

TOWN OF COATS
Board of Commissioners
Thursday, September 14, 2017
OFFICIAL MINUTES

I. ABSTRACT:

A scheduled meeting of the Board of Commissioners was held on Thursday, September 14, 2017 in the Board of Commissioners' Meeting Room at Coats Town Hall.

II. ROLL CALL:

Mayor Walter Weeks, Commissioner JC Allen, Commissioner Chris Coats, Commissioner John Raynor and Commissioner Allen Mosby attended.

Absent: Mayor Pro-Tem Jerry Beasley

Attorney Alton 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 as listed:

Add on agenda:

- Item No. V. C. Proposed list of streets to be closed during the 105th Farmers Day Celebration.

RESOLVED, to approve amended Agenda.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER CHRIS COATS
APPROVED, AYES (4) COMMISSIONERS COATS, MOSBY, ALLEN AND RAYNOR
NOES (0)**

IV. APPROVAL OF CONSENT AGENDA:

- A. Approval of Minutes July 25, 2017 and August 10, 2017
- B. Approval of Attorney Bill
- C. Review of Financial Statement

RESOLVED, to approve Consent Agenda.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER CHRIS COATS
APPROVED, AYES (4) COMMISSIONERS COATS, MOSBY, ALLEN AND RAYNOR
NOES (0)**

V. PUBLIC HEARING:

A. Re-Zoning property at 186, 200, 222, 222A, 234 East Lemon Street.

Karen Wooten, Interim Manager reported signs were placed on the properties and notices were sent to adjacent property owners.

Mayor Weeks opened Public Hearing and read aloud the Public Hearing Notice that was placed in the local paper on Tuesday, August 29, 2017. No one spoke for or against and the Public Hearing was closed.

VI. OLD BUSINESS:

A. Re-Zoning property at 186, 200, 222, 222A, 234 East Lemon Street.

Mayor Weeks explained the location was several small lots between Isabella Street and Orange Street. The Town of Coats plans to construct a new Public Works Building on this property.

RESOLVED, Re-Zoning property at 186, 200, 222, 222A, 234 East Lemon Street from R20 to C2.

MOTION BY: COMMISSIONER CHRIS COATS, SECOND BY: COMMISSIONER JOHN RAYNOR

APPROVED, AYES (4) COMMISSIONERS COATS, MOSBY, ALLEN AND RAYNOR

NOES (0)

(Reference #1)

B. Budget Amendment for funds received from FEMA

Karen Wooten, Interim Manager reported last month we received a check from FEMA for \$18,000. This month we received checks from FEMA for \$4,500 for the Park and \$25,000 for the Library flooding. This makes a total of \$47,506.38 received from FEMA for hurricane Matthew. Kenny Cole had three different projects with FEMA: Park, Library Flooding and Labor/Equipment. Our FEMA projects have been paid in full. The funds came in as miscellaneous and Ms. Wooten is doing a Budget Amendment putting money back into the Park and Library.

RESOLVED, approve Budget Amendment #3

MOTION BY: COMMISSIONER CHRIS COATS, SECOND BY: COMMISSIONER JOHN RAYNOR

APPROVED, AYES (4) COMMISSIONERS COATS, MOSBY, ALLEN AND RAYNOR

NOES (0)

(Reference #2)

C. Update of Project Fund - Surveying

Karen Wooten, Interim Manager reported Streamline is sure they will have preliminary ready by September 25. We will have to look over the preliminary to make sure it is what we want. They have already posted several corners. The footwork should start next week. Kenny Cole is willing to do whatever the board asks of him. However, it could be a drawback, because if he got busy he could not put his full attention into it. Ms. Wooten understood so she has asked for quotes from couple of companies. We still need to provide them direction on this project.

Mayor Weeks thought it was time for the full board to discuss how they want the building to look and get the details. The Mayor wants to thank Kenny Cole for all his work. He did a good job on the preliminary plans and lot of the basics for this project. We need to meet in a couple of weeks so we can give some direction.

Karen Wooten, Interim Manager stated even if we do not have the survey, we still need the details. We need to have everything ready to go forward to do our site plan. Once the board picks whom they want do it and she has everything, a RFQ for construction can be done.

