

TOWN OF COATS  
Board of Commissioners  
March 14, 2019  
**OFFICIAL MINUTES**

**I. ABSTRACT:**

A scheduled meeting of the Board of Commissioners held on March 14, 2019 in the Board of Commissioners' Meeting Room at Coats Town Hall.

**II. ROLL CALL:**

Mayor Chris Coats, Mayor Pro-Tem Jerry Beasley, Commissioner John Raynor, Commissioner J C Allen, 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 Agenda.

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

## **V. PUBLIC HEARING:**

### **A. Demolition of Commercial Structure – 18 S Ida Street**

**Randy Baker, Assistant Manager of Planning Service with Harnett County: (Reference # 1)**

Mr. Baker presented to the Board the status report of property at 18 S. Ida Street, owner Michael Voorhees. This property inspected on September 26, 2018 under Condemnation and posted as unsafe and dangerous to life and health. Property owner was given notice on October 10, 2018 for hearing. Hearing took place on October 17, 2018. On October 19, 2018, a written order was given for a partial demolition, renovation, and stabilization of structure for the part that was not to be demolished. The written order also included a compliance time of December 28, 2018. Mr. Baker confirmed that at this date the owner has failed to meet the compliance time.

*Commissioner John Raynor questioned what actions have been taken for repairs to the structure and the period for repairs to be completed.*

Mr. Baker confirmed that the structure had been looked at prior to the present meeting and that neither the renovation nor demolition had been completed. Mr. Baker shared that there are signs of some repairs to the building; however, the written order has not been complied with.

*Commissioner Bob Hedrick questioned the status of the asbestos from the state.*

The State permit for the asbestos did add to a delay; however, the property owner did receive a demolition permit but did not obtain a state permit. Once property owner was aware that he needed this permit from the State, he moved forward and had a company come in and inspect for asbestos. All materials have been inspected and the amount that remains on the portion of the building has possibly altered the completion of the demolition. Mr. Baker added that a building permit and demolition permit have both been obtained from the local level.

*Mayor Pro-Tem Jerry Beasley asked for the period of the written order.*

Mr. Baker stated property owners was given a 60-day order, which was December 28, 2018 and included that there had been no engineer plans provided for the building.

*Commissioner J C Allen questioned what the plans for the permit were.*

Mr. Baker stated that no engineering plans have been received.

**Michael Voorhess, 6117 Heath Hawkins Ct., Willow Springs, NC 27592 – property owner**

Mr. Voorhess addressed the Board and stated that when he was given the notice he was unemployed, however now working a full-time job, he has been working on the property on weekends and the asbestos had held him up. Mr. Voorhess commented that the funds needed was not available. Mr. Voorhess informed the Board that he felt the structure was sound and the building in question is gone and not a problem. Mr. Voorhess stated that he could finish the work pertaining to the asbestos.

*Commissioner Allen Mosby stated that depending on what type of asbestos whether Mr. Voorhess could take care of this himself.*

*Commissioner J C Allen questioned what type of permit he would be requesting.*

Mr. Voorhess stated that he plans to apply for a commercial permit. The structure will be used for storage now and plans would be for office and another addition for a shop.

*Commissioner Raynor questioned what time frame before the roof and demolition work could be completed.*

Mr. Voorhess stated possibly another month depending on weather.

#### B. Amendment to Zoning Ordinance – Regulated Day Care Centers

Town Manager Nick Holcomb informed the Board that the Planning Board has recommended amending conditions to the following. **(Reference #2)**

##### 7.2.9 REGULATED DAY CARE CENTERS

- A. Regulated day care centers shall conform in architecture to the surrounding residential structures
- B. Parking shall be located to the rear or the side of the lot
- C. The Rear of the lot shall be walled or fenced

This recommendation from the Planning Board is to eliminate the minimum lot size of 1 acre.

Walter Weeks addressed the Board that this change would make it easier for license daycare and he encouraged the Board to approve the recommended amendment.

Mayor Chris Coats closed Public Forum.

#### VI. OLD BUSINESS:

##### A. Demolition of Commercial Structure – 18 S Ida Street

Town Manager Nick Holcomb stated that property owner has been given ample time to correct issues and knowing that this is a difficult decision that all factors need to be considered. Mr. Holcomb expressed his actions to uphold the Building Codes Administrator's petition and adopt the Ordinance Authorizing Demolition. **(Reference #3)**

Commissioner J C Allen read the recommendation from the Building Codes Administrator's petition.

