TOWN OF COATS

Board of Commissioners

July 8, 2021

**OFFICIAL MINUTES**

**I. ABSTRACT:**

A scheduled meeting of the Board of Commissioners held on July 8, 2021 in the Board of Commissioners’ Meeting Room at Coats Town Hall.

**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.

Nick Holcomb Town Manager asked to amend Agenda adding under New Business- E. Letter of Conditions, Development Grant, USDA. **(Reference #1**)

**RESOLVED**, to approve Agenda as amended

**MOTION BY: COMMISSIONER ALLEN MOSBY: 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:**

Nick Holcomb Town Manager informed the Board of the Harnett IT Service Contract, same as other three (3) years with a slight fee increase.

**RESOLVED**, to approve Consent Agenda.

**MOTION BY: COMMISSIONER MARC POWELL: SECOND BY: MAYOR PRO-TEM JERRY BEASLEY**

**APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY AND GILBERT**

**NOES (0)**

**V. OLD BUSINESS:**

1. Appoint Interim Board of Adjustment

Nick Holcomb Town Manager presented the Board with an Interim Board of Adjustment to appoint until an official Board appointed in January 2022. Mr. Holcomb reiterated the changes needed for three (3) in Town and two (2) ETJ members of the Planning Board due to the 160D requirements. Mr. Holcomb stated that Commissioners Gilbert and Mosby are no longer on the Board of Adjustment. (**Reference #2**)

**RESOLVED**, to appoint Interim Board as presented.

**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)**

**VI. NEW BUSINESS:**

1. Permitting Mausoleums

Nick Holcomb Town Manager informed the Board that due to a request during last month’s meeting pertaining to mausoleum, he and the Cemetery Committee have outlined some conditions for mausoleums within the family sections only if the Board approves. Mr. Holcomb stated the following are to ensure quality construction: (**Reference # 3**)

1. A solid construction of granite or marble will allow only durable materials.
2. A six-inch (6”) concrete pad under the entire mausoleum to support the weight can be either at the grade or above grade.
3. Keep the Town of Coats from assuming any responsibility for upkeep or repair of these structures.

Cemetery Committee conditions for mausoleums:

1. All mausoleums shall be constructed of granite or marble.
2. All mausoleums shall be set on a concrete foundation with minimum depth of six (6) inches.
3. There shall be a minimum of one (1) foot from adjoining vacant burial plot lines to any side of the mausoleum
4. No crypt may be placed above another crypt.
5. Cemetery Manager must be contacted and approve location prior to construction.
6. Town of Coats shall not be responsible for maintenance, upkeep, or repair of mausoleum structure.

Michele Godwin presented a layout of the Campbell family lot being a 20’ X 30’ with 5’x 10’ plots. Mrs. Godwin stated that this was the first request received asking for mausoleums. Mrs. Godwin commented that there is no problem with the request to have a double mausoleum and a single mausoleum on the Campbell family lot; however, other family lots would need examining lot by lot. Ms. Godwin stated that Section C would not work for mausoleums.

Mayor Pro-Tem Jerry Beasley questioned the size of the plots, how a double mausoleum would fit due to the size of plot and the one (1) foot from adjoining plots. Mr. Beasley expressed concerns with the footage and if this was what the Town wanted to do.

Commissioner Marc Powell stated that no one he had spoken to was in favor of the mausoleum and expressed concerns with appearance and inconsistency. Commissioner Powell ask to have a Public Hearing so the residents could share their feelings.

Mayor Pro-Tem Jerry Beasley asked about amending the Town Ordinance if this change occurs, which Town Attorney Alton Bain replied that the present Ordinance gives the Board the authority to designate lots for mausoleums and suggested to amend cemetery map for mausoleums.

Commissioner Kelvin Gilbert expressed concerns about the measurements and stated that he understands families wanting to be buried together. Commissioner Gilbert agreed to have a Public Hearing for the residents to express their feelings.

Commissioner Allen Mosby asked the Cemetery Committee if anyone had approached them concerning this matter, which replied no.

*Mayor Pro-Tem Jerry Beasley suggested that we table this until next meeting that will give time for any citizens out there that have objections, for or against a chance to come and voice their opinion. (Amended comment August 12, 2021)*

***RESOLVED****, to table this until next meeting that will give time for any citizens out there that have objections, for or against a chance to come and voice their opinion. (Amended minutes on motion August 12, 2021)*

**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)**

1. Amend Longevity Pay

Nick Holcomb Town Manager presented the Board with an amendment to the Personnel Policy Section on Longevity Pay. Mr. Holcomb stated that our present budget reflects funding for the increase of One Thousand Dollars ($1,000) for employees with more than five (5) years of employment. Mr. Holcomb expressed the strategic goal of helping to keep good employees from leaving. Mr. Holcomb suggested increase at every five (5) year increments capping at Two Thousand Dollars ($2,000) for twenty-five (25) plus years. Mr. Holcomb recommended the chart as below: (**Reference #4**)

