

TOWN OF COATS

Board of Commissioners  
August 10, 2017

**OFFICIAL MINUTES**

**I. ABSTRACT**

A regular scheduled meeting of the Board of Commissioners was held on August 10, 2017 in the Board of Commissioners' meeting room at Coats Town Hall.

**II. ROLL CALL**

Mayor Walter Weeks, Mayor Pro-Tem Jerry Beasley, Commissioner John Raynor, and Commissioner Allen Mosby attended.

Commissioner Chris Coats and Commissioner JC Allen were absent.

Attorney Al Bain was present.

**III. CALL TO ORDER**

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

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

Changes to Agenda:

- Add Update From Chamber of Commerce as item D. under III. Old Business.
- Correct the second item under VII. Closed Session from N.C.G.S. 143-318.10(a) (3) to N.C.G.S. 143-318.11(a) (3).
- Add Approval of Closed Session Minutes under VII. Closed Session.
- Change items listed under VII. Closed Session to be listed in an A., B., C. list. Item A. will be N.C.G.S. 143-318.11(a) (6), Item B. will be N.C.G.S. 143-318.11(a) (3), and Item C. will be N.C.G.S. 143-318.11(a) (1) Approval of Closed Session Minutes.

**RESOLVED**, to accept agenda as amended.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER ALLEN MOSBY**

**APPROVED: AYES (3): MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS MOSBY, AND RAYNOR.**

**NOES (0):**

IV. **APPROVAL OF CONSENT AGENDA**

**RESOLVED**, to approve Consent Agenda.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER ALLEN MOSBY**

**APPROVED: AYES (3): MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS MOSBY, AND RAYNOR.**

**NOES (0):**

V. **OLD BUSINESS**

A. **Budget Amendment for funds received from FEMA**

Interim Town Manager, Karen Wooten, shared that the Town has received a check in the amount of \$18,006 from FEMA for repairs to the Library from Hurricane Matthew damage.

Ms. Wooten presented Budget Amendment #2 bringing this money in under Miscellaneous Revenue and putting it in our Library Department for repairs to the building. **(Reference #1)**

**RESOLVED**, to approve Budget Amendment #2 as presented.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER ALLEN MOSBY**

**APPROVED: AYES (3): MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS MOSBY, AND RAYNOR.**

**NOES (0):**

B. **Letter to the Board from Bryan Hicks**

Bryan Hicks was the gentleman from Rolesville who was offered the Town Manager position with Coats, but after accepting the position, he made the decision to remain with the Town of Rolesville. Mayor Weeks shared a letter from Bryan Hicks with the Board and with the public. **(Reference #2)**

C. **Update on Project Fund – Public Works Building**

Ms. Wooten shared that the RFP has been sent out for the survey of the land for the new Public Works facility. The sealed bids are due back Friday, August 18, 2017 at 3:00 PM. Once the bids are opened, Ms. Wooten requested instruction from the Board on whether she will need to call a special called meeting or if it will wait until the next regular meeting.

Mayor Weeks told the Commissioners he did not want to wait until the next regular meeting to proceed with this project. He suggested continuing this meeting, rather than adjourning, for the purpose of reviewing the bids as well as discussing the Town Manager issue.

Ms. Wooten reminded the Board that she emailed each of them a copy of a letter the Town received from the Revitalization & Economic Department from the State assuring the Town of the \$50,000 grant that will be included in the revenue for the Project Fund. She completed instructions to go on their website and provide some information prior to



receiving these funds. She has the information ready for the Mayor to sign tonight. She will mail that to them along with some pictures of the property that they have requested.

**(Reference #3)**

**RESOLVED**, to authorize the Mayor to sign this document on behalf of the Town to submit.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER ALLEN MOSBY**

Mayor Pro-Tem Jerry Beasley asked if there were any stipulations on this grant. Ms. Wooten responded that once the project has been completed, we will need to send a report on what phase the Town is in, but she has not read anywhere that there will be any stipulations. The State asked for a projected date of completion and Ms. Wooten told them an expected date of Spring of 2018.

