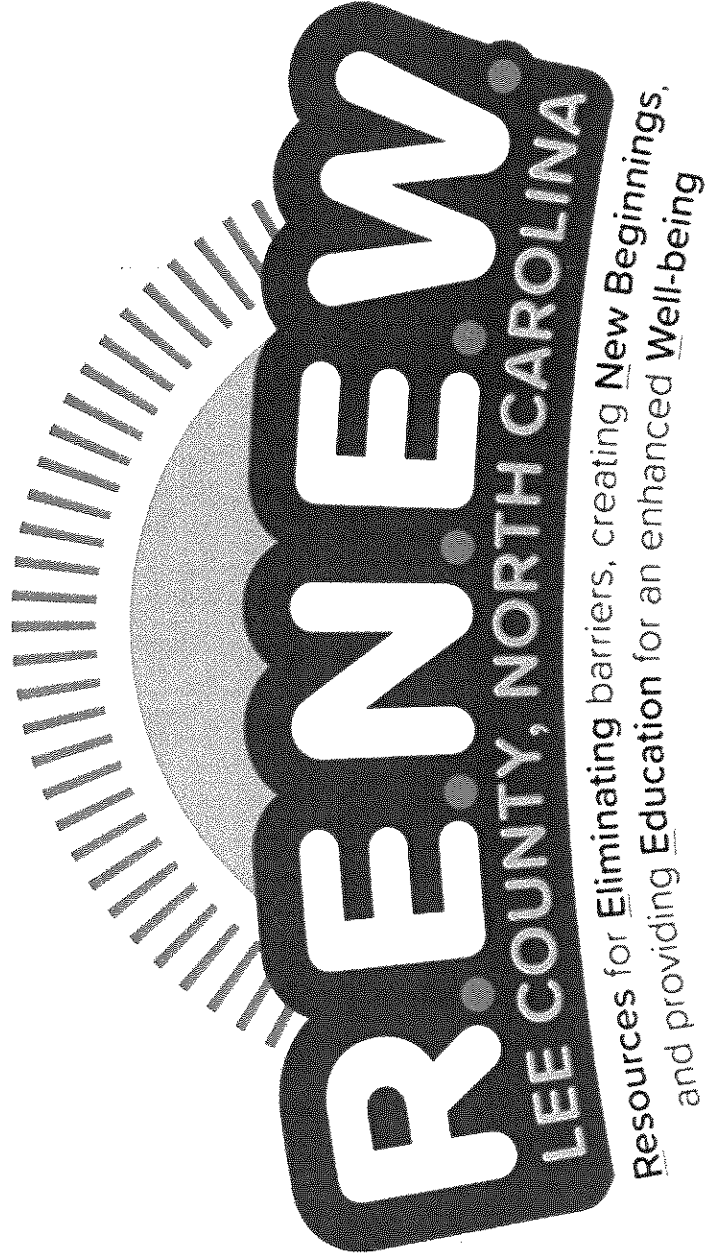
Senior Services



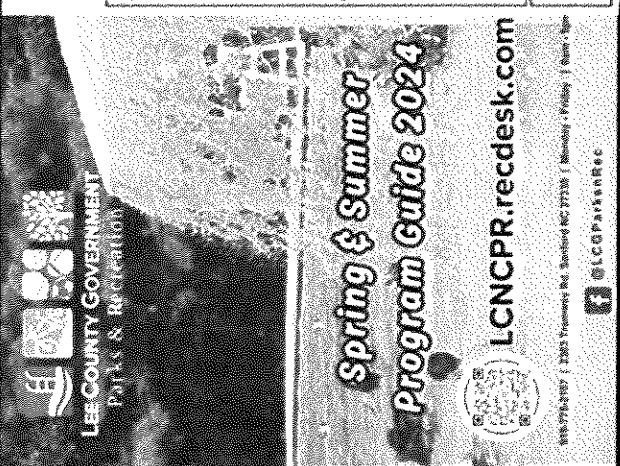
Veterans Services



NEW Program



Learn even more!



LEE COUNTY GOVERNMENT
Parks & Recreation

Spring & Summer
Program Guide 2024

LCNCPR.recdesk.com

810-775-5707 | 2205 Traymore Rd., Sanford NC 27338 | Monday - Friday | 9am - 5pm
 @LCNCPARsInRec

THE CENTER POST

MAY 2024
Older Americans Month
Powered by Our Connections

THE CENTER POST is a monthly publication for older Americans in Lee County, NC. It is published by the Lee County Department of Senior Services, 2205 Traymore Rd., Sanford, NC 27338. For more information, call 810-775-5707 or visit our website at www.lee-county.gov/seniorservices.

Subscription information: \$5.00 per copy. Single copies are available for purchase at the Lee County Senior Center, 2205 Traymore Rd., Sanford, NC 27338. For more information, call 810-775-5707.

RENEW LEE COUNTY

Lee County is a leader in the health and wellness field. Our county is home to some of the best health and wellness programs in the state. We are proud to be a part of the RENEW Lee County program, which is a comprehensive health and wellness initiative that focuses on the needs of our residents. The RENEW program is a multi-faceted approach that includes a variety of services and programs designed to improve the health and wellness of our residents. The RENEW program is a multi-faceted approach that includes a variety of services and programs designed to improve the health and wellness of our residents. The RENEW program is a multi-faceted approach that includes a variety of services and programs designed to improve the health and wellness of our residents.

At the center of RENEW is the County Community Support Services Department. The Community Support Services Department is a multi-faceted approach that includes a variety of services and programs designed to improve the health and wellness of our residents. The RENEW program is a multi-faceted approach that includes a variety of services and programs designed to improve the health and wellness of our residents.



A collage of various community programs and services, including:

- LEVEL UP! 2024
- LEARN TO READ
- LEARN TO SWIM
- LEARN TO DRIVE
- LEARN TO GARDEN
- LEARN TO COOK
- LEARN TO FISH
- LEARN TO BAKE
- LEARN TO DANCE
- LEARN TO PLAY
- LEARN TO SING
- LEARN TO DRAW
- LEARN TO WRITE
- LEARN TO SPEAK
- LEARN TO LISTEN
- LEARN TO THINK
- LEARN TO FEEL
- LEARN TO BE





LEE COUNTY
GOVERNMENT
NORTH CAROLINA

NORTH CAROLINA, LEE COUNTY
Presented for registration on this 10th day
of June 2024 at 1:47 AM/PM
recorded in Book 37 Page 737
Pamela G. Britt, Register of Deeds