

TOWN OF COATS  
Board of Commissioners  
August 9, 2018  
**OFFICIAL MINUTES**

**I. ABSTRACT:**

A scheduled meeting of the Board of Commissioners was held on August 9, 2018 in the Board of Commissioners' Meeting Room at Coats Town Hall.

**II. ROLL CALL:**

Mayor Chris Coats, Mayor Pro-Tem Jerry Beasley, Commissioner JC Allen, Commissioner John Raynor, Commissioner Allen Mosby and Commissioner Bob Hedrick were present.

Attorney Alton Bain was present.

**III. CALL TO ORDER:**

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

Mayor Coats delivered the invocation and led those in attendance in the Pledge of Allegiance.

**RESOLVED**, to approve *updated* Agenda.

**MOTION BY: COMMISSIONER BOB HEDRICK: SECOND BY: COMMISSIONER ALLEN MOSBY  
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK, MOSBY  
AND RAYNOR  
NOES (0)**

**IV. APPROVAL OF CONSENT AGENDA:**

**RESOLVED**, to approve Consent Agenda.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER BOB HEDRICK  
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK, MOSBY  
AND RAYNOR  
NOES (0)**

**V. OLD BUSINESS:**

**A. Resolution for R6 zone and amendment to R20**

Nick Holcomb Town Manager presented the Board with a Resolution Amending the Town of Coats Zoning Ordinance, approved at the July 12, 2018 meeting. Mr. Holcomb asked the Board to approve the official resolution. (Reference #1)

**RESOLVED**, to approve resolution amending the Town of Coats Zoning Ordinance for creation of R6 and R20 amendment.

**MOTION BY: COMMISSIONER BOB HEDRICK: SECOND BY: COMMISSIONER JOHN RAYNOR  
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK, MOSBY  
AND RAYNOR  
NOES (0)**

## VI. NEW BUSINESS:

### A. Contract for Structural Condemnation Services

Nick Holcomb Town Manager presented a contract with Harnett County Building Inspections, Structural Condemnation Services Agreement. Mr. Holcomb stated that the approval during the budget process to allot \$25,000 for the removal of structures and \$7,000 for associated fees was the first step to address some of the dilapidated structures in Town. Mr. Holcomb shared eight (8) steps needed to take actions on private property.

1. Inspection
2. Condemnation
3. Notice of Hearing
4. Order to Take Action
5. Appeal
6. Failure to Comply
7. Removal of Building
8. Lien to Recover Costs

*The services outlined will be at the rate of \$1,500 for structures through this condemnation process.*

Randy Baker with Harnett County Development Services informed the Board on the process and time to address structures that are private property and sensitive matters. Mr. Baker reiterated the steps needed to remove structures and stated that the period could take up to 6 months. Mr. Baker stated that all actions will need the Board approval and stated that the Board needs commitment to the process.

Discussion among the Board with questions concerning if property owners do minor repairs to satisfy the time, the need to be very vigorous in actions, permits given and no valid work being done, and how to decide what property to start with. Question of concern was who would be responsible for the title search and all that will be involved with the heirs of some of the properties.

Mr. Baker stated as inspections are performed on the properties they have to meet all requirements to avoid the condemnation, which is the decision of the Board. Mr. Baker informed the Board that the

inspections department would work together with the Town Attorney when heirs are involved with the property. (Reference #2)

Nick Holcomb and Randy Baker both stated that it was not the goal of the Town to recoup land.

**RESOLVED**, to approve contract with Harnett County Structural Condemnation Services.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER BOB HEDRICK  
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK, MOSBY  
AND RAYNOR  
NOES (0)**

B. Payment Approval for Police Truck

Nick Holcomb Town Manager requested approval of payment for the Dodge Ram SSV Police Truck for \$27,304. (Reference #3)

**RESOLVED**, to approve payment for Police Truck.

**MOTION BY: COMMISSIONER ALLEN MOSBY: SECOND BY: COMMISSIONER BOB HEDRICK  
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK, MOSBY  
AND RAYNOR  
NOES (0)**

C. Payment Approval for PW Gator

Nick Holcomb Town Manager requested approval of payment for the John Deere Gator used by the Public Works staff. The cost of the Gator is \$10,710. (Reference #4)

Mayor Pro-Tem Jerry Beasley asked if the tax amount would be reimbursed to the Town and Karen Wooten Town Clerk stated yes with our yearly sales tax report.

