

TOWN OF COATS  
Board of Commissioners  
October 18, 2018  
Rescheduled from October 11, 2018  
**OFFICIAL MINUTES**

**I. ABSTRACT:**

A rescheduled meeting of the Board of Commissioners held on October 18, 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, and Commissioner Bob Hedrick were present.

Commissioner Allen Mosby was absent.

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 VIII – Closed Session pursuant to N.C.G.S. 143-318.11 (a) (1) Approval of Closed Session Minutes, N.C.G.S. 143-318.11 (a) (5) To establish negotiation agent concerning the acquisition of real property by purchase. The amended will move Adjourn to item IX.

**RESOLVED**, to approve amended Agenda.

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

**IV. APPROVAL OF CONSENT AGENDA:**

**RESOLVED**, to approve Consent Agenda.

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

**APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND RAYNOR  
NOES (0)**

**V. PUBLIC HEARING:**

**A. Proposed Rezoning – 238 E. Stewart Street**

Mayor Coats opened Public Hearing and hearing none asked to close Public Hearing

**RESOLVED**, to close Public Hearing.

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

**VI. OLD BUSINESS:**

**A. Proposed Rezoning – 238 E. Stewart Street**

Nick Holcomb Town Manager informed the Board that a prospective property owner has made a request 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 most of the property is currently agricultural use. Mr. Holcomb shared that the Planning Board voted to recommend approval of this rezoning request because it fronts Highway 27 and is within the Future Land Use Map for Highway Commercial.

Concerns expressed from the Board were:

1. Access to property
2. Placement of the mini storage

Landon Lovelace with Underfoot Engineering informed the Board that the plan for the mini storages are to be placed in the back of the site with commercial property being on the East and West-fronting highway 27. Mr. Lovelace stated they are working with DOT for plans of access.

**RESOLVED**, to Rezone 238 E. Stewart St and neighboring parcels from R20 to Highway Commercial (C3).

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

B. Set Public Hearing for Rezoning – R-6 District

Nick Holcomb Town Manager shared with the Board pertaining to the joint meeting held with the Planning Board that it was a great discussion. The concerns of the manufactured housing Class A Doublewide was a good compromise with some change in wording and the conditional use permit requirements. Mr. Holcomb stated that the Board should be firm in their decision to Rezone R-6 District due to the cost and time required prior to the Public Hearing.

Mayor Pro-Tem Jerry Beasley stated that he felt it was a good joint meeting.

Commissioner Allen stated that he would not vote for any manufacturing homes in the Town. He asked that the Planning Board take out the wording allowing any manufacturing houses.

Commissioner Raynor stated that he was in agreement with Mayor Pro-Tem.

Commissioner Hedrick stated that all the conditional use permits and other requirements must be met prior to any approval for zoning permits.

**RESOLVED**, to set Public Hearing for November 8, 2018.

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

VII. NEW BUSINESS:

A. Corporate Resolution – Insurance Rebate

Karen Wooten presented a Corporate Resolution for approval to apply rebate of \$17.62 to, future participant premium payments. This Corporate Resolution is required. (Reference #1)

**RESOLVED**, to approve Corporate Resolution for health insurance rebate for \$17.62.

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

B. Talon Construction Payment Request #4

**RESOLVED**, to approve payment #4 to Talon Construction of \$31,661.60. (Reference #2)

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

### **VIII. Manager & Committee Update:**

Nick Holcomb updated the Board on:

1. Condemnation – met with owner of property on Main Street which, owner plans to update Property. After 90 days, if not approved by County this property will come before the Board at the January meeting.
2. County Commissioner has approved to wave the Town's tipping fees for the storm on July 22, 2018.
3. Town should receive some funds from FEMA for hurricane Florence, which covers damage to the last building and hours for public works cleanup of debris.
4. Domino's Pizza will be locating in Coats at the building that Joe Tart owns at 110 N. McKinley Street. Mural will stay on building and Campbell students could update it.

Ken Storicks Interim Police Chief presented the stats for September 19 – October 17, 2018 (**Reference #3**)

Commissioner Allen praised the Police Department for the article that was in the Daily Record.

Mike Collins Recreation Director informed the Board that soccer was strong even though the rules for the merger with Erwin Recreation had been changed on the Erwin Recreation side. Mr. Collins expressed that it had been difficult to explain to parents that things were not going as planned but felt that the soccer season is going well. Mr. Collins stated that the recreation committee will get back together with Erwin and Coats including the Town Managers to discuss the Basketball season. Basketball season will start around November 1, 2018. Mr. Collins stated that the Pig Cook Off at the park went very well.

Rodney Pleasant Public Works Director presented September report. (**Reference #4**)

The Board expressed their appreciation for all the work Public Works, Police Department and staff in making a successful Farmers Day.

