

TOWN OF COATS  
Board of Commissioners  
June 10, 2021  
**OFFICIAL MINUTES**

**I. ABSTRACT:**

A scheduled meeting of the Board of Commissioners held on June 10, 2021 in the Board of Commissioners' Meeting Room at Coats Town Hall. The Board exercised social distancing, with six 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 John Raynor, Commissioner Allen Mosby and Commissioner Marc Powell were present.

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 add item V-C to New Business: SRO Contract

**RESOLVED**, to approve Agenda as amended

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

**IV. APPROVAL OF CONSENT AGENDA:**

**RESOLVED**, to approve Consent Agenda.

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

**V. PUBLIC HEARINGS:**

A. Adoption of Proposed 2021-2022 Budget Ordinance

Mayor Coats opened Public Hearing and hearing none closed Public Hearing

B. 160D Zoning and Subdivision Ordinance Amendments

Mayor Coats Opened Public Hearing.

Walter Weeks 12 Eagle Road, Coats, NC - Mr. Weeks shared that as a resident of the Town he was an advocate for the adoption of the 160D Zoning and Subdivision Ordinance Amendments. Mr. Weeks, Chairman of the Planning Board updated the Board of a recent change pertaining to used car dealers within the Mix Use Village District, which is included in the 160D zoning update. This clarifies that car dealer's vehicle-parking area does not front Main Street; paved parking areas and other permitted conditions. Mr. Weeks informed the Board that this change only affects a few properties on the backside and gives the property owners the same rights as those in the Highway Commercial properties. **(Reference #1)**

Hearing no others Mayor Coats closed the Public Hearing.

**VI. OLD BUSINESS:**

A. 160D Zoning & Subdivision Ordinance Amendments

Nick Holcomb Town Manager stated that changes to the 160D are required and other changes are for the improvement development within the Town. Mr. Holcomb stated that words such as "may" now reads "must". Changes return to Minor Subdivision language as five (5) acres or less, four (4) or fewer lots, Board of Adjustment members are Planning Board Members only, auto sales in the Mixed Use Village District, R-6 RD for High Density Residential Redevelopment and R-6 ND for High Density Residential New Development. **(Reference #2)**

Mr. Holcomb responded to Commissioner Marc Powell that curbing and gutters are addressed within the standard regulations.

Mr. Holcomb clarified to Commissioner Kelvin Gilbert that the Board of Adjustment will be five (5) most experienced Planning Board members with two (2) of the less experienced as alternates.

**RESOLVED**, to approve 160D Zoning and Subdivision Ordinance Amendments.

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

B. Rezoning Request – Hwy 27

Nick Holcomb Town Manager presented a rezoning request for 249 Highway 27. Mr. Holcomb informed the Board that the Public Hearing was in May's meeting. Mr. Holcomb stated that the R-6 ND now officially approved, this request will be subject to the subdivision regulations and the consistency statement follows the Future Land Use Plan. **(Reference #3)**

Mr. Holcomb clarified with Mayor Pro-Tem Jerry Beasley that rezoning request is for R-6 ND.

**RESOLVED**, to approve request to rezone 249 Highway 27 to R-6 ND.

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

C. Christmas Lights Purchase

Nick Holcomb Town Manager informed the Board that there is sufficient funds remaining in the General Fund to purchase the Christmas Lights before the end of this fiscal year. Mr. Holcomb stated that Ten Thousand Dollars (\$10,000) should purchase around close to 20 lights for the Town.

**RESOLVED**, to approve the purchase of Christmas lights.

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

D. Generator Purchase

Nick Holcomb Town Manager presented the Board with quotes for a 19KW – 100 amp generator, 2 automatic 200 amp transfer switches and generator pad at Public Works building from Bryan Electric, which was a 2019 quote for Eleven Thousand Two Hundred Dollars (\$11,200).

Mr. Holcomb presented a second possible direction for wiring an area at the Town Hall to run with a generator. Mr. Holcomb stated that he was looking for directions if the Board was interested or not interested in suggestions. **(Reference #4)**

Discussion among the Board concerning the need to have the Public Works building wired or to address the need for an area at the Town Hall so that the Police Department could continue to operate with internet and computer access. The Board expressed concerns with the capability of the military generator. The Board asked Mr. Holcomb to meet with Public Works Director and Police Chief to discuss what need there is and report to the Board.

Mayor Pro-Tem Jerry Beasley asked to Table the purchase of a generator to give Town Manager time to give the Board recommendations for what would be the most effective way to provide electricity in case of power outage.

E. Adoption of Proposed 2021-2022 Budget Ordinance

Nick Holcomb Town Manager stated there have been no response from the public concerning the 2021-2022 budget. Mr. Holcomb highlighted the following budget items

1. Revenues – Increase on property tax and sales tax
2. Expenditures – Increases on salaries for the Police Department, increase on salaries for Public Works based on certifications and training
3. Longevity increase
4. Vehicles – Police Department and Streets
5. Contract with N-Focus and demolition

Mr. Holcomb reiterated that the American Rescue Act funds to use for a capital project for Radio Read Meters. Mr. Holcomb stated that the 2021-2022 Budget presented as a balanced budget with no funds needed from the surplus.

