

TOWN OF COATS
Board of Commissioners
January 14, 2021
OFFICIAL MINUTES

I. ABSTRACT:

A scheduled meeting of the Board of Commissioners held on January 14, 2021 in the Board of Commissioners' Meeting Room at Coats Town Hall. The Board exercised social distancing, with five Board members, Town Manager Nick Holcomb and Town Clerk Karen Wooten.

II. ROLL CALL:

Mayor Chris Coats, Mayor Pro-Tem Jerry Beasley, Commissioner Kelvin Gilbert, Commissioner Allen Mosby and Commissioner Marc Powell were present.

Commissioner John Raynor was absent.

Town 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.

Mayor Coats asked to amend Agenda adding IV.E – Budget Amendment Debt Payoff.

RESOLVED, to approve Agenda as amended adding IV.E Budget Amendment Debt Payoff.

**MOTION BY: COMMISSIONER MARC POWELL: SECOND BY: COMMISSIONER KELVIN GILBERT
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY AND
GILBERT
NOES (0)**

IV. APPROVAL OF CONSENT AGENDA:

RESOLVED, to approve Consent Agenda.

**MOTION BY: COMMISSIONER KELVIN GILBERT: SECOND BY: COMMISSIONER MAYOR PRO-TEM
JERRY BEASLEY
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY AND
GILBERT
NOES (0)**

V. PLANNING PRESENTATION:

A. N Focus – Planning & Code Enforcement Update

Andy Thomas with N-Focus Inc. presented the Board with actions and updates on the code enforcement and minimum housing since contracting with N-Focus, Inc. in July 2020. (Reference #1)

B. Review of 376 Dooley St. Decision and Action

Mr. Thomas- N-Focus, Inc. and Nick Holcomb Town Manager updated the Board concerning the property at 376 Dooley Street, which was condemned and ordered to demolish at the November 2020 council meeting. Mr. Holcomb informed the Board that there has been no progress as promised by the property owner and with the funds available the Town can proceed with this demolition of house and the outbuildings if the Board so desires. Mr. Holcomb informed the Board that Register' Land Development has agreed to demolish the house and the buildings for Twelve Thousand Dollars (\$12,000), with his original bid for the house at Six Thousand Two Hundred and Fifty Dollars (\$6,250).

Mayor Pro-Tem Jerry Beasley expressed the Town's appreciation for the work and progress completed and desires to continue service with N-Focus.

Discussion among the Board concerning the outside buildings agreed to include them in the demolition.

Commissioner Gilbert questioned the reason to demolish this property when other properties in Town look worse. Nick Holcomb Town Manager explained the process of notifying the property owners and the expense and time to locate heirs of some properties are not in the best interest of the Town.

RESOLVED, to approve included outbuildings with demolition of property at 376 Dooley Street.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY; SECOND BY: COMMISSIONER MARC POWELL
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY AND
GILBERT
NOES (0)**

VI. NEW BUSINESS:

A. Planning Board Appointments

Nick Holcomb Town Manager presented the Board with two (2) applications from Walter Weeks and Hazel Stephenson to serve a second term on the Planning Board. Mr. Holcomb explained that a third appointment needed to replace Jack Johnson who has moved outside of the Town Limits. Mr. Holcomb asked for any interested individuals living in Town to fill out an application.

RESOLVED, to approve the appointment of Walter Weeks and Hazel Stephenson to serve on Planning Board.

**MOTION BY: COMMISSIONER ALLEN MOSBY: SECOND BY: MAYOR PRO-TEM JERRY BEASLEY APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY AND GILBERT
NOES (0)**

B. Board of Adjustment Appointments

Nick Holcomb Town Manager updated the Board of the Committee members and informed them of the need to appoint one (1) opened position and one (1) Board member to fill the Board of Adjustment. Mr. Holcomb stated that the appointment is a three-year term. Mr. Holcomb informed the Board that Walter Weeks has agreed to serve on the Board of Adjustment Committee.

Mayor Pro-Tem Jerry Beasley nominated Commissioner Powell to fill the open Commissioner position.

Commissioner Gilbert commented that he felt that it would be in the best interest that a minority be on the Board of Adjustment Committee and that he was willing to serve.

Alton Bain Town Attorney directed the Board to do a ballot voting.

Mayor Coats read the votes with two (2) votes for Commissioner Marc Powell and two (2) votes for Commissioner Kelvin Gilbert. Mayor Coats acknowledged that he would be the deciding vote and stated his vote for Commissioner Kelvin Gilbert. **(Voting ballots retained in the Town Clerks Office)**

RESOLVED, to approve the appointment of Walter Weeks to serve on Board of Adjustment.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER ALLEN MOSBY APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY AND GILBERT
NOES (0)**

C. McLean Street Speed Limit

Nick Holcomb shared that residents along McLean Street have requested the Town to post and lower the speed limit on McLean Street. Mr. Holcomb explained that any street not posted defaulted as 35 mph. Mr. Holcomb and Chief Storicks feel that 25 mph is an appropriate speed.