**APPROVED: AYES (3): MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS MOSBY, AND RAYNOR.**

**NOES (0):**

**D. Update From the Chamber of Commerce – Community Stage**

Pat Godwin handed out their Community Stage plans to the Board. Ms. Godwin shared that the Chamber Commerce has sold bricks from the old Coats School to raise money. They have around \$4,000. Joe Tart owns the building and land where they plan on constructing the Community Stage. He has given the Chamber permission to do what they want on that land. This will be a free standing building, unattached from Joe Tart's existing building, but it will be built very close to the existing building. The Chamber wants to call the day that the stage is built a Barn Raising. They want it to be a lead in to Farmer's Day. The Chamber will be able to have individuals in the community volunteer to help build the stage, rather than having to go through a contractor. This stage will be used for the whole community – entertainment, birthday parties, Farmer's Day Farm Show, group picnics, Easter egg hunt, etc. Joe Tart agreed to paint the existing structure, but he has asked if the Town could keep the grass cut on that lot.

Ms. Godwin mentioned that the Chamber of Commerce would very much appreciate if the Town could match what they have raised, dollar for dollar, to help finish the stage. Mayor Weeks knew they had a quote from a contractor for \$8,500, but he asked her to find out what it would cost if the Chamber bought the materials and had volunteers for the labor. He also asked Rodney Pleasant, Public Works Director, if we still had the gazebo that we could donate to the Chamber for the Community Stage project. Mr. Pleasant responded that he believes former Town Manager, Kenny Cole, had agreed to let the Coats Senior Center have it. Mayor Weeks agreed that it would be a great addition to the Senior Center, but if they do not take it, he would like to see it given to the Chamber of Commerce.

Mr. Beasley asked Ms. Godwin if she knew how much it would cost to construct this stage using volunteers. Ms. Godwin responded that Alan Faircloth is working on coming up with that figure. Mayor Weeks recently spoke to Mr. Faircloth and while he did not have the final number, his best estimate for materials was \$6,000-\$6,500. Mr. Faircloth asked the Mayor in their conversation if the Town could consider setting aside \$3,000-\$4,000 for match money, but that they would not ask for more money than the actual cost.

Mayor Weeks asked if the Chamber has figured out who would be managing this. Ms. Godwin said that it would likely be discussed at the Chamber's next Board meeting.  
**(Reference #4)**

Ms. Godwin shared that the Chamber is hosting the Harvest Queen Pageant, at Coats-Erwin Middle School, at 6:00 on September 9, 2017. She would appreciate the Town's help with this event because the participants will be representing the Town as a whole, not just the Chamber.

## **VI. NEW BUSINESS**

### **A. Consider Computer Support Services Agreement with Harnett County**

Ms. Wooten shared that this is the same contract we do with Harnett County to handle our IT issues every year. This is the same contract with the same prices. We usually buy a 50 hour block at a rate of \$4,000. That is what we have paid for the past several years and it is already in the budget for this year as well. **(Reference #5)**

**RESOLVED**, to approve the computer services agreement as presented.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER ALLEN MOSBY**

**APPROVED: AYES (3): MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS MOSBY, AND RAYNOR.**

**NOES (0):**

### **B. Consider Re-Zoning Request and Consider Public Hearing Date**

Mayor Weeks introduced the new Planning Board member, Marc Powell, to the Board of Commissioners.

Planning Board Chairman Max Matthews, Jr. presented a re-zoning request from the Town to the Board of Commissioners. This property is located on Lemon St, currently zoned as R-20, and has been requested to be re-zoned as C-2 to facilitate the construction of the new Public Works facility. Mr. Matthews shared that the Planning Board reviewed the zoning map and felt that re-zoning this property would be consistent with the adjacent property, which is also zoned C-2. It also neighbors an Industrial area. This request falls in line with the current Land Use Plan. It is the recommendation of the Planning Board that the Board of Commissioners considers this request for approval and move forward with the Public Hearing. **(Reference #6)**

**RESOLVED**, to hold a Public Hearing at the next Board Meeting on September 14, 2017 at 7:00 PM.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER ALLEN MOSBY**

**APPROVED: AYES (3): MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS MOSBY, AND RAYNOR.**



**NOES (0):**

**VII. MANAGER UPDATES**

Teresa Brown, Library Director, showed the Board the sign that her brother in law made for the Coats Library. Mayor Weeks stated that it is a great addition to the library and asked Mrs. Brown to thank her brother in law for it.

