

TOWN OF COATS  
Board of Commissioners  
February 13, 2020  
**OFFICIAL MINUTES**

**I. ABSTRACT:**

A scheduled meeting of the Board of Commissioners held on February 13, 2020 in the Board of Commissioners' Meeting Room at Coats Town Hall.

**II. ROLL CALL:**

Mayor Chris Coats, Mayor Pro-Tem Jerry Beasley, Commissioner Kelvin Gilbert, Commissioner John Raynor and Commissioner Marc Powell were present.

Attorney Alton Bain was present.

Commissioner Allen Mosby was absent.

**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: COMMISSIONER MARC POWELL  
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASLEY, COMMISSIONERS POWELL, GILBERT AND RAYNOR  
NOES (0)**

**IV. APPROVAL OF CONSENT AGENDA:**

**RESOLVED**, to approve Consent Agenda.

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

**V. PUBLIC HEARING:**

**A. Text Amendment to Zoning Ordinance – Bars, Micro-Brewery, etc.**

Nick Holcomb Town Manager shared that the added amendments relating to Bars and Taverns, Micro-Brewery, Breweries, Cideries and Wineries, which have been approved by the Planning Board and presented to the Board of Commissioners has been advertised. These amendments are to give the Town some control on conditions through zoning.

Mayor Coats opened Public Hearing and hearing no one closed Public Hearing.

**VI. OLD BUSINESS:**

**A. Text Amendment to Zoning Ordinance – Bars, Micro-Brewery, etc.**

Nick Holcomb requested the Board to approve the Zoning Text Amendment which clarify the following items:

1. Definitions have been made for Bars and Taverns, Micro-Brewery and Breweries, Cideries and Wineries.
2. We have suggested Bars and Micro-Breweries be allowed “by-right” in MUV (Main Street) and with conditions in C-1, C-2, C-3. Larger Brewery operations would be allowed in C-3 or Industrial districts with similar conditions.
3. Conditions will be required for these establishments. With special attention to commercial districts that may abut a Residential District. Example: requiring a fence or landscaped buffer and not allowing their parking lots to go all the way to the line.
4. Planning Board edits: Bars and Micro-Brewery category “by-right” in MUV in order to more readily accept these uses on Main Street Business District. Barrier can be subject to approval of Town Board, not necessarily always a fence. **(Reference #1 & #2)**

**RESOLVED**, to approve Zoning Text as presented.

**MOTION BY: MAYOR PRO-TEM JERRY BEASELY: SECOND BY: COMMISSIONER MARC POWELL  
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASELY, COMMISSIONERS POWELL, GILBERT AND RAYNOR  
NOES (0)**

**B. Downtown Parking Redesign – Submitted Bids**

Nick Holcomb Town Manager presented the Board with a review of the submitted bids for the Downtown Parking Redesign. Mr. Holcomb informed the Board that Request of Quotation had been hand delivered to five (5) separate Contractors, however only one company, Sun-Dawg Construction submitted a bid for the shelter. Jose Peru Concrete Service submitted a bid of Fifteen Thousand Two Hundred dollars (\$15,200) for the concrete plus an additional Twenty Nine Hundred dollars (\$2,900) for the brick wall. Mr. Holcomb asked the Board to consider a plan to move forward with the infrastructure only, the concrete, curb, gutter, brick wall, landscaped islands and relocate the flagpoles. Mr. Holcomb stated that the Town could seek more bids for the design of the shelter structure at a later time. **(Reference #3)**

Commissioner Marc Powell commented to wait until funds are available to have a nice structure.

Mayor Pro-Tem Jerry Beasley stated to move forward with phrase one, parking lot, concrete, wall and wait on the building structure.

**RESOLVED**, to move forward with phrase one, parking lot, concrete and wall.

**MOTION BY: MAYOR PRO-TEM JERRY BEASELY: SECOND BY: COMMISSIONER JOHN RAYNOR  
APPROVED, AYES (4), MAYOR PRO-TEM JERRY BEASELY, COMMISSIONERS POWELL, GILBERT AND RAYNOR  
NOES (0)**

**VII. NEW BUSINESS:**

A. 2020-21 Budget Calendar

Nick Holcomb presented the Budget Calendar for discussion and approval. (Reference #4)

**RESOLVED**, to approve 2020-2021 Budget Calendar.

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

B. HVAC Upstairs Offices

Nick Holcomb Town Manager presented quotes from three (3) companies to replace the existing unit which has a coil leak and the unit is 23 years old. Mr. Holcomb informed the Board of two (2) options.

1. Replacement of the air-handler from attic and the condenser from the roof and reconnect.
2. Replace the condenser and add two heads to each office, with each office having its own temperature control which should increase efficiency. (Reference #5)

**RESOLVED**, to go with low bid from J & M.

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

Commissioner Gilbert questioned which option would work best for the two offices and would having separate controls be more efficient.

*After discussion among the Board Mayor Pro-Tem Jerry Beasley retracted his motion.*

**RESOLVED**, to go with Polar Bear mini split unit.

**MOTION BY: COMMISSIONER JOHN RAYNOR: SECOND BY: COMMISSIONER KELVIN GILBERT**

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

**VIII. MANAGER & COMMITTEE REPORT:**

Nick Holcomb Town Manager updated the Board concerning the Abattoir Road water pressure issues. Mr. Holcomb stated that the Public Works Department have been figuring out what is in the ground, which Harnett County had been supportive, however now Harnett County Regional Water is requiring the Town of have an engineer to verify what is needed and be able to inform the Town and County with solutions to the pressure. Mr. Holcomb stated that LKC can assist with a comprehensive review which could be worked with the present budget.

Condemnation Update – Two houses on Lemon Street are gone, two more homes on Railroad Street posted condemned. Houses are both own by Harold Dixon, Dixon Living Trust. Meeting in Lillington with Harnett County to start the process on February 20, 2020.

Powell Bill Funds will be used to repair Johnson Street between Hardees and Dollar General, which will include storm drain, curbing and asphalt.

Chief Jeremy Hall presented stats from January 9 through February 13, 2020. Chief Hall updated on the unavailability of Dodge Chargers and presented an e-mail from Morgan Butler with Ilderton Dodge Chrysler in respect of no Dodge Chargers. (Reference #6)

Rodney Pleasant Public Works Director presented his report for the month of January 2020. (Reference #7)

Elizabeth Caudill Library Assistant presented Library report for the month of January 2020. (Reference #8)

Nick Holcomb Town Manager updated the Board with projects going on at the Park. Campbell Creates will be painting and working on the dugouts and the concession stand.

**IX. PUBLIC FORUM:**

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

**X. CLOSED SESSION:**

RESOLVED, to go into Closed Session pursuant to GS 143-318.11(a) (6).

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

Board moved into Closed Session at 7:46 p.m.

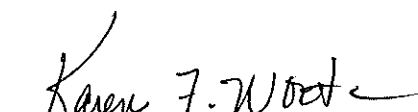
Board returned to Open Session at 8:47 p.m.


**XI. ADJOURN:**

RESOLVED, to adjourn meeting.

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

Meeting adjourned at 8:49 p.m.

  
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Karen F. Wooten, Town Clerk

  
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Chris Coats, Mayor