Commissioner John Raynor mentioned that he felt the property owner has been working on the property since October and that other properties in worse condition should be addressed.

Commissioner J C Allen stated that the Town could not continue to delay cleaning up the Town.

**RESOLVED**, to uphold action from the Building Codes Administrator and adopt this Ordinance Authorizing Demolition.

**MOTION BY: MAYOR PRO-TEM JERRY BEASELY: SECOND BY: COMMISSIONER J C ALLEN**

Commissioner Allen Mosby clarified that the delay has not been the fault of the State nor the Town.

**APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS HEDRICK, ALLEN and MOSBY  
NOES (1) COMMISSIONER JOHN RAYNOR**

B. Amendment to Zoning Ordinance – Regulated Day Care Centers

Town Manager Nick Holcomb presented the Board with a Resolution to amend section 7.2.9 REGULATED DAY CARE CENTERS (R-A, R-20), which will amend the minimum lot size of 1 acre. Mr. Holcomb stated that day cares are inspected and regulated by the State. (**Reference # 4**)

**RESOLVED**, to approve Resolution to amend Regulated Day Care Centers.

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

C. Surplus Property Bid

Town Manager Nick Holcomb presented the Board with an upset bid received from Craig Matthews of Twenty Three Thousand One Hundred (\$23,100). This was an upset bid from the original bid of Twenty Two Thousand (\$22,000) from Terry Abney. Mr. Holcomb requested the Board to accept the final offer.

**RESOLVED**, to accept final bid of Twenty Three Thousand One Hundred (\$23,100) from Craig Matthews.

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

**VII. NEW BUSINESS:**

**A. Planning Board Vacancy**

Town Manager Nick Holcomb presented the Board with two (2) applicants to fill the remaining term of Mrs. Greider, which will end December 2020. (Reference # 5)

1. Hazel Stephenson – 220 S. Railroad Street
2. Marshall Jones – 417 Park Lane

Mr. Holcomb informed the Board that one applicant could fill the term of Ms. Greider and one as an alternate as needed.

**RESOLVED**, to approve appointed Hazel Stephenson to fill the remaining term and appoint Marshall Jones as alternate as needed.

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

**B. Water Fund CD**

Town Clerk Karen Wooten stated that there are some reservations about investing the Town's entire fund in one place; however, the funds can be moved at any time. Ms. Wooten requested to move the CD to North Carolina Capital Trust Management.

**RESOLVED**, to approve move Water Fund CD to North Carolina Capital Management Trust.

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

**C. Auditor Contract**

Town Clerk Karen Wooten requested the Board to approve contract for auditing services from our present auditors S. Preston Douglas & Associates, LLP for fiscal year ending 2019. This will be our fourth year with this firm. (Reference # 6)

**RESOLVED**, to approve contract with S. Preston Douglas & Associates, LLP

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

**NOES (0)**

**VIII. MANAGER AND COMMITTEE REPORT:**

Town Manager Nick Holcomb updated the Board pertaining to the continuing condemnation and budget work session on Thursday March 21 6- 8 p.m. and Saturday March 23, 8-11 a.m. Mr. Holcomb informed the Board that he would have the N C Commerce report for Saturday's work session.

Jeremy Hall Police Chief presented his stats for February 13<sup>th</sup> – March 14<sup>th</sup>. Chief Hall informed the Board that Officer Shaver has completed her Radar Certification. Chief Hall presented promotion certificates to the following: **(Reference #7)**

Ken Storicks – Captain

Ryan Sasser – Lieutenant- has completed his advance Law Enforcement Certificate

Clay Meadows – Sergeant, Chaplain in Law Enforcement

The Board acknowledged the achievements of all three officers.

Rodney Pleasant Public Works Director present his February report to the Board. **(Reference #8)**

Mike Collins updated the Board on baseball, softball and T-ball with over 100 kids and that the playground being busy.

**IX. PUBLIC FORUM:**

Mayor Coats opened Public Forum and hearing none closed Public Forum.

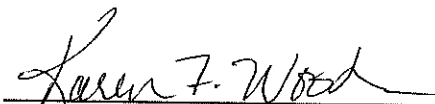
**X. ADJOURN:**


**RESOLVED**, to adjourn meeting.

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

**NOES (0)**

Meeting adjourned at 8:05 p.m.

  
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Karen F. Wooten, Town Clerk

  
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Chris Coats, Mayor