It was the Boards understanding they would have enclosed bays and have doors at the front and back so, they could drive through the building. There would be minimal office space and more open space. They also agreed to make sure the Public Works Director had input. They reviewed the following Ideas:

- Use the existing public works building for storage of small parts and storage for Parks and Recreation.
- New Building for storage of the majority of Publics Works equipment out of the weather.
- New Building for servicing the PW equipment, tall enough for any of the Town's equipment.
- Wrap the inside walls/FRP panels to protect the walls instead of just the installation.
- Rodney Pleasant – Needs water room to store all meters, setters and other related items. It needs to be at least 14' x 14'.
- There are plans to do a room that is a little longer and could be enclosed. One side for water room and the other side could have a different use.
- Area to wash equipment with a drain, water access and water proof curtain.

Mayor suggested to Karen Wooten that one of the bays be used for wash area. These are ideas to get us started but we need to meet in a couple of weeks and if Ms. Wooten has identified the Engineers have a couple of them attend. Engineers could share their ideas what they can do. The Board felt they could meet two weeks from tonight, they will decide later whether to recess or adjourn.

Site plans will show all the clearing and the grading.

VII. NEW BUSINESS

A. Letter from Harnett County Board of Commissioners-The Harnett County Leadership Forum on Opioid Abuse

Karen Wooten needed to know a total count of who would attend.

(Reference #3)

B. Amy Johnson – Beautification Committee

Amy Johnson, Beautification Committee reported on the Clean Sweep Project in the spring and it was the best turn out they have had. The Board decided not to do a Clean Sweep Project in the fall because of Farmer's Day. She did post D.O.T. posters at key places for their Fall Sweep. They would like the Beautification Committee to help with the spring Clean Sweep again next year. She shared with the Board that Campbell University host annual Operation Inasmuch every spring and Students sign up and do tutoring, trash, and hands on projects that lend a hand to a neighbor in need. Last year they chose the community of Angier but she hopes they will choose the Coats community this time. Campbell does

this in April; they have inflatables for the children, serve a meal, do tutoring, help the elderly with household chores, pick up trash, etc... This would mean a couple of hundred Campbell students would come to our town. They asked Amy to move forward on applying for the help from Campbell.

RESOLVED, Amy Johnson on behalf of the Town of Coats make application to Campbell's operation INASMUNCH in April, and we will show our support.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER ALLEN MOSBY.
APPROVED, AYES (4) COMMISSIONERS COATS, MOSBY, ALLEN AND RAYNOR
NOES (0)**

Amy Johnson, Beautification Committee continued her report that the Farmer's Day banners would be in tomorrow. This will be great to get them up before Benson Mule Days traffic comes through Coats so we will advertise Farmer's Day. She asked when do we have too many banners, because they have to dried and stored. We still have funds for the Patriot banner, but we have the new flags. It takes three employees four hours to switch out the banners. At this point, the town has everyday banners, Farmer's Day banners and Christmas banners. The Mayor suggested the committee wait until the spring to make a decision about a funded banner, hopefully then all the stakeholders will be in place. She asked what would be the reason for their Christmas fundraiser in November if not for Patriot banners. Ms. Johnson suggested raising money for our Christmas decorations. Ms. Wooten and Ms. Johnson had a conversation if we are going to do fundraiser for Main Street we need to do it well. They discussed putting new lighting on the trees on Main, because last year they did not work well. The lighting may involve the lights and the electrical. The Mayor suggested the fundraiser be for Christmas decorations, and other beautification and services. Amy Johnson replied the fundraiser is for Christmas decorations and the lighting of the tree are both on the list. The Committee is here to support the Town's goals. We could possibly replace the lighting on six trees on Main and maybe place something on the lamppost where we can hang baskets. She shared with Rodney Pleasant that she would love to see Coats have something like the courtyard in Angier.

The Board thanked Amy Johnson and their Beautification Committee for their service.

C. Proposed list of Street Closing for Farmers Day.

Chief Hall reported he did not see any issues with the street closing. This would mean the traffic and people would not be mixing.

