

TOWN OF COATS  
Board of Commissioners  
April 12, 2018  
**OFFICIAL MINUTES**

**I. ABSTRACT:**

A scheduled meeting of the Board of Commissioners was held on April 12, 2018 in the Board of Commissioners' Meeting Room at Coats Town Hall.

**II. ROLL CALL:**

Mayor Chris Coats, Mayor Pro-Tem Jerry Beasley, Commissioner JC Allen, Commissioner John Raynor, Commissioner Allen Mosby and Commissioner Bob Hedrick.

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.

**RESOLVED**, to approve Agenda as presented.

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

**V. PUBLIC HEARING:**

A. Rezoning Request – 249 E. Stewart St. (Hwy 27)

Mayor Coats opened Public Hearing and Nick Holcomb Town Manager updated the Board pertaining to the re-zoning request located at 249 E. Stewart Street. Property owner of two (2) parcels, PID numbers 07069016010006 02 and 0706901601000 totaling 5.29 acres, is requesting to re-zone from Residential (R20) to Highway Commercial (C3) to allow for selling to developer who plans to construct a new site with parking for a new Domino's Pizza. Mr. Holcomb informed the Board that the Planning Board voted to recommend approval of this rezoning request. Mr. Holcomb confirmed that the rezoning is justified due to the property being zoned Highway Commercial on the Future Land Use Map.

Mayor Coats clarified with Mr. Holcomb that this public hearing was for the re-zoning request only.

Mayor Coats opened Public Hearing for comments.

**Linda Harper, 102 Riding Ridge Road, Fuquay Varina, C/O Daniel Williams 275 E. Stewart St** – Ms.

Harper presented the Board with opposition to the rezoning request pertaining to the property owner at 275 E. Stewart St. owned by her son Daniel Williams. Concerns expressed were property value, noise, lighting, architectural features, dumpsters, storm water ponds and landscaping buffers. **(Reference # 1)**

**Phillip Poole, 545 N. Orange St**- Mr. Poole expressed concerns with traffic and requested not to change the re-zoning.

**Todd Pope, 443 North Orange St.** – Mr. Pope stated that he did not want a Domino's behind his property zoned as residential. Expressed to have growth on Main Street and stated that if the property is re-zoned he will move.

**Larry Messer, 1962 NC 55 E., Dunn** – Mr. Messer stated that he was the property owner requesting the re-zoning. Mr. Messer expressed that he was a taxpayer also; his desire to sell the property for years and would have been glad to take other offers to bring growth to Coats.

(Public Hearing Sign in Sheet - **Reference #2**)

**RESOLVED**, to close Public Hearing.

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

## **VI. OLD BUSINESS:**

### **A. Request to Rezone – 249 E. Stewart St.**

Mayor Pro-Tem Jerry Beasley recommended following the request of the Planning Board, which follows our Future Land Use Plan and does not feel that we should make changes to that.



**RESOLVED**, to approve rezoning request.

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

Commissioner John Raynor questioned if stipulations could be required for buffering for any highway commercial businesses.

Nick Holcomb, Town Manager stated that all Town ordinances would have to be compliant prior to approval of any site plans presented. Mr. Holcomb expressed that the ordinances are here to protect property and to be respectful to property owners.

## **VII. NEW BUSINESS:**

### **A. Tax Collection Agreement**

Keith Faulkner, Harnett Tax Administrator presented an updated agreement for the use of their services for tax collection. The contract updated agreement fee charges set at 1% of collections, which is the amount the Towns have been paying for years, but a copy of the agreement was not in the files. Mr. Faulkner is asking for a signed contract. **(Reference # 3)**

**RESOLVED**, to approve the Tax Collection Agreement.

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

Commissioner Allen Mosby questioned if the Town Attorney had reviewed the contract, which Nick Holcomb Town Manager stated that he had not been given a copy since it was the same contract as the other towns in the County.

Nick Holcomb Town Manager stated that there was a six (6) month termination notice.

### **B. Harnett County IT Presentation**

Ira Hall with Harnett County IT gave a presentation to the Board of the current IT concerns at the Town and pros for an arrangement to move under Harnett County IT. Mr. Hall stated that this presentation is about Redundancy and Recovery.

1. Concerns: everything on one site, low storage space, all departments would have to be down for any issues to be fixed, single internet connection, manual back up, age of present server, age of phone system, recovery time at least 48 hours down.
2. Advantages: Fiber connection, data stored in 4 different buildings, IP based phone system, access to updates as Harnett County grows, internet protection, backups basically every 15 minutes and nightly, off site storage.

Commissioner Bob Hedrick questioned how long the transition would take which Mr. Hall responded 48 hours.

C. Street Resurfacing Bids

Nick Holcomb presented the Board with four (4) informal bids for resurfacing the following streets:  
(Reference # 4)

S Orange St from Erwin St. to Dunn St. – 458 ft.

