

TOWN OF COATS  
Board of Commissioners  
September 20, 2018  
Rescheduled from September 13, 2018  
**OFFICIAL MINUTES**

**I. ABSTRACT:**

A rescheduled meeting of the Board of Commissioners held on September 20, 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 were present.

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 amend agenda to add under New Business, Item IV-G – Farmers Day Road Closures.

**RESOLVED**, to approve amended Agenda.

**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)**

**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. OLD BUSINESS:**

No Old Business

**VI. NEW BUSINESS:**

**A. Amend Public Works Project Ordinance**

Nick Holcomb Town Manager informed the Board that an amended Capital Project Ordinance was needed to reflect the final budget for the Public Works Building. The original Ordinance for the projected budget was \$345,158 and the updated final project is \$424,930. (Reference #1)

**RESOLVED**, to approve amended Public Works Capital Project Ordinance.

**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)**

**B. Budget Amendment #1**

Nick Holcomb Town Manager updated the Board on revenue received from the League of Municipalities for \$22,687.10, which covered the roof repairs, carpet, ceiling tiles and painting of the Police Department. During the Board of Commissioner's meeting on August 9, 2018, it was approved to replace the entire roof over the Police Department and due to the leaking in building at 29 East Main Street to replace that roof also. With replacing, the roof at 29 East Main Street and using insurance revenue to cover that expenditure when the replacement of the carpet and repairs to the Police Department another budget amendment will be required to pull those expenditures from fund balance. (Reference #2)

**RESOLVED**, to approve Budget Amendment #1.

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

**C. Talon Construction Payment Request #3**

Nick Holcomb requested approval on payment to Talon Construction for \$38,065.55, which represents 59% of entire construction contract. (Reference #3)

**RESOLVED**, to approve payment to Talon Construction at \$38,065.55.

**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)**

D. Set Public Hearing for Rezoning Orange Street & Hwy 27

Nick Holcomb Town Manager informed the Board that a prospective property owner had requested to rezone three parcels from Residential (R20) to Highway Commercial (C3) to allow for commercial/retail space, mini storage, and an associated parking area. Mr. Holcomb stated that there is one residence on one lot and the other lots are currently agricultural use. Mr. Holcomb commented the possibility of an increase on property taxes rezoning from agricultural to commercial. Mr. Holcomb shared that the Planning Board voted to recommend approval of this rezoning request due to frontage on Hwy 27 and is within the boundary of Highway Commercial on the Future Land Use Map. Mr. Holcomb reiterated that this is only a request to set a Public Hearing date for October 11, 2018. (Reference #4)

Mayor Pro-Tem Jerry Beasley stated that normally someone from the Planning Board approaches the Board of Commissioners concerning rezoning request and ask if the Town Manager Nick Holcomb was acting as the Planning Board. Mr. Holcomb stated that he was representing the Planning Board and that the vote was unanimous to recommend setting a Public Hearing for the rezoning request.

Mayor Pro-Tem Jerry Beasley expressed concerns pertaining to the storage buildings and the location to which their built. Mr. Beasley questioned buffers and Mr. Holcomb stated that this was only requesting to set a Public Hearing, however any construction will have to follow all the zoning requirements. Mr. Holcomb expressed that our zoning requirements are what protects residential from commercial.

Commissioner Bob Hedrick and Mayor Pro-Tem Jerry Beasley shared that setting the Public Hearing would allow to hear concerns and be the time for questions.

**RESOLVED**, to set Public Hearing to rezone property from Residential - R20 to Highway Commercial - C3 for October 11, 2018.