RESOLVED, the proposed list of streets be closed during the 105th Farmer's Day Celebration.

**MOTION BY: MOTION BY: COMMISSIONER CHRIS COATS, SECOND BY: COMMISSIONER JOHN RAYNOR.
APPROVED, AYES (4) COMMISSIONERS COATS, MOSBY, ALLEN AND RAYNOR
NOES (0)**

(Reference #4)

VI. MANAGER & COMMITTEE REPORT:

A. Department Managers Report

- **Jeremy Hall**, Chief of Police went over his report.

(Reference #5)

- **Mike Collins**, Parks and Recreation Director reported he is trying to get rid of the fire ants for safety reasons with the help of Public Works. Soccer signup has been a success they already have nine teams and it starts October 1. Some will get to play 14-15 games. He is 1/3 of the way on his projected budget. Basketball is next and then baseball and softball. He has been getting request to use the park for birthday parties because the park looks so nice. Rodney and Daniel have done a great job. Mayor stated he has been getting calls about repairing the Tennis Courts. Mr. Collins thinks he can some grants to do the repairs. Cape Fear Academy a private school would like play their matches on our courts. Which would be a great way to bring people to town. He thinks there are boosters out there that will help with the tennis courts.
- **Teresa Brown**, Librarian reported the fire department came over in uniform to share with the children. Next week they will start the alphabet for story time, and Yoga classes. Police Chief Hall is going to speak on October 4, 2017. The Library is averaging 15 to 20 people per day since school started back. Karen Wooten thanked Teresa for great job and helping children to like learning. The Mayor also thanked the Board for moving the Library to Main Street.
- **Rodney Pleasant**, Public Works Director introduced his new employee Daniel Weston and his family. He went over his report and showed the board how his new SCADA System works.

(Reference #6)

IX. PUBLIC FORUM:

Mayor Weeks opened Public Forum.

Pat Godwin, Chamber Director handed out a schedule of what the Chamber is doing until February. She reported on the Farmer's Day pageant. They had twelve contestants and all the winners will participate in Famer's Day and six or more other events. She continued going over her handout. Durane Currin agreed to let the Chamber plant a Christmas tree at intersection 55/27 highway. The Chamber and the Mayor have been pursuing a bank to come to Coats. On September 5, they met with Peter Gwaltney, CEO of the Bankers Associate and he stated the Town needs 20 million dollars in deposits to open a bank. The Chamber has talked to Kent Hudson, and Campbell University, to invest. There is a lot of up front expense to open up a bank branch. We are the only town in Harnett County that does not have a bank. Mr. Gwaltney was trying to help us and get verification that BB&T would sell their building.

(Reference #7)

Mayor stated it was the intent for the Board recess this meeting until Thursday, September 28, 2017 at 6p.m.

X. CLOSED SESSION:

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.

RESOLVED, to go into Closed Session under N.C.G.S. 143-318.11 (A) (6) and N.C.G.S. 143-318.11 (a) (3)

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER ALLEN MOSBY.
APPROVED, AYES (4) COMMISSIONERS COATS, MOSBY, ALLEN AND RAYNOR
NOES (0)**

RESOLVED, returned to Open Session at 9:46 p.m.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER CHRIS COATS
APPROVED, AYES (4) COMMISSIONERS COATS, MOSBY, ALLEN AND RAYNOR
NOES (0)**

Mayor Weeks asked to continue this meeting until Thursday, September 28, 2017 at 6p.m.

RESOLVED, to recess this meeting until Thursday, September 28, 2017 at 6p.m.

**MOTION BY: COMMISSIONER CHRIS COATS, SECOND BY: COMMISSIONER JOHN RAYNOR
APPROVED, AYES (4) COMMISSIONERS COATS, MOSBY, ALLEN AND RAYNOR
NOES (0)
Recess at 9:47 p.m.**

Recessed to: Thursday, September 28, 2017 at 6:00p.m.

Thursday, September 28, 2017 6:00 p.m. Meeting Continued

ROLL CALL:

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

Absent: Commissioner Allen Mosby

CALL TO ORDER:

A quorum being present, Mayor Weeks called the meeting to order at 6:00 p.m.

