

TOWN OF COATS
Board of Commissioners
February 20, 2014
7:00 p.m.

OFFICIAL MINUTES

I. ABSTRACT:

A regular meeting of the Board of Commissioners was canceled on Thursday, February 13, 2014. It was rescheduled for Thursday, February 20, 2014 at Town Hall Board Room.

II. ROLL CALL:

Mayor Walter Weeks, Mayor Pro-Tem Dr. Linda Robinson, Commissioner J. C. Allen, Commissioner John Raynor, and Commissioner Jerry Beasley were in attendance.

Commissioner Allen Mosby was not present

Attorney Al Bain was present.

III. CALL TO ORDER:

A quorum being present, Mayor Weeks called the meeting to order at 7:00 p.m.

Mayor Walter Weeks delivered the invocation as well as lead those in attendance in the Pledge of Allegiance.

Mayor Walter Weeks asked for a motion to approve the agenda.

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

IV. APPROVAL OF CONSENT AGENDA

- A. Approval of Minutes**
- B. Approval of Attorney Bill**
- C. Review of Financial Statements**

New minutes from the January 9, 2014 meeting were passed out prior to the meeting with one correction.

Mayor Walter Weeks asked for a motion to approve the consent agenda with the new set of minutes.

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

V. MANAGER & COMMITTEE REPORTS/SPECIAL RECOGNITION

DEPARTMENT UPDATES:

Rebecca DallaMura from the Coats Library invited the Board of Commissioners and Town Manager Kenny Cole to attend an event held at the Coats Library hosted by the Campbell Pharmacy Students about proper drug disposal on February 25th and February 27th from 2:00-4:00 p.m. She also stated that the Library's stats were about the same from last month.

Mayor Walter Weeks reminds the Board of Commissioners about the annual Board of Directors of Mid Carolina Council of Governments on February 27, 2014 at the Sampson County Agri Expo Heritage Hall in Clinton, NC at 6:30 p.m.

VI. OLD BUSINESS

A. Discussion of Committee/Board Appointments for 2014: Cemetery Committee appointments were tabled at the last meeting in January. We had received five applications for the Cemetery Committee. Commissioner Jerry Beasley made a motion to appoint Ted Penny, Amy Johnson, and Andrea Watkins.

**MOTION BY: COMMISSIONER JERRY BEASLEY; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

Mayor Walter Weeks informs the Board that members of the community have expressed interested in a short time limited committee to help with decorating the town for the holidays. Mayor Pro-Tem Dr. Linda Robinson made a motion to establish this short time limited committee.

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JERRY BEASLEY**

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

B. Retreat Agenda: Our Retreat will be held on Saturday, March 1, 2014 at 8:00 a.m.

The following items are on the agenda:

1. 8:00-8:45 a.m. Department Budget discussions with the Board
2. 8:45-10:00 a.m. Capital Improvement Plan
- 10:00-10:15 a.m. Break**
3. 10:15-11:00 a.m. Consider use of available space next to Town Hall
4. 11:00-12:00 p.m. Comprehensive Land Use Plan-Joint meeting with the Planning Board.

The Board of Commissioners accepted the retreat agenda.

VII. NEW BUSINESS

A. Consider Dates for 2014-15 Budget Calendar: Town Manager Kenny Cole attached proposed 2014-15 Budget Calendar. Proposed dates are as follows:

March 1: Retreat/Work Session-Introduction of Procedures

March 10: All Final Budget Request from Town Departments due to Manager

May 8: *Regular Scheduled Meeting* – Submission of Budget and Budget Message to Board of Commissioners

May 19: *Special Called Meeting* (Budget Work Session): 6:00 p.m. (Other work sessions to be arranged at the Board's request)

June 12: *Regular Scheduled Meeting* – Public Hearing on FY 14-15 Budget

June 26: *Special Called Meeting* – Adoption of Budget Ordinance

The Board of Commissioners agreed with the Budget Calendar.

B. Consider Bidding Solid Waste/Recycling Services for the Town: The current solid waste and recycling contracts expire on June 30, 2014. If the contracts are not bid, they can be extended. Manager Kenny Cole recommends bidding our solid waste and recycling services out and we could possibly see a reduction in fees to the residents.

Commissioner Jerry Beasley made a motion to bid our solid waste and recycling services out.

MOTION BY: COMMISSIONER JERRY BEASLEY; SECOND BY: MAYOR PRO-TEM DR. LINDA ROBINSON

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON, COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

C. Consider Amending the Zoning Ordinances to include Conditional Use Procedures: Max Matthews, Chairman of The Planning Board could not be present. The Planning Board at their regular scheduled meeting on February 6, 2014, approved an amendment to Section 3 (Application and Enforcement) to the Zoning Ordinances. The amendment adds procedures for conditional use applications. The current Zoning Ordinance may have Conditional Uses in each district; however the existing ordinances do not provide procedures. Manager Kenny Cole recommends the Board approve the amendment to the Zoning Ordinances as presented by the Planning Board. Mayor Pro-Tem Dr. Linda Robinson made a motion to accept the amendment to the Zoning Ordinance and set a public hearing for our next regular scheduled meeting on March 13, 2014.

MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY: COMMISSIONER COMMISSIONER JERRY BEASLEY

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON, COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

D. Consider Action Taken by the Planning Board on a Rezoning Request: The Planning Board at their regular scheduled meeting on February 6, 2014, denied a request to rezone property located at 582 and 656 Ebenezer Church Road. The proposed property was being requested from an RA (Residential Agricultural) to I (Industrial) zoning. After much discussion, the request was denied due to the fact that the rezoning request did not follow our current Land Use Plan (Dated September 1979). Commissioner Jerry Beasley made a motion to accept the decision of the Planning Board and set a public hearing for our next regular scheduled meeting on March 13, 2014.

MOTION BY: COMMISSIONER JERRY BEASLEY; SECOND BY: COMMISSIONER JOHN RAYNOR

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON, COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

E. Consider Action Taken by the Planning Board to Place a Moratorium on the Installation of Billboard Signs: The Planning Board at their regular scheduled meeting

on February 6, 2014, requested a temporary moratorium be placed on the installation of Billboard signs. Our section 11.7 of the Zoning Ordinances prohibits signs in any district, which includes Billboards of any size with a sign area over 150 sq. feet. This allows Billboards signs of less than 150 sq. feet to be placed in any district with no other restrictions. The Planning Board requested the moratorium until further review. Manager Kenny Cole recommends approving the moratorium for a period of no longer than six months so this can be reviewed. Commissioner John Raynor made a motion to accept the moratorium and set a public hearing for our next regular scheduled meeting on March 13, 2014.

MOTION BY: COMMISSIONER JOHN RAYNOR; SECOND BY: MAYOR PRO-TEM DR. LINDA ROBINSON

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON, COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

F. Consider Amending the Zoning Ordinances to Section-5 General Provisions-Adding Telecommunications Tower to Essential Services: The Planning Board at their regular scheduled meeting on February 6, 2014, approved an amendment to Section 5 (General Provisions) to the Zoning Ordinances. The amendment adds Essential Services to Section 5 and also places restrictions on Telecommunications Towers. Manager Kenny Cole recommends approving the amendment to the Zoning Ordinance as presented. Mayor Pro-Tem Dr. Linda Robinson made a motion to approve the amendment and set a public hearing for our next regular scheduled meeting on March 13, 2014.

MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY: COMMISSIONER JOHN RAYNOR

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON, COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

G. Consider Amending the Zoning Ordinances to Section 11.8 Business Signs and Industrial Signs: The Planning Board at their regular scheduled meeting on February 6, 2014, approved an amendment to Section 11.8 Business Signs and Industrial Signs. The current section does not specify a Wall Sign size. The Planning Board approved a wall sign size of 10% of the first floor. Manager Kenny Cole recommends approving the amendment to the Zoning Ordinance as present. Mayor Pro-Tem Dr. Linda Robinson made a motion to approve the amendment and set a public hearing for our next regular scheduled meeting on March 13, 2014.

MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY: COMMISSIONER JOHN RAYNOR

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

H. Consider bid deposit return to Billy and Margaret Coats: On May 20, 2013 the Board awarded the sale of our old Town Hall to Billy and Margaret Coats in the amount of \$100,000. Each bidder was required to submit a bid deposit in the amount of 5% of the base bid amount. The deposit of the successful bidder was to be retained by the Town of Coats and applied at closing. If the sale was not consummated by the successful bidder, the deposit was to be retained by the Town of Coats as liquidated damages. They submitted their bid deposit in the amount of \$5,000.00. After contacting them about a closing date for the purchased property, they informed Town Manager Kenny Cole that they could not secure the loan for the building purchase. They wrote a letter dated January 16, 2014 requesting their bid bond be return. Commissioner Jerry Beasley made a motion not to return the bid deposit to Billy and Margaret Coats because it was to be retained by the Town even if the sale was not consummated.

**MOTION BY: COMMISSIONER JERRY BEASLEY; SECOND BY: MAYOR
PRO-TEM DR. LINDA ROBINSON**

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

VIII. PUBLIC FORUM

Monica Deangelis from 652 Old Stage Road, Coats stated she wanted to be on the short time limited Christmas committee mentioned earlier in the meeting. She also expressed concern about the Town holding a 10K run to help raise money to improve our Town Library.

Mayor Walter Weeks closed the Public Forum.

IX. Closed Session

Mayor Walter Weeks asked for a motion to go into closed session.

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**

X. Adjourn

The Board returned from closed session at 8:41 pm.

Mayor Weeks asked for a motion to adjourn the meeting at 8:45 p.m.


Resolved to adjourn the board meeting for February 20, 2014.

**MOTION BY: MAYOR PRO-TEM DR. LINDA ROBINSON; SECOND BY:
COMMISSIONER JOHN RAYNOR**

**APPROVED, AYES (4) MAYOR PRO-TEM DR. LINDA ROBINSON,
COMMISSIONERS ALLEN, RAYNOR, AND BEASLEY
NOES (0)**



Cortney Kerns, Town Clerk/Finance Officer



Mayor, Walter Weeks