Years of Creditable Service Amount of Longevity Pay

5-9.99 $1,000

10-14.99 $1,250

15-19.99 $1,500

20-24.99 $1,750

25 years and more $2,000

**RESOLVED**, to approve amendment to Personnel Policy’s Section on Longevity Pay.

**MOTION BY: COMMISSIONER ALLEN MOSBY: SECOND BY: COMMISSIONER KELVIN GILBERT**

**APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY AND GILBERT**

**NOES (0)**

1. Resolution to Accept ARP Funds

Nick Holcomb Town Manager presented a Resolution for accepting American Rescue Plan Acts Funds. Mr. Holcomb stated that this was a required action needed to receive the estimated Seven Hundred Thirty Thousand Dollars ($730,000) federal funds. (**Reference #5**)

**RESOLVED**, to approve Resolution to accept ARP Federal Funds.

Mayor Pro-Tem Jerry Beasley asked if this money would be a special fund and not in the General Fund, which Nick Holcomb Town Manager replied that this would be set up for a Project Fund for meters.

**MOTION BY: COMMISSIONER MARC POWELL: SECOND BY: COMMISSIONER ALLEN MOSBY**

**APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, MOSBY AND GILBERT**

**NOES (0)**

1. Proposed Meter Contract

Nick Holcomb Town Manager presented a proposed contract with Ferguson for Radio Read Meters for their review. Mr. Holcomb informed the Board that Town Attorney Alton Bain has reviewed the contract and does not see any major issues; however, there are questions that will need addressing. Mr. Holcomb stated that there would not be any RFQ (Request for Proposals) due to the Town piggybacking with Harnett Regional Water’s existing Ferguson/Sensus AMI metering network. Mr. Holcomb asked the Board to become familiar with the contract for any questions in the next few months. (**Reference #6**)

1. Letter of Conditions, Development Grant USDA

Nick Holcomb Town Manager informed the Board that the USDA Grant forms need signing prior to end of July. Mr. Holcomb reiterated that this is a no matching grant of funds and asked the Board to authorize the Mayor to sign all forms needed. (**Reference #7**)

**RESOLVED**, to approve and authorize Mayor to sign forms for USDA Grant.

**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)**

**VII. MANAGER AND COMMITTEE UPDATES:**

Nick Holcomb Town Manager updated the Board as listed below;

1. 198 Jay Street has been demolished and asbestos removed.
2. 184 Jay Street demolishing Friday morning – Owners have requested not to demolish barns on site. Mr. Holcomb stated that the ordinance does not give clear directions on if structures could remain on a residential lot without a home. Mr. Holcomb expressed that he felt there should not be structures left on empty lots. Mr. Holcomb stated that he has given the owners three (3) days to remove any items from barns on property.

Mr. Holcomb asked if the Board had any views or concerns on his discussion concerning the structures.

Commissioner Allen Mosby questioned if buildings needed to be demolish, due to if property owners rebuilt would not want to have to rebuild buildings also. Commissioner Mosby stated that if the buildings fall under the Nuisance Ordinance then that speaks for itself, however this does put our citizens in a bad situation.

Commissioner Kelvin Gilbert stated that the property is a hazard as it is and a safety hazard. Commissioner Gilbert expressed the need to not do a half job, take care of the entire site.

Commissioner Allen Mosby stated the house is marked condemned but not the buildings and he has reservations concerning demolishing property that is not condemned. Commissioner Mosby stated he did not want there to be any legal actions took against the Town.

Mr. Holcomb stated that Mr. Thompson would be in the office on Friday and will demolish under the Nuisance Ordinance.

Rodney Pleasant Public Works Director presented his report for the month of June and stated that the dandelions at the cemetery are under control.

Nick Holcomb Town Manager stated that the Library is operating back in full and the Police Department is getting back to normal.

**VIII. Public Forum:**

Mayor Coats opened Public Forum.( **Reference #8**)

Lazona Gale Spears, 120 Gale Spears Drive, Coats, NC - Mrs. Spears informed the Board of three (3) concerns. (1) Expressed concerns one year ago with Mayor about the residents feeling that the Town is becoming a racketeering enterprise with the way things have been done in the Black neighborhood. Mrs. Spears spoke that first the residents are asked to sell property and given a realtor. If they do not sell then a condemned sign goes up. Mrs. Spears stated that things do not look good the way the Town Manager is handling them. (2) Mrs. Spears expressed that the State Statutes overrides the Town Nuisance Ordinance policy. (3) Property at 166 E. Jay Street – John is not a squatter.

Dr. Harold Dixon, Coats NC – Asked the Board to be aware of groups of people coming into Town to take over the Town. Dr. Dixon stated that people are coming from all over by the hundreds into our Town.

Hearing no others, Mayor Coats closed Public Forum.

**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 8:05 p.m.

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Karen F. Wooten, Town Clerk Chris Coats, Mayor