

TOWN OF COATS
Board of Commissioners
Thursday, March 10, 2022
Official Minutes

The Town of Coats Board of Commissioners met in regular session on Thursday, March 10, 2022 at 7:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

Members Present:

Mayor Chris Coats
Mayor Pro-Tem Jerry Beasley
Commissioner Kelvin Gilbert
Commissioner Shirley Allen
Commissioner Marc Powell

Staff Present:

Nick Holcomb, Town Manager
Alton Bain, Town Attorney
Connie Lassiter, Finance Director/Town Clerk
Ken Storicks, Chief of Police
Rodney Pleasant, Public Works Director
Mike Collins, Parks & Recreation Director

Members Absent:

Commissioner Allen Mosby

Staff Absent:

Teresa Brown, Library Director

I. CALL TO ORDER

A quorum being present, Mayor Chris 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 the agenda by adding Item E. Chamber Proposal under Section IV New Business.

RESOLVED, to approve agenda as amended.

MOTION BY: Commissioner Kelvin Gilbert, SECOND BY: Commissioner Shirley Allen

APPROVED: 4-0, unanimously approved

II. CONSENT AGENDA

- A. Approval of Minutes – February 10, 2022 Regular Meeting
- B. Approval of Attorney Bill – Services Rendered February 1-28, 2022
- C. Review of Financial Statement
- D. Approval of Withers Ravenel – Pay Request #4 (Reference #1)
- E. Approval of Core & Main Pay Request for Water Meter Materials (Reference #2)
- F. Approval of Powell Bill Budget Amendment #1 (Reference #3)
- G. Approval of Cemetery Plots Section C, Lot 189 & Lot 190 purchase (Reference #4)

RESOLVED, to approve Consent Agenda.

MOTION BY: Commissioner Kelvin Gilbert, SECOND BY: Mayor Pro-Tem Jerry Beasley

APPROVED: 4-0, unanimously approved

III. PUBLIC HEARING

A. Rezoning & Annexation Request – McLean Tract

Mayor Coats opened the Public Hearing on the rezoning and annexation request for the McLean Tract.

Town Manager Nick Holcomb explained that this public hearing will run concurrently for the rezoning and annexation request of a 78.21 acre tract at 765 Brick Mill Road which will change from R-A Residential Agriculture to R-6 ND (New Development) with Conditional Zoning. The proposed conditions being as follows:

1. A voluntary Open Space dedication of not less than 10 acres
2. Developer will utilize two (2) building lot sizes with frontage widths of 60' and 80'; depths will be 125' and 150' respectively with variance allowance of 17%
3. 80' lots will abut the length of Brick Mill Road frontage and act as a transition buffer to the interior lots
4. Total developable lot count will be capped at 156

Mayor Coats asked if there was anyone in attendance that wished to speak on the matter.

Eric and Sally Benson of 435 Fleming Road thanked the developer for answering their questions before the meeting started as well as Nick Holcomb for addressing their questions for the two weeks prior to the meeting.

Max Matthews Jr. of 1778 Clay Hill Road expressed his desire for an impact study of the traffic on Brick Mill Road. He feels that the current road is extremely narrow which may cause a hazard with an increase in traffic.

Mayor Coats closed the Public Hearing on the rezoning and annexation request for the McLean Tract after hearing no one else.

IV. NEW BUSINESS

A. Rezoning Request – McLean Tract

Town Manager Nick Holcomb stated that he would be glad to answer any questions from the board and that the Planning Board Chairman, Walter Weeks, as well as the developer and engineer were present to address questions. Mr. Holcomb asked Mr. Weeks to present the Planning Board recommendation for this request.

Walter Weeks, Planning Board Chairman, mentioned that he and one other planning board member abstained from voting on this matter because of family relationships to people that owned property adjacent to or near by the property being discussed. Mr. Weeks stated that the Planning Board recognized that this request is consistent with the current Land Use Plan.

Nick Holcomb emphasized the recommendation was based on the Consistency Statement characteristics of residential density 3-6 units per acre of developed property, a range of lot size, organized around a public space, proximity to existing urban services as there is a 6" public water available and sewer available.

Tim Sivers, Landscape Architect with Horvath Associates, stated that a traffic analysis was in the process of being completed. Mr. Sivers mentioned that as of now it looked like the access points will serve as a Level Service B, and NCDOT will provide recommendations that will be followed.

RESOLVED, to approve the rezoning request from R-A Residential Agriculture to R-6 ND (New Development) Conditional Zoning.

MOTION BY: Mayor Pro-Tem Jerry Beasley, SECOND BY: Commissioner Marc Powell
APPROVED: 4-0, unanimously approved

B. Annexation Request – McLean Tract

Town Manager Nick Holcomb introduced Ordinance Number AN-30 with the official language of the parcel identification and described territory. Mr. Holcomb commented that it does encompass Brick Mill Road. Annexation is needed to provide services to the development. (Reference #5)

RESOLVED, to approve the annexation request.