Mason St. from E. Jackson to E. Parrish – 650 ft.

Lisa St. from S. Carrie St to Nursery entrance – 258 ft.

Mr. Holcomb recommended low-bidder, Sykes Paving, LLC. Mr. Holcomb stated that The City of Dunn had used Sykes Paving, LLC and gave them a good reference for the quality of their work.

**RESOLVED**, to approve low bidder Sykes Paving, LLC.

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

D. Outside Water Tap

Nick Holcomb Town Manager addressed the Board concerning an approved policy last year that states that if a property abutting Town limits would like to connect to town water they would need to request annexation in the Town limits. Mr. Holcomb stated that the policy adopted is for the growth of the Town; however, this policy has created some issues for a request for one home, which happens to be on a small farm. By the ordinance, they would have to request annexation into the Town, but conflicting policy the Town would not allow annexation due to the property being a small farm. The Wilkins family is the property that we rezoned last month on Highway 55 so she could have animals but is requesting Town water for the home. Mr. Holcomb is recommending granting this water tap as a onetime stopgap measure giving himself and the Planning Board time to address the language of this ordinance to clarify situations such as small farms.

Mayor Pro Tem Jerry Beasley asked if Ms. Wilkins was aware that she will be paying double water rates for this property and Mr. Holcomb confirmed that she was aware of the out of town water rate.

Mr. Holcomb stated that by approving this the Town would receive revenue from the water tap and the water, however if not allowed the Town would not see any growth from this development.

**RESOLVED**, to approve water tap without requiring her to come into the Town Limits.

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



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

E. Street Closure – Celebrating Spiritual Unity Day

Walter Weeks addressed the Board requesting street closure for the Celebrating Spiritual Unity Day on May 5, 2018 from 9:00 am – 3:00 pm. Chief Hall presented Street listings for closure being the same streets as in previous years. **(Reference # 5)**

**RESOLVED**, to approve street closure as presented.

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

F. Two Cemetery Plots

Nick Holcomb Town Manager presented two (2) Cemetery Plots purchased by Wanda Molchan. Plots 418-B and 418-A, Section C. **(Reference # 6, #7)**

**RESOLVED**, to approve Cemetery Plots purchased by Wanda Molchan.

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

G. Set Public Hearing

Nick Holcomb Town Manager asked the Board to set a Public Hearing during the May 10, 2018 Board meeting. Mr. Holcomb, the Planning Board and Alton Bain the Town attorney are working to clear up the language to make it clear that “lots to be created” must be less than five acres be considered a Minor Subdivision.

**RESOLVED**, to set Public Hearing for May 10, 2018.

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

**VIII. MANAGER & COMMITTEE REPORT**

Nick Holcomb shared upcoming event dates:

- a. National Day of Prayer – May 3, 2018 at 12 noon in front of Town Hall
- b. Spiritual Unity Day – May 10<sup>th</sup>
- c. Chamber Oyster & Shrimp Roast – April 28<sup>th</sup>

Mr. Holcomb stated that we have had favorable news from Health Insurance and Workers Comp renewals. Public Works lot has been cleared and the 300-day completion began on March 26, 2018. Mr. Holcomb shared that Julie Clifton Deputy Clerk has given her resignation effective May 2, 2018. Ms. Clifton will be going to the Town of Cary. Leanna White will work with the Town during the transition.

Mr. Holcomb stated that Teresa Brown Library Director, Mike Collins Recreation Director and Rodney Pleasant Public Works Director were not available for the meeting.

Chief Hall gave his report of stats from March 8 – April 12, 2018. **(Reference #8)**

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

Mayor Coats opened Public Forum.

Storm Rutcho, employee of GBR/IH, LLC purchaser of the 249 E. Stewart Street, spoke that he would be available to answer any concerns that anyone had.

**RESOLVED**, to close Public Forum.

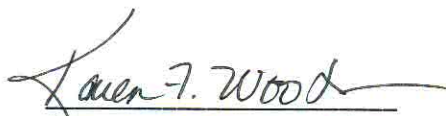
**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER ALLEN MOSBY  
APPROVED, AYES (5), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK, MOSBY  
AND RAYNOR  
NOES (0)**

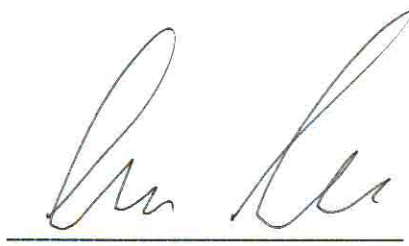
#### **X. ADJOURN:**

**RESOLVED**, to adjourn meeting.

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

Meeting adjourned at 7:55 p.m.

  
Karen F. Wooten, Town Clerk

  
Chris Coats, Mayor