Mayor Pro-Tem Jerry Beasley stated that this was an excellent budget and along with the Board expressed appreciation for the work well done to Town Manager, Town Clerk and the Department staff. (Reference # 5)

**RESOLVED**, to approve 2021-2022 Fiscal Year Budget

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

**VII. NEW BUSINESS:**

A. Demolition Contract

Nick Holcomb Town Manager presented a contract with Register's Land Development to demolish property at 198 Jay Street for Six Thousand Four Hundred Seventy Five Dollars (\$6,475) and property at 184 E. Jay Street for Seven Thousand Two Hundred Dollars (\$7,200). Mr. Holcomb added that both properties fall under the newly adopted Nuisance Ordinance. Mr. Holcomb informed the Board that Register's Land Development are the only approved demolition contractor with Harnett County Development Services per Randy Baker. Mr. Holcomb stated that this expense comes out of the 2021-2022 budget and completion in July. (Reference # 6)

**RESOLVED**, to approve demolition contract with Register's Land Development and to move forward.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER JOHN RAYNOR**

Commissioner Kelvin Gilbert questioned if the contract covered demolishing the old buildings on the property, which Mr. Holcomb confirmed that they are included in the price.

**APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, RAYNOR, MOSBY AND GILBERT  
NOES (0)**

**B. Close out Downtown Improvement Capital Project Fund**

Nick Holcomb Town Manager updated the Board that the Capital Project Fund to renovate the Main Street parking lot has been completed and asked to close Capital Project Fund. Mr. Holcomb informed the Board that there are around Five Thousand Dollars (\$5,000) to return to the General Fund.

**RESOLVED**, to approve closing the Downtown Improvement Capital Project Fund.

**MOTION BY: COMMISSIONER KELVIN GILBERT: SECOND BY: COMMISSIONER MARC POWELL  
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, RAYNOR, MOSBY AND GILBERT  
NOES (0)**

**C. SRO Contract**

Nick Holcomb Town Manager presented the School Resource Officer contract for the next fiscal year and stated that the contract renews each year. (Reference #7)

Mayor Pro-Tem Jerry Beasley asked if there were any changes to the contract, which Mr. Holcomb stated no changes.

**RESOLVED**, to approve the renewal of the School Resource Officer contract for next year.

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

**VIII. MANGER & COMMITTEE REPORT:**

Nick Holcomb Town Manager updated the Board on the following;

1. Eagle Scout trail project is complete
2. Federal Funds if received in June- Set Special Called Meeting for June 30, 2021 at 12 p.m. to set up Capital Project for meters
3. Discussion with Ferguson and Harnett Regional Water continue
4. Johnson Street – waiting on DOT which may be July or August
5. Chamber – Sponsoring Band for June 24<sup>th</sup>

Chief Ken Storicks presented May stats and informed the Board that he is hoping to be full staff next week.

Mayor Coats thanked Chief Storicks for addressing the ATM alarm problem.

Commissioner Gilbert asked if the Town needed to have the Hum V's for emergencies, which Chief Storicks replied that in occasions they are better than utilizing the new Durango.

Rodney Pleasant Public Works Director presented May report and informed the Board that he is working to spray the Cemetery with a product that should kill the dandelions.

Teresa Brown Library Director presented May report and thanked all involved in helping with the changes in the Library.

Mike Collins Recreation Director informed the Board of the activity at the Park.

1. Women's softball has completed and successful
2. Co-ed softball going on at the present time with 10 teams
3. Men's softball will begin in August with 10 teams.
4. May start a kickball league
5. Trail is being used
6. Plans on how to use the old tennis court
7. Plans to advertise more around Town for upcoming activities

Commissioner Allen Mosby stated how great the park looks and people involved in the park are patronizing our Town businesses.

#### **IX. PUBLIC FORUM:**

B W Holland, Hwy 27 West, Benson, NC and Jack Wood, 55 South Denise Ave, Coats, NC asked the Board to approve both single and double mausoleums on their family plots. **(Reference #8)**

Mayor Coats stated for this to be on the agenda for next month's meeting and addressed.

Nick Holcomb Town Manager read for the Board and those in attendance - **Ordinance §91.07 Structures. (Reference #9)**

Walter Weeks 12 Eagle Road, Coats, NC. - spoke in favor of families being allowed to have mausoleums and asked the Board to re-examine the Cemetery ordinances due to there not being any available plots in the Coats Cemetery. Mr. Weeks stated that allowing mausoleums would help families that have several plots to bury together.

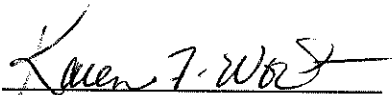
Mayor Coats closed Public Forum.

**X. ADJOURN:**

RESOLVED, to adjourn meeting.

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

Meeting adjourned at 8:22 p.m.



Karen F. Wooten, Town Clerk



Chris Coats, Mayor