

TOWN OF COATS
Board of Commissioners
February 14, 2019
OFFICIAL MINUTES

I. ABSTRACT:

A scheduled meeting of the Board of Commissioners held on February 14, 2019 in the Board of Commissioners' Meeting Room at Coats Town Hall.

II. ROLL CALL:

Mayor Chris Coats, Mayor Pro-Tem Jerry Beasley, Commissioner John Raynor, Commissioner J C Allen 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.

RESOLVED, to approve Agenda.

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

IV. APPROVAL OF CONSENT AGENDA:

RESOLVED, to approve Consent Agenda.

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

V. OLD BUSINESS:

A. Update from County Building Inspections

Randy Baker, Assistant Manager of Planning Services with Harnett County updated the Board pertaining to three properties.

1. 18 S. Ida Street – Owner Michael Voorhees - Property - condemned, fails to meet code requirements, Unsafe – half of building has been demolished and property owner making efforts to repair remaining portion of building. Owner must show continual repair action on correcting the Order to Remedy. If no results prior to March 1, 2019 an Ordinance to Demolish will be presented to the Board of Commissioners at the March 14, 2019 Board meeting. **(Reference #1)**

2. 95 E. Washington Street – Owner April Dixon Trust/Robert H. Dixon, Trustee- Property condemned, fails to meet code requirements, unsafe – Hearing date February 13, 2019 with results of condemnation verified/order issued to demolish structure & remove all debris. Written order February 14, 2019, deadline to comply with order April 19, 2019. Ten days to appeal to Clerk. **(Reference #2)**

3. 81 E. Washington Street – Owner Dixon Living Trust/Robert H. Dixon, Trustee/Danna P. Dixon, Trustee - Property condemned, fails to meet code requirements, unsafe – Hearing date February 13, 2019 with results of condemnation verified/order issued to demolish structure & remove all debris. Written order February 14, 2019, deadline to comply with order April 19, 2019. Ten days to appeal to Clerk. **(Reference #3)**

B. Talon Final Payment

Nick Holcomb Town Manager requested final payment for the cost of the pipe and backfill for \$3,445. Mr. Holcomb informed the Board that Talon understands that there is no clause in the contract that requires the Town to pay for the steel material increase, however due to the timeline of steel increase and the change order to the plans the Town nor Talon are at fault.

Mayor Pro-Tem Jerry Beasley stated that Talon should have notified the Town concerning the increase of the steel price. With the contingency fund, we have the funds to cover this.

RESOLVED, to approve to pay \$4,404 for steel increase and \$3,445 for the pipe and backfill.

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

C. PW Parking Re-bids

Nick Holcomb Town Manager presented three concrete bids due to Talon withdrawing their December bid. Mr. Holcomb recommended Jose Peru Concrete with a bid price of \$32,750 and commented that this company did the concrete parking for the new Dominos restaurant, which he and Rodney Pleasant Public Works Director felt was quality work. (Reference # 4)

RESOLVED, to accept concrete parking bid to Jose Peru Concrete for \$32,750.

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

VI. NEW BUSINESS:

A. NC 457 Plan

Nick Holcomb Town Manager requested approval to offer a NC 457 Retirement Plan to the Town's benefit options for the employees. Mr. Holcomb informed that Board that the NC 457 offers withdrawals without an income tax penalty. Mr. Holcomb stated that this is an employee contribution and no cost to the Town and requested a Resolution from the Board. (Reference #5)

Karen Wooten Town Clerk stated that the NC 457 allows employees that retire at an age younger than 59 to withdraw without the tax penalty.

RESOLVED, to approve Resolution to offer retirement plan NC 457 to the employees of the Town of Coats.

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

B. Budget Calendar

Nick Holcomb Town Manager presented the Board the Fiscal Year 2019-2020 budget calendar for approval. (Reference #6)

RESOLVED, to approve Fiscal Year 2019-2020 budget calendar.

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

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

C. Offer to Purchase

Nick Holcomb informed the Board that the Town has received a qualified offer to purchase property at 243 S. McKinley Street (location of the old Library). Upon acceptance from the Board, a 5% deposit to the Clerk will begin the upset bid procedure. An advertisement will be in the local newspaper and any bidders must submit qualifying upset bids with a minimum increase of 5% over original bid within ten days after the date of the advertisement, which will set the procedure in motion again. Mr. Holcomb informed the Board if no qualifying upset bids within the ten days the process will close and the Town Board will award property to the highest bidder. **(Reference # 7)**

RESOLVED, to accept offer to purchase property.

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

D. Set Public Hearing for Zoning Ordinance

Nick Holcomb Town Manager presented a recommendation from the Planning Board to amend Zoning Ordinance 7.2.9 REGULATED DAY CARE CENTERS. The present minimum lot size is one acre and the Planning Board has recommended setting a Public Hearing to amend ordinance eliminating the minimum lot size.

RESOLVED, to set Public Hearing for March 14, 2019.

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

VII. MANAGER & COMMITTEE REPORT:

Rodney Pleasant Public Works Director shared report for the month of January and informed the Board concerning the painting of the floors at the new Public Works building. **(Reference #8)**

Commissioner Bob Hedrick gave thanks and appreciation to the Public Works department and Town staff for their help during the Souper Bowl 5K.

Mike Collins Recreation Director updated the Board on activity for the recreation department. Basketball has ended and softball, t-ball and baseball registration is open. Mr. Collins informed the Board that the Town of Erwin has decided not to join forces with Coats, however there are extra efforts taking place for registration for upcoming sports. Mr. Collins reported that the Recreation Board is looking for plans for the park and addressing the tennis court area, picnic shelters and volleyball court. One idea for the tennis courts was to look at artificial turf however, this cost of \$7800 and longevity of the turf may not be feasible. Work that will be possible are painting the fence, removing tennis poles and repairs to the volleyball court.

Teresa Brown Library Director presented her report for the month of January and updated the Board concerning information pertaining to the consolidation with the County. Ms. Brown informed the Board that the Harnett County Board of Commissioners have approved for the funding of the consolidation and now the process working with the Towns are being addressed. (Reference #9)

Mayor Coats expressed the asset of Ms. Brown's employment and concerns of her position continuing with Coats Library.

VIII. PUBLIC FORUM:

Mayor Coats opened Public Forum and hearing none Mayor Coats closed Public Forum.

IX. CLOSED SESSION:

RESOLVED, to go into Closed Session pursuant to GS 143-318.11 (a) (6)-Evaluate Employees and GS 143-318.11 (a) (1)-Approval of Closed Session minutes.

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


Moved into Closed Session at 8:20 p.m.

Back into Open Session at 9:19 p.m.

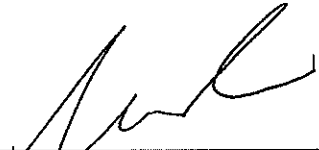
RESOLVED, to adjourn meeting.

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

Meeting adjourned at 9:20 p.m.



Karen F. Wooten, Town Clerk



Chris Coats, Mayor