Mrs. Brown shared that foot traffic has increased in the library, Harnett County has upgraded all four computers in the library, and the library has a card catalog now. Mrs. Brown is also planning the Library's Story Times for September and would like to invite representatives from the Fire Department, Police Department, and from the Board to each come in and read a story to the children.

Rodney Pleasant, Public Works Director, shared the Public Works stats for the month of July. Mr. Pleasant thanked the Board for the new PRV valve installed on Orange St two weeks ago. Public Works has struggled to keep the tanks regulated as long as he has been with the Town, but since it was installed, the tank levels have remained steady. The SCADA system has been installed and is working manually, but by next week it will be completely finished and fully operational - both manually and electronically. **(Reference #7)**

Chief Hall presented Police Department stats from July 13<sup>th</sup> – August 10<sup>th</sup>. He shared that the Coats Police Department participated in the National Night Out with Dunn Police Department and informed the Board that he would like to see Coats host their own National Night Out in the future. **(Reference #8)**

Ms. Wooten reminded the Board that there will be a Board of Adjustments meeting on August 21<sup>st</sup> and that the Auditors will be performing their audit on the Town on August 15<sup>th</sup> and 16<sup>th</sup>.

**VIII. PUBLIC FORUM**

Mayor Weeks opened the Public Forum.

C.R. Cooke, of 238 E Stewart St, shared that this is a property that his wife inherited. They did not immediately change the name on the account. They were at the house 2-3 days each week and accumulated garbage, but the garbage company would not pick up their garbage from 1995-2008. He called and complained, but Public Works would come pick up his garbage instead of the garbage company. He asked for the garbage service to be removed from his bill in 2008 and it was removed at that time. Recently, Mr. Cooke had the account put into his name. He and his wife come to Coats every Friday to keep the property cleaned up. When he got the first bill in his name, a garbage charge was included on the bill. He said they do not use the garbage service and would like to have this charge removed from his account.

Mayor Pro-Tem Jerry Beasley said he believes our policy is that any residential property in town must have garbage service through the Town, whether or not it is used.

Mayor Weeks agreed with Mr. Beasley and stated that it is assumed if someone is using water, they are also using sewer, and it is also assumed that if someone is using water and sewer, they are generating garbage – whether it be household garbage, limbs to be picked up, or the occasional furniture to be picked up. The Town charges a garbage fee for the availability of garbage service, even if it does not need to be picked up every week. The Mayor said he believes the question tonight is if we are consistently providing this service.

Mr. Beasley added that garbage will only be picked up if the garbage is taken to the road because we cannot go on private property to pick up garbage.

Ms. Wooten shared that we have been helping Mr. Cooke by picking up his yard waste, which is also included in that garbage fee.

Mr. Beasley stated the only way he could see for Mr. Cooke to get out of paying a garbage charge would be if he closed the account, but then he would lose water service and all garbage services, including yard waste.

Mayor Weeks asked if Commissioners would like to take any action tonight. Mr. Beasley stated he does not believe there is any action they could take if they are being fair to everyone in Town.

Mr. Cooke said he understood. He then asked about re-zoning his property to Commercial. Mayor Weeks explained how that process would work and told him he would first need to submit a re-zoning request through the Town Manager. **(Reference #9)**

#### **IX. CLOSED SESSION**

**RESOLVED**, to conduct a closed session pursuant to:

N.C.G.S 143-318.11, (a)(6) – To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee.

N.C.G.S 143-318.11, (a)(3) – To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

N.C.G.S 143-318.11, (a)(1) – Approval of Closed Session Minutes.

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

**APPROVED: AYES (3): MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS MOSBY, AND RAYNOR.**

**NOES (0):**

Moved into closed session at 8:05 pm.

Returned to open session at 8:55 pm.

X. **ADJOURN**

**RESOLVED**, to recess meeting until 9:00 AM on Saturday, August 19<sup>th</sup>.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER ALLEN MOSBY**

**APPROVED: AYES (3): MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS MOSBY, AND RAYNOR.**

**NOES (0):**

  
Julie Clifton, Deputy Clerk  
Walter Weeks, Mayor