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

E. Set Public Hearing for Rezoning R6 District

Nick Holcomb updated the Board concerning the new created R-6 zone, which has been updated to our text in our zoning books, however; we have not updated our maps. Mr. Holcomb informed the Board that the Planning Board has put in a lot of time and thought into the rezoning all the existing parcels

that fall within the Residential-6 District. Mr. Holcomb informed the Board that the Planning Board recommends to rezone the entire R6 district due to the time and expense that would be incurred. Mr. Holcomb reiterated that there are 50 to 60 parcels in the district that fall below eight thousand (8,000) square feet. Properties that would want to rebuild beyond anything grandfathered in would not be conforming under the R20 zone, however the newly created R-6 would entice construction and allow for more development in this zone. Mr. Holcomb stated that there would have to be two (2) half-page ads run in the paper and letters to property owners that are outside of the local paper circulation prior to the Public Hearing. Mr. Holcomb commented that this R-6 zone does allow for manufacturing housing with Conditional Use Permits. Mr. Holcomb stressed to the Board that the Planning Board discussed the manufacturing housing and that there are 12 conditions to be met before approved for a zoning permit. **(Reference #5)**

Mayor Pro-Tem Jerry Beasley questioned our present ordinance that states no manufacturing housing in the Town and expressed concerns of having the same situation that we have on Honeycutt Street.

Mr. Holcomb stated that is the requirements for zone R-20 not R-6 and that the Planning Board felt that a manufactured home that meets all the Conditional Use requirements would be better than what we have on some of the lots at this time.

Commissioner J C Allen expressed concerns with allowing manufacturing housing in the Town.

Discussion from the Board concerning setting the Public Hearing was to have a joint session with the Planning Board and to table this item until October 11, 2018 meeting.

**RESOLVED**, to table item IV-E-Set Public Hearing for Rezoning R6 District for October 11, 2018.

**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)**

**RESOLVED**, to have joint meeting with Planning Board on October 4, 2018.

**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)**

#### F. County Agreement for SRO at Coats Elementary

Nick Holcomb Town Manager presented the Board with two (2) SRO proposals from Harnett County Schools. **(Reference # 6)** Mr. Holcomb expressed to the Board that the County has committed to placing School Resource Officers in all County Elementary Schools and this matter is not a vote on whether or not to have a SRO at Coats Elementary. Mr. Holcomb stated firmly that there would be a

SRO in Coats Elementary regardless of the Town's decision to accept the reimbursement agreement. Mr. Holcomb highlighted rewards and risk for the Town.

Reward:

- Coats Personnel with better coordination with Coats Officers
- Back-up Officer in case of emergency
- Additional officer in summer months
- Children familiar with Coats Officer

Risk:

- Accept Liability
- Re-hire, Re-outfit, Re-train
- Only 1 year MOU (Memorandum of Understanding)
- Elected Officials subject to change policy/financials

Mr. Holcomb expressed that this is a major decision and at this time all other Town's in the County have been given the same information and no Town has voted for or against the MOU. Mr. Holcomb informed the Board that the Town Attorney, Alton Bain has reviewed the agreement and would like to see some changes with the Sheriff's department to sign showing the Sheriff's department being the responsible party and clarifying the Town of Coats in certain areas. Mr. Holcomb stated that there are several layers involved with the agreement between the County, School Board and the Sheriff Department and he would like to see what changes might come from the other Towns.

Mayor Pro-Tem Jerry Beasley ask if the Town Manager was not asking to approve nor to deny this agreement tonight. Mr. Holcomb stated that he was just giving the information to the Board.

Mayor Pro-Tem Jerry Beasley stated that he was not sold on this, that there were so many hands in the fire, the County, the Town and Board of Education. Mr. Beasley stated that he was totally against it and if it comes to a vote tonight, he will vote against it. Mr. Beasley shared concerns about the liability and the conditions of the Town several years back and the hard work to get the Town where it is now. Mr. Beasley stated that if the County can afford it, let the County handle it. Mr. Beasley expressed that the Town of Coats cannot be compared to the other Towns and cannot see taking on a responsibility that could cost the Town.

Commissioner J C Allen asked Interim Chief Storicks if he had spoken to Chief Hall concerning this. Interim Chief Storicks confirmed that Chief Hall was in agreement with the Town having their own Officer in the school and if a situation required our response, the Town would have our own Officer on site already.

Mayor Pro-Tem Jerry Beasley stated that the Town has already been supplying a vehicle and gas for the school for the past six months, which violates our vehicle policy because he is not a Town employee while he is driving that vehicle.

Commissioner J C Allen questioned if the County would be supplying a vehicle.