RESOLVED, to approve 25mph speed limit on McLean Street.

**MOTION BY: COMMISSIONER ALLEN MOSBY: SECOND BY: COMMISSIONER MARC POWELL
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY AND
GILBERT
NOES (0)**

D. Budget Amendments

Nick Holcomb Town Manager presented budget amendments for General Fund, Water Fund and Solid Waste fund, which includes a Five Percent (5%) salary increase for the staff and a Two and one half Percent (2.5%) for employees once they meet their probationary period. Mr. Holcomb explained the amendment for the following: **(Reference #2)**

1. \$10,000 Demolition – need to have reserve to demolish condemned homes if property owners do not comply first.
2. \$21,000 Building repairs –to cover HVAC unit, moisture issues, carpeting in Council Chambers and camera system. Board will be involved in flooring decision.
3. \$10,000 Park Improvements - \$5,000 repair and seal coat tennis court; \$5,000 grade and gravel for walking trail and drainage work around creek.

Mayor Pro-Tem Jerry Beasley asked if the salary amendments included the Town Manager and the Town Clerk. Nick Holcomb Town Manager confirmed that they are included in the amendment.

RESOLVED, to approve Budget Amendments.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER KELVIN GILBERT
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY AND
GILBERT
NOES (0)**

E. Budget Amendment – Debt Payoff

Nick Holcomb Town Manager stated that last month the Council requested to pay off the USDA loan and the total amount is One Hundred Seventy Five Thousand Six Hundred Thirty Two Dollars (\$175,632). Mr. Holcomb confirmed that there is no penalty for paying loan off early.

RESOLVED, to approve to pay USDA loan off and to move funds out of unappropriated.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER MAC POWELL
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY AND
GILBERT
NOES (0)**

VII. MANGER AND COMMITTEE REPORT:

A. Department Head Updates

Nick Holcomb Town Manager

1. Updated the Board on the USDA Rural Development Plan Grant. Mr. Holcomb stated that it does look favorable for the Town to receive Thirty Thousand to Fifty thousand (\$30,000- \$50,000) to pay a company to help develop a downtown master plan. Mr. Holcomb informed the Board that this was a no lose situation and no match from the Town. Mr. Holcomb shared that Commissioner Marc Powell and Coats Chamber President Shirley Allen are participating with the project. Mr. Holcomb informed the Board that he would present a Resolution for the project on February's agenda.
2. Met with Property Manager pertaining to the field at 378 E. Stewart Street and they are willing to build up a 100 feet ditch to help with the water.
3. Carlie C's has donated Twenty Five Hundred dollars (\$2,500) to assist with purchasing a scoreboard for the park.
4. Evaluation will be included in the February agenda package.

Chief Ken Storicks presented stats for December 2020. Chief Storicks confirmed to the Board that the Police Department is two (2) positions short and stated the following vehicles for the department :(**Reference # 3**)

5 - Chargers, 2 - Durango, 1 - Truck, 1 old Durango

Mayor Pro-Tem Jerry Beasley asked Chief Storicks the possibility of another Highway Safety Grant, which Chief Storicks stated he would inquire but felt to late for 2021. Chief Storicks expressed that he would search for the availability for 2022.

Rodney Pleasant Public Works Director presented December report and updated the Board of a new employee, Eva Skipper. Mr. Pleasant confirmed to the Board that he has four (4) employees. (**Reference #4**)

Jeannette Elkins Library Assistance presented December report and informed the Board of a new Coats Library Sign. (**Reference #5**)

VIII. PUBLIC FORUM:

Mayor Coats opened Public Forum.

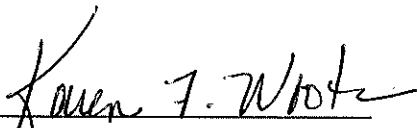
Frances Harvey-19 Gail Spears Drive, Coats, NC – Thanked the Board for approving the 25 mph speed limit on McLean Street. (**Reference #6**)

IX. ADJOURN:


RESOLVED, to adjourn meeting.

**MOTION BY: COMMISSIONER ALLEN MOSBY: SECOND BY: COMMISSIONER MARC POWELL
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY AND
GILBERT
NOES (0)**

Meeting adjourned at 8:06 p.m.



Karen F. Wooten, Town Clerk



Chris Coats, Mayor