

TOWN OF COATS
Board of Commissioners
May 13, 2021
OFFICIAL MINUTES

I. ABSTRACT:

A scheduled meeting of the Board of Commissioners held on May 13, 2021 in the Board of Commissioners' Meeting Room at Coats Town Hall. The Board exercised social distancing, with five Board members, Town Manager Nick Holcomb and Town Clerk Karen Wooten.

II. ROLL CALL:

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

Commissioner Allen Mosby was absent.

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

IV. APPROVAL OF CONSENT AGENDA:

Town Manager Nick Holcomb informed the Board of a transfer of funds from the Police Department to the School Resource Department to cover salaries due to the personnel changes.

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, RAYNOR AND GILBERT
NOES (0)**

V. PUBLIC HEARINGS:

A. Public Hearing for Annexation & Rezoning – Delma Grimes

Nick Holcomb Town Manager informed the Board that the Public Hearing was advertise for April 8, 2021. Mr. Holcomb asked for an open Public Hearing and to accept the voluntary annexation and rezoning from RA to R-20 In-Town Residential for the Delma Grimes and South Lincoln St. Mr. Holcomb presented an Ordinance to Extend the Corporate Limits of the Town of Coats, North Carolina- Ordinance Number AN29. Michelle Pleasant, property owner, requested voluntary annexation. **(Reference #1)**

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

RESOLVED, to approve and accept Voluntary Annexation and Rezoning from RA to R-20.

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

B. Public Hearing for Ordinance Amendment – Nuisance Violation

Nick Holcomb Town Manager informed that this Nuisance Ordinance Amendment provides more protection and clarification for the Town when working on enforcement with nuisance properties. **(Reference #2)**

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

RESOLVED, to approve Nuisances Ordinance Amendment.

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

Commissioner Gilbert stated to be careful in judgement pertaining to properties that may be different from other's opinions.

Commissioner Powell questioned if this amendment can be addressed and changed if needed in the future, which Nick Holcomb Town Manager replied yes.

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

C. Public Hearing for Rezoning – 249 Hwy 27

Walter Weeks Planning Board Chairman informed the Board that the property requested to rezone is presently zoned C-3 due to a restaurant's plan to develop that did not happen. This property previously was zoned residential. With commercial to the left of property and residential to the right of property, this is consistent with the Future Land Use Plan, which includes high destiny development. Mr. Weeks stated that the Planning Board asked for approval to rezone as R6 and asked for future zoning as R6-ND and R6-RD. Mr. Weeks mentioned the protection for the Town with new development is to have restricted covenants, which would require changes in zoning ordinances. Mr. Weeks confirmed that this would not allow for mobile homes. **(Reference #3)**

Commissioner Gilbert questioned if anyone on the Planning Board lived near this property. Mr. Weeks replied that Vice Chairman Robert Barefoot, who is one of the developers for this property has abstained from any discussion and voting pertaining to this decision. Mr. Weeks confirmed that there is no knowledge that anyone on the Planning Board lives in this area.

Mayor Coats opened Public Hearing for rezoning of 249 Hwy 27 and hearing no one closed Public Hearing.

Mayor Pro-Tem Jerry Beasley expressed concerned with approving the present R6 zoning, which at this time would allow for doublewide mobile homes.

Discussion among the Board if approval for R6 rezoning to include subject to the proposed R6 changes would be the best actions to take or to wait until the R6 changes are approve and then rezone the property. Mayor Pro-Tem Jerry Beasley asked Lee Smith and Robert Barefoot with T & L Coats LLC if waiting until June for approval would affect their decision to move forward with their plans.

Mr. Lee Smith stated that one builder would develop the entire property; buffers will comply with the Town's requirements. Mr. Smith stated that DOT is requiring turning lanes and the period to begin construction will rely on Harnett County for the sewer project and asked the Board to be active in pressing the County's cooperation.

Nick Holcomb Town Manager stated that he is in favor of the R6 rezoning, however the Town's Attorney Alton Bain advices that we table this decision to June's meeting. Mr. Holcomb stated that this would allow the Board to approve the amended R6 zoning.

Alton Bain Town Attorney informed the Board that he objects to voting for something that does not exist and instructs the Board to table and revisit next month.

RESOLVED, to Table Rezoning Request for 246 Hwy 27.

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

NOES (0)

VI. NEW BUSINESS:

A. Presentation of Proposed Budget and Set Public Hearing for Adoption of 2021-2022 Budget Ordinance.

Nick Holcomb Town Manager presented the proposed 2021-2022 budget and highlighted line items that the Board instructed to address in this 2021-2022 budget. (Reference # 4)

1. Starting salaries for Police Officers at \$35,000
2. Public Works salary increases based on certifications.
3. Demolition properties and Development Ordinances
4. Vehicles – Police Department and Streets
5. No increases on water/garbage rates

Nick Holcomb requested the Board to set Public Hearing for June 10, 2021

Mayor Pro-Tem Jerry Beasley stated he appreciated Town Manager Nick Holcomb and Town Clerk Karen Wooten for their work on the budget and addressing all the interest from the Board.