Nick Holcomb Town Manager explained that the County has set a ceiling of \$65,812 for salary and benefits. Whatever the Town's salary expense up to that \$65,000 will be reimbursed to the Town. Mr. Holcomb informed the Board that the ceiling on a vehicle and other equipment is set at \$45,942 and

expense up to that \$45,942 reimbursed back to the Town. Mr. Holcomb stated that this is for the first year.

Commissioner J C Allen asked if the vehicle would be property of the Town after the first year and Attorney Alton Bain stated that it is his understanding of the agreement that the vehicle would be property of the Town.

Commissioner Bob Hedrick expressed concerns to what would happen after the first year. Mr. Holcomb stated that the \$45,942 would not be available however, *the salary portion would likely continue.*

Nick Holcomb reconfirmed to the Board that a SRO will be in Coats Elementary regardless of the decision that the Board decides.

Commissioner Bob Hedrick asked Interim Chief Storicks if there were an incident at the school would they contact Coats Police Department. Interim Chief Storicks stated that they would notify dispatch and dispatch would notify Coats Police Department. Mr. Hedrick stated that the County already have officers in High School and Middle School and that it would be their responsibility if someone were to quit they would have someone for that position covered. Mr. Hedrick felt that the County would be better equipped to handle the SRO. Mr. Hedrick stated that if this were an agreement for year after year it would be one thing but expressed concerns about the uncertainty after one year. Mr. Hedrick felt that maybe the Town could revisit this after we see how things go this first year. Mr. Hedrick stated that this is our kids and our community but we are also part of a bigger community.

Commissioner Allen Mosby asked if we had any officers at this time that are SRO trained. Interim Chief Storicks stated that there is no one that is SRO trained, however the Sheriff's Department are working to have a County class for training. Commissioner Mosby expressed concerns of having no one SRO trained and the need for training if this passed tonight. Interim Chief Storicks stated that there was no rush for having to be SRO trained because the school is already covered until training is completed.

Discussion among the Board that the Coats Elementary has an officer in place, which works for the County and will cover the school until an officer is SRO trained.

Commissioner Allen Mosby express concerns with the Termination of Agreement on page 3 which states *"this Agreement shall automatically renew upon the renewal of the MOU, unless any of the parties provide at least 30 days written notice of its intent to terminate prior to the expiration of the then-current term"*. Commissioner Mosby stated that things could change with Sheriff, School Boards, and County Boards. Commissioner Mosby commented that the Town could be looking at letting a full time position go to cover the expense of the SRO and the difficulty in having to eliminate an officer.

Nick Holcomb Town Manager stated that it would be very difficult to absorb that extra salary expense, if the County or School Board were to withdraw from the current reimbursement agreement.

Commissioner John Raynor expressed his concern that after all the expense of salary, equipment, training and vehicle why the County is only committing to one year. Commissioner Raynor stated that the SRO expense is always going to be there so why only commit to one year.

Commissioner Allen and Commissioner Raynor stated that elections could change this agreement.

Commissioner Raynor stated that there is no security buffer for the Town to take this on for a one year contract.

Interim Chief Storicks stated that the Sheriff's department did not have anything to do with the decision and that he was concerned with staffing all the schools at one time and suggested that the Town's cover their own school.

Commissioner Raynor stated that he wanted to have a Coats Police Officer at our school and that the children could see a Coats Police Car at the school, however he wasn't in agreement of the one year. Commissioner Raynor also expressed his concerns with the agreement that has contradictions concerning termination.

Nick Holcomb Town Manager stated that through all the meetings with the Sheriff's Department, County, Mayors and Town Boards that he feels that they have all intentions of continuing the support for the SRO; however, there is no reasons known to why there is only a one-year agreement.

Commissioner J C Raynor asked Mr. Holcomb that since no other Town had voted one way or the other if he had a feeling on how the other Towns were looking at this. Mr. Holcomb shared that he felt that Erwin's Board were possible spilt and wanted to see some changes in the contract being the reason for tabling, Angier Mayor and Manager has some unanswered questions and no idea where Dunn or Lillington are standing.