Teresa Brown read the Library report for the month of September. (**Reference #5**)

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

Mayor Coats opened Public Forum. (**Reference #6**)

Pat Godwin Coats Chamber Director shared her appreciation for all the help from Town Manager, Police Department, Rodney Pleasant and the Public Works staff with Farmer's Day. Ms. Godwin stated that this was the best run Farmer's Day in all the years and she felt it was a great success.

Allen Faircloth, 2603 Abattoir Rd. Coats- Mr. Faircloth passed out information to the Board and expressed his concerns with the decision from the Board during the September 20<sup>th</sup> meeting pertaining to the contract with the County for a SRO at the Coats Elementary School which, the Board voted against. Mr. Faircloth stated that the Town would receive \$65,000 for salary and approximately

\$45,000 for vehicle and equipment. Mr. Faircloth expressed the rewards of having a back-up Officer during the times that school is out and the benefit for the kids to have a familiar face at school with interaction with the Officer. Mr. Faircloth shared that during Farmer's Day he spoke with parents and out of 68 parents that he spoke with, with the exception of three, all the parents were in favor of having a Coats Police Officer at their local school. Mr. Faircloth stated that all other Towns have voted for the SRO. (Reference # 7)

Mayor Coats addressed the Board that there was a decision to be made on whether to reconsider this issue again or precede on with the decision as is.

Mayor Pro-Tem Jerry Beasley stated that the Town has already made a decision, his main concern was the liability, and that the County was better equipped to handle this. Mr. Beasley stated that the Town does not need another Officer and it has been voted on and settled.

Commissioner John Raynor stated that he was in favor of a SRO from Coats. Mr. Raynor expressed he would like the Board to reconsider and look into areas of concerns with the contract.

**RESOLVED**, to reconsider the contract with the County.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER BOB HEDRICK**

Commissioner Hedrick commented that he felt that our kids will be protected and cared for regardless if it was a Coats Officer or County Officer. He stated there were some questions with the contract and that a vehicle could be helpful. Mr. Hedrick expressed his concerns that the residents are not present tonight to show support either way, however if the majority of the people feel it important to have a Coats Officer at the Elementary School, then it is important to him because he represents them.

Commissioner Raynor expressed that a contract possibly could be used upon hiring the SRO with the understanding that this could be a one-year contract.

Mayor Pro-Tem Jerry Beasley stated that there are too many contracts and that the Town could be getting into a mess. Mr. Beasley stated that he would not be intimidated from someone that does not live in the City Limits. Mr. Beasley expressed that our Attorney has looked at the contract. Mr. Beasley stated that if there were a large group of people here tonight to listen to he would listen to them. Mr. Beasley commented that we are making a big mistake.

Commissioner Allen stated that the contract was very ambiguous.

Nick Holcomb Town Manager ask for clarification concerning the reconsideration whether to include the matter on the Agenda for November or a special called meeting.

Mayor Coats informed the Board that speaking with the Sheriff on the decision, the sooner the better. Mayor Coats stated that County Commissioner, Sheriff and someone from the County would be present to answer any questions that the Board would have.

Commissioner Raynor asked to amend his motion to include to a have a special called meeting on October 25, 2018 with all representatives involved.

**APPROVED, AYES (3), COMMISSIONERS ALLEN, HEDRICK AND RAYNOR  
NOES (1), MAYOR PRO-TEM JERRY BEASLEY**

**X. CLOSED SESSION:**

Closed Session pursuant to N.C.G.S. 143-318.11 (a) (1) Approval of Closed Session Minutes,  
N.C.G.S. 143-318.11 (a) (5) To establish negotiation agent concerning the acquisition of real property by purchase.

**RESOLVED**, to go into Closed Session.

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

Board moved into Closed Session at 7:55 p.m.

Board returned to Open Session at 8:39 p.m.

**RESOLVED**, to approve Town Manager to create budget line item for tax foreclosures up to \$10,000.

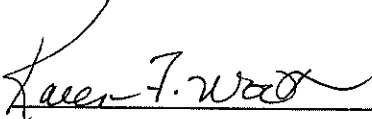
**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER BOB HEDRICK  
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND  
RAYNOR  
NOES (0)**

**XI. ADJOURN:**

**RESOLVED**, to adjourn meeting.

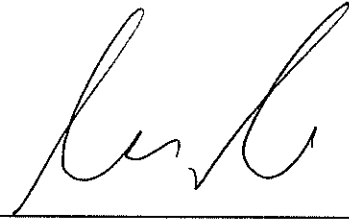
**MOTION BY: COMMISSIONER BOB HEDRICK: SECOND BY: COMMISSIONER JOHN RAYNOR  
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS ALLEN, HEDRICK AND  
RAYNOR  
NOES (0)**

Meeting adjourned at 8:45 p.m.



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Karen F. Wooten, Town Clerk



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Chris Coats, Mayor