**RESOLVED**, to approve payment for John Deere Gator.

**MOTION BY: COMMISSIONER ALLEN MOSBY: SECOND BY: COMMISSIONER JOHN RAYNOR  
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK, MOSBY  
AND RAYNOR  
NOES (0)**

D. Payment Approval for Talon Construction

Nick Holcomb Town Manager requested approval for payment to Talon Construction for work completed on the Public Works building. (Reference #5)

Payment #1 – work completed from 3/26/18-6/12/18 - \$105,460.45

Payment #2 – work completed from 6/13/18-7/12/18 - \$62,938.45

Total payment request for \$168,398.90, which represents 46% of the entire construction contract.

RESOLVED, to approve payment for Talon Construction.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER BOB HEDRICK  
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK, MOSBY  
AND RAYNOR  
NOES (0)**

E. Abattoir Road Speed Limit

Nick Holcomb Town Manager requested the Board to approve speed limit reduction on Abattoir Road upon entering Town Limits. The designated speed limit on roads entering Town Limits are at 35 mph with the exception of Abattoir Road. Residents along this route have expressed safety concerns; DOT Traffic Engineers and Police Department are supportive to reducing the current 45 mph. to 35 mph.

RESOLVED, to approve speed limit reduction to 35 mph on Abattoir Road.

**MOTION BY: COMMISSIONER ALLEN MOSBY: SECOND BY: COMMISSIONER JOHN RAYNOR  
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK, MOSBY  
AND RAYNOR  
NOES (0)**

F. Insurance Proof of Loss

Nick Holcomb Town Manager updated the Board concerning the damage to the roof over the Police Department and the estimated cost of repairs. Insurance agent from Interlocal Risk Financing Fund has provided us with a "Proof of Loss" statement, which show value of loss. The loss included damage to the roof and damage from the water leaks on the walls, carpet and ceiling tiles. Mr. Holcomb requested the Board acceptance for the loss at \$22,687.10 including the five hundred (\$500) deductible amount. (Reference #6)

RESOLVED, to accept Proof of Loss and agreed to the value loss.

**MOTION BY: COMMISSIONER ALLEN MOSBY: SECOND BY: COMMISSIONER JOHN RAYNOR  
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK, MOSBY  
AND RAYNOR  
NOES (0)**

G. Building Repairs from Storm Damage

Nick Holcomb Town Manager asked the Board for directions on roof repair due to the damage from the storm. Mr. Holcomb informed the Board that insurance coverage was to replace 50% of the roof above the Police Department, however due to the cost and age of roof he asked for discussion on replacing the entire roof. Mr. Holcomb also informed the Board that since the storm the roof over the last building was also leaking but it was determined that this was not due to storm damage but from the age of the roof. Mr. Herring from Herring Residential had stated that the roof on the last building was in worse condition than the one over the Police Department. Mr. Holcomb asked the Board (1) whether they

wanted to repair 50% of the damaged roof or to replace the entire roof above the Police Department. (2) Directions of replacing the roof at 29 E. Main Street. Listed below are the quotes from four (4) companies to replace/repair this roof. (Reference #7)

	<u>Partial PD</u>	<u>Full PD</u>	<u>Full 29 E. Main</u>	<u>Both Buildings</u>
NKS Contracting	\$6,375	\$12,750	\$12,750	\$25,500
Herring Residential	\$10,204	\$13,438	\$12,413	\$25,851
Bradley Roofing	\$9,000	\$14,500	\$14,500	\$29,000
McRae Roofing		\$24,212	\$25,478	\$49,690

The Board asked for references from each company and Nick Holcomb Town Manager informed the Board of the references he had received. Discussion among the Board was commercial experience and the period that repairs are completed. Mayor Pro-Tem Jerry Beasley, Commissioners Raynor and Mosby all stated to repair both roofs and to award Herring Residential the job.