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

Old Business

A. Update of Project Fund

Karen Wooten, Interim Town Manager updated the board on the Public Works building project. She had great news as long as we have a signed contract for insurance money it will be available for us. Ms. Wooten has talked with different people trying to figure out the next steps. She reached out to Commissioner Chris Coats and Rodney Pleasant, Public Works Director to help her with some different aspects of the building. We have our final survey, and the next step is to talk to someone to do our site plan. We are looking at thirty days out for the site plan, according to Tyrus Clayton. She asked the Board for direction and stated there was a huge drop in the property. The discussion with Mr. Coats and Mr. Pleasant was how we can get the building on the lot with the drop in the property. We want to make sure we have room for growth if needed in the future. We need to make sure we can turn our vehicles around without backing up. We have three different ideas and we are asking for what you think.

Jerry Beasley Mayor Pro-Tem suggested the Board have a work session on the project fund. He wanted a copy of Kenny Cole's drawing (Clerk made copies for the board). Mr. Beasley stated the bays were facing the fuel station. There was plenty of room to turn around and you could drive around the building.

Karen Wooten reviewed Mr. Cole's drawing and got some clarity from Mr. Beasley because the drawing from Mr. Cole had no streets noted. Therefore, on the drawing the bays face Isabella Street.

Reference #8

Commissioner Chris Coats stated they did not nail down specifics just getting ideas. Mr. Coats and Mr. Pleasant actually walked the property to see what the building will actually look like.

Walter Weeks, Mayor stated we are here tonight to get an update on the property. He wanted to hear about the issues of the property from Rodney Pleasant. Afterwards we can decide if the Board wants to have a work session.

Rodney Pleasant reported he cleared some spots so the surveyor could shoot a grade from Isabella to Orange Street and there was a 13' drop in the property. Isabella Street is 13' higher than Orange Street. He presented some drawings for the Board review with some options.

Reference #9

Walter Weeks, Mayor stated the drop is on Orange Street so we may need to put the building closer to Isabella, once we get the survey from Robert Godwin. Mayor asked what is the pleasure of the board.

RESOLVED, the Town Board to have a work session.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY, SECOND BY: COMMISSIONER J. C. ALLEN
APPROVED, AYES (4) MAYOR PRO-TEM BEASLEY, COMMISSIONERS COATS, ALLEN AND RAYNOR
NOES (0)**

Jerry Beasley, Mayor Pro-Tem suggested a work session on a Saturday and have Streamline meet with them.

RESOLVED, have a work session, Saturday, October 7, 2017 at 8:00 a.m.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER CHRIS COATS
APPROVED, AYES (4) MAYOR PRO-TEM BEASLEY, COMMISSIONERS COATS, ALLEN AND RAYNOR
NOES (0)**

Connie M. Sorrell, Interim Town Clerk reported she would be out of town. Mayor suggested that maybe Julie Clifton might be able to attend and do the minutes.

Closed Session

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.

RESOLVED, go into Closed Session under N.C.G.S. 143-318.11 (A) (6) at 6:25p.m.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: JERRY BEASLEY, MAYOR PRO-TEM
APPROVED, AYES (4) MAYOR PRO-TEM BEASLEY, COMMISSIONERS COATS, ALLEN AND RAYNOR
NOES (0)**

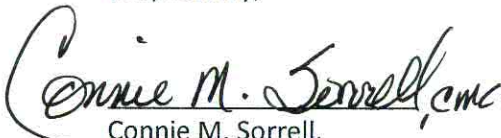
Return to Open Session at 7:27p.m.


RESOLVED, adjourn at 7:30p.m.

**MOTION BY: COMMISSIONER JOHN RAYNOR, SECOND BY: COMMISSIONER CHRIS COATS
APPROVED, AYES (4) MAYOR PRO-TEM BEASLEY, COMMISSIONERS COATS, ALLEN AND RAYNOR
NOES (0)**

Adjourn

Respectfully,


Connie M. Sorrell,
Interim Town Clerk


Walter Weeks
Mayor