RESOLVED, to set Public Hearing for June 10, 2021.

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

B. Set Public Hearing for 160D Zoning and Subdivision Ordinance

Nick Holcomb Town Manager updated the Board of the changes to the Town's Zoning and Subdivision Ordinances, 160D mandated by the State. Mr. Holcomb stated that the updated zoning ordinances include changes that have not worked for the best interest of the Town. Mr. Holcomb highlighted changes pertaining to Subdivision Regulations, Zoning Ordinance, R-6 RD for High Density Residential Redevelopment and R-6 ND for High Density Residential New Development. Mr. Holcomb stated that with these changes manufactured housing not allowed. (Reference # 5)

Commissioner John Raynor questioned the change on the Board of Adjustment, which Nick Holcomb Town Manager informed Board that the Board of Adjustment changed to Five (5) members of the Planning Board with two (2) Planning Board alternates. No Commissioner will be on the Board of Adjustment.

RESOLVED, to set Public Hearing for 160D and Zoning and Subdivision Ordinance changes.

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

C. Resolution Authorizing Harnett Enforcement Ordinance – School Bus Traffic Violations.

Nick Holcomb Town Manager asked the Board to approve Resolution of an automated school bus safety camera. The Resolution has to be approved for this to be enforceable criminal penalties or civil enforceable with the Town of Coats. **(Reference # 6)**

RESOLVED, to approve Resolution Authorizing Enforcement of Harnett Ordinance for Civil Enforcement of NC GS 20-217 in the Town of Coats.

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

D. Budget Amendment for Management Expenditures

Nick Holcomb Town Manager presented a Budget Amendment for the purchase of 20 Christmas Lights for Ten Thousand Dollars (\$10,000) and a Generator for the Public Works Building for Fifteen Thousand Dollars (\$15,000). Mr. Holcomb stated if any interest for both or either, however funds are available after receiving the Covid Relief Funds earlier this year. Mr. Holcomb explained that the Cares Act funds placed in the miscellaneous revenue when received, however instructions are to show this in a separate revenue line item. Mr. Holcomb commented that the expenditures request increases unappropriated. **(Reference # 7)**

Mayor Pro-Tem Jerry Beasley questioned the transaction and suggested to find the funds out of the current budget departments.

Nick Holcomb Town Manager asked the Board to discuss if either of the requested items are of interest to the Board.

Commissioner Gilbert was surprised that we could purchase twenty (20) lights for Ten Thousand and was in favor of purchasing the lights.

Commissioner Powell expressed that the generator would be helpful during power outage at the fuel tank and more critical for the Town.

Commissioner John Raynor felt that the generator would be more important for the Police Department and Public Works Department.

Mayor Pro-Tem Jerry Beasley suggested tabling the budget amendment request to the June meeting.

Commissioner John Raynor asked for specs on the generator.

RESOLVED, to table Budget Amendment for Expenditures.

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

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

VII. MANAGER AND COMMITTEE REPORT:

Nick Holcomb Town Manager updated on the following:

1. Reports from Engineering and Contractors for the Johnston Street project – July/August
2. ARP Funds around Seven Hundred Thousand (\$700,000) can be set up for a Capital Project Fund
3. Library closed next week for new shelving and painting.
4. Police Department control traffic due to gas shortage.

Rodney Pleasant Public Works Director presented his report for the month of April. Mr. Pleasant confirmed to Commissioner Gilbert that he is full staff.

Nick Holcomb Town Manager informed the Board that the Police Department controlled traffic due to the gas shortage and the department staffed with six (6) out of seven (7) officers. Mr. Holcomb confirmed to Mayor Pro-Tem Jerry Beasley that the 2021/2022 budget has expenditures for seven (7) officers.

VIII. PUBLIC FORUM:

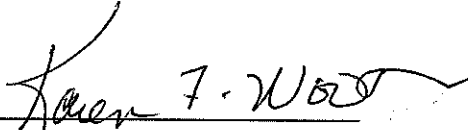
Mayor Coats opened Public Forum and hearing no one closed Public Forum.

IX. ADJOURN:

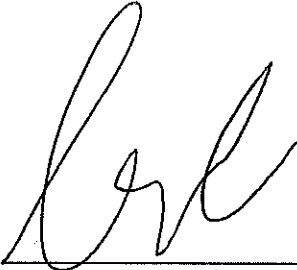
RESOLVED, to adjourn meeting.

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

Meeting adjourned at 8:25 p.m.



Karen F. Wooten, Town Clerk



Chris Coats, Mayor