**RESOLVED**, to award Herring Residential to repair both roofs.

**MOTION BY: COMMISSIONER ALLEN MOSBY: SECOND BY: COMMISSIONER JOHN RAYNOR APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK, MOSBY AND RAYNOR NOES (0)**

H. County School SRO Officers

Nick Holcomb Town Manager informed the Board of an e-mail that he had received from Brian Haney Assistant County Manager pertaining to SRO (School Resource Officer) in the schools. Mr. Holcomb stated that there is not much that he could update the Board on concerning the request of placing a SRO in Coats Elementary School. The information that he has is if the Town would prefer to have our own law enforcement personnel in the school, which the county would reimburse the Town for the cost of personnel. This would include salary, benefits, equipment, vehicles, and the cost of SRO certification for the first year (2018/2019). Beyond the first year, the County will cover the cost of salaries and benefits and the Town would be required to cover any equipment and vehicle costs beyond the initial purchase. (Reference #8)

Questions and concerns from the Board were:

1. County could afford the expense more than the Town could
2. Officers available to hire
3. Vehicle available, Vehicle Town property
4. Coverage when SRO absent
5. Personnel during school breaks and summer

The Board asked Nick to attend meeting and update the Board. Any contracts would need reviewing by our Town Attorney.

## VII. MANAGER & COMMITTEE REPORT:

Nick Holcomb Town Manager informed the Board of the following:

1. Coats Erwin Sports League – Erwin did not increase their out of Town rate, our rates are \$25 in Town and \$45 out of Town to coincide with Erwin.
2. Recreation allocation from the County - \$13,100/ years prior \$5,000
3. Brush from storm - \$6,000 landfilled expense
4. Chamber painting and door installing to separate Library
5. Approval for Banners in Town supporting Campbell University

Board in agreement for the Campbell University Banners

Ken Storicks Interim Police Chief presented the stats for July 12-8, 2018. Mr. Storicks informed the Board that Chief Jeremy Hall had received an award from Dunn Crime Stoppers. (Reference #9)

Rodney Pleasant Public Works Director presented his report for the month of July. (Reference #10)

*The Board expressed their appreciation to Mr. Pleasant and his staff for the work they had done due to the storm.*

Teresa Brown Library Director presented her July report to the Board and informed the Board that Carlie C's has donated ice cream for the August back to school event. (Reference #11)

Mike Collins Recreation Director stated his appreciation for the allocation from the County. Registration for soccer going well. Mr. Collins commented on the benefit of having an SRO for the schools, which could possibly be present at some of the recreation activities.

*Congratulations acknowledged for the Dunn girl's championship and that six of the girls were from Coats.*

Commissioner Allen asked for an update concerning grants for the Tennis Courts. Mr. Collins stated that all grants are matching grants. Funds may be available to apply for a grant; however, he and Mr. Holcomb are looking into where the funds could best be use.

*Mayor Pro-Tem Jerry Beasley acknowledged that he needed to leave.*

## VIII. PUBLIC FORUM:

Mayor Coats opened Public Forum.

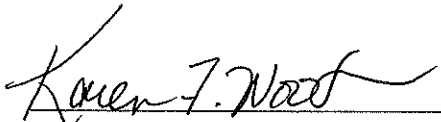
Pat Godwin Coats Chamber Director introduced Crystal Overbee to the Board, shared that Ms. Overbee wanted to be involved with Coats, and was asking how the Board felt concerning a Trick or Treat event on Friday night prior to Halloween. If interest shown in the Town the Chamber would sponsor this event.

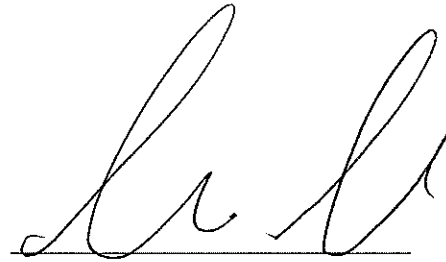
**IX. ADJOURN:**

**RESOLVED**, to adjourn meeting.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER BOB HEDRICK  
APPROVED, AYES (4), COMMISSIONERS ALLEN, HEDRICK, MOSBY AND RAYNOR  
NOES (0)**

Meeting adjourned at 8:41 p.m.

  
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Karen F. Wooten, Town Clerk

  
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Chris Coats, Mayor