Mayor Coats informed the Board that during the last Mayors' meeting Angier is kind of on the fence because they did not have the contract at the time and they tabled it. Mayor from Erwin was not at the meeting, Lillington tabled due to their meeting cancelled because of the hurricane and Dunn had not even brought it up for discussion.

Alton Bain Town Attorney stated that the contract needed some items worked out with the County. Mr. Bain expressed issues with the funding and that he felt that the Sheriff's Department needed to be part of the contract since they would be the ones signing off on the expenses. Mr. Bain stated that the Memorandum of Understanding (MOU) mentions the Sheriff's Department, which does not match up with the contract and that from a legal standpoint it needs some work. Mr. Bain mentioned the liability put on the Town for the requirement for the SRO to development plans and strategies to prevent dangerous situations on or near the school. Mr. Bain stated that he did see that having a Coats Officer at the Coats school would be a positive due to the interaction between the kids and Coats. Mr. Bain reiterated that if the Board did decide to try this for the one year they would get a vehicle out of it, however there would have to be some things in the contract ironed out. Mr. Bain suggested inquiring with the League as to the liability and insurance coverage for the position.

Commissioner Bob Hedrick stated to let the County handle it for this year, see how it works out for the other towns, and then revisit it next year.

Mayor Pro-tem Jerry Beasley stated that he agrees with Commissioner Hedrick and pass on this for this year, see how it goes and look at it next year.

**RESOLVED**, to Do Not Approve and Do Not get involved with this at this time.

**MOTION BY: MAYOR PRO-TEM JERRY BEASLEY: SECOND BY: COMMISSIONER BOB HEDRICK**

*Commissioner Raynor stated that he felt that more information is needed with the contract.*

**APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND MOSBY  
NOES (1) COMMISSIONER JOHN RAYNOR**

#### G. Farmers Day Road Closures

Interim Chief Storicks presented the proposed street closures for Farmers Day. **(Reference #7)**

**RESOLVED**, to approve street closings for Farmers Day

**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)**

### VII. MANAGER & COMMITTEE REPORT:

#### A. Department Head Updates

Nick Holcomb Town Manager praised the staff for their work and commitment during the storm. Mr. Holcomb informed the Board of damage to the fourth building where the Chamber is of flooding. All precautions were implemented with sand bags at doorways; however, the gravel parking lot is higher than the building and water drained in the building. Mr. Holcomb stated that insurance agent has looked at the damage but also informed us that there is a fifty thousand dollar (\$50,000) deductible for flooding. Public works has pulled the carpet up and plans are to have the cement coated and not replace with carpet. Work to be done on the outside also to prevent any reoccurrence of this in the future.

Update of Condemnation – Waiting for approval from the County Board.

Commissioner Allen Mosby suggested if traffic lights are out in the future to have 4-way stop signs for caution.

Mayor Coats expressed thanks for all the service from the Town and the Fire Department for all working together during the storm.

Karen Wooten Town Clerk updated the Board concerning the amount funds that are in our First Citizens Bank checking account and has asked the Board to consider moving a portion of this to the North Carolina Capital Management Trust, which could possible earn ten to twenty thousands of



dollars in interest within a year. Ms. Wooten stated that a representative from the NCCMT would be at our next Board meeting to present an analysis to show the potential of earnings for the Town.

Interim Chief Storicks presented stats from August 9-September 19, 2018. (Reference # 8)

**VIII. PUBLIC FORUM:**

Mayor Coats opened Public Forum.

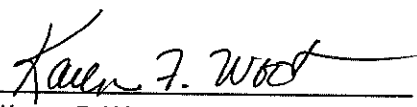
Hearing none Mayor Coats closed Public Forum.

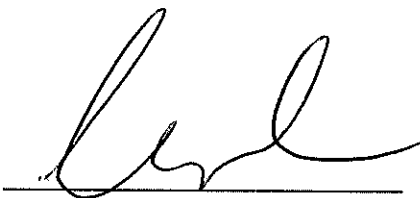
**IX. ADJOURN:**

RESOLVED, to adjourn meeting.

**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)**

Meeting adjourned at 8:41 p.m.

  
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Karen F. Wooten, Town Clerk

  
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Chris Coats, Mayor