MOTION BY: Mayor Pro-Tem Jerry Beasley, SECOND BY: Commissioner Shirley Allen
APPROVED: 4-0, unanimously approved

C. Utility Patching Pay Request

Town Manager Nick Holcomb stated that over the past two years there have been approximately 10 utility cuts that require repaving. Rodney Pleasant contacted Patterson Paving for a quote after request for bids received no response. Patterson paving has contract with Harnett Regional Water to all of their patching when they receive their list, so they treated us the same way and did patching when Rodney sent his list for a quote. Board approval is required for payment. (Reference #6)

RESOLVED, to approve payment to Patterson Paving.

MOTION BY: Commissioner Marc Powell, SECOND BY: Commissioner Kelvin Gilbert
APPROVED: 4-0, unanimously approved

D. Solid Waste Bids

Town Manager Nick Holcomb stated that the current solid waste contract is with Waste Management which began July 1, 2017 and ends June 30, 2022. A Request for Proposal (RFP) for collection and disposal of residential solid waste and residential recyclables was advertised and sent to three contractors that expressed interest. On March 4th, the three contractors were present for a public bid opening as bids were read aloud with no disagreement among parties. Mr. Holcomb asked that the board make selection, and he would meet with attorney to go over liability insurance and performance bond. Waste Industries (GFL), Carolina Trash & Septic and Waste Management submitted bids, and all three contractors appear to have met the requirements outlined in the RFP. Mr. Holcomb brought to the boards' attention the bid breakdown that was included in the agenda packet (Reference #7), and asked if the board had any questions.

Mayor Pro-Tem Beasley asked the location of each of the contractors to which Mr. Holcomb responded with locations as follows: Waste Industries – Garner, NC; Waste Management – Sanford, NC; Carolina Trash & Septic – Angier, NC.

Commissioner Marc Powell inquired if recycling would be every week to which Mr. Holcomb replied that recycling should be biweekly.

Commissioner Kelvin Gilbert asked if we could select pickup date. Mr. Holcomb indicated that he thinks Monday works well, and he doesn't think any of the three contractors would not allow for Monday.

Commissioner Shirley Allen mentioned situations of discounted rates or no rate like at the Center and wanted to know if that would be treated the same. Mr. Holcomb said that is something to point out that currently there is no charge to the Town for dumpsters and that all three contractors put a cost causing an increase to the Town.

Commissioner Gilbert asked would we have any leverage with current fuel situation with the contract. Mr. Holcomb stated that the RFP is built so that on a yearly basis the contractor can increase up to 5%.

RESOLVED, to award contract to Carolina Trash & Septic.

**MOTION BY: Mayor Pro-Tem Jerry Beasley, SECOND BY: Commissioner Marc Powell
APPROVED: 4-0, unanimously approved**

E. Chamber Proposal

Tricia Bristow, Coats Chamber of Commerce Director, and Hazel Stephenson, Chamber Board Member, appeared before the board with two requests.

The first request was to ask the board for a decision regarding the party planned for the Chamber's 40th Anniversary and Grand Re-opening at a new location. The event will be held on Wednesday, April 20th from 6:00 p.m. until 9:00 p.m. with the ribbon cutting taking place at 7:00 p.m. Ms. Bristow presented two plans to the board as follows:

Plan A: Close Main Street from 5:00 p.m. to 9:00 p.m. to allow for setup and party with tables setup for eating on the street and possibly dancing

Plan B: Move everything to the sidewalks but would need police assistance for traffic during ribbon cutting in order to get pictures

The second request was in regards to the Chamber Banquet on Thursday, May 19th with a rain date of Monday, May 23rd. Ms. Bristow presented three plans to the board as follows:

Plan A: Coats Community Building parking lot; would need police to help with traffic and parking

Plan B: Farmers Corner; would need use of hallway bathrooms and help with traffic and parking

Plan C: Close Main Street from 1:00 p.m. to 10:00 p.m.

Ms. Barstow stated that she listed Plan C because it was a motion made in the Chamber board meeting, but she realizes it would be the hardest plan to accomplish because of closing the street so early in the day. Ms. Bristow asked which of the plans the board would like for her to pursue for each event.

Commissioner Beasley noted regarding the first request for Plan A that Main Street was a State maintained highway and there was a potential for complaints from shutting it down too often, and thinks Plan B would be better. Commissioner Beasley indicated that Plan A at the Community Building for the second request would be best due to septic issues that could occur with large crowd using hallway bathrooms in Plan B at Farmers Corner. Commissioner Beasley expressed a desire to get away from closing Main Street other than Farmer's Day as it is a State maintained highway.

Ms. Bristow encouraged the board to use an open mind about using Main Street because it does set a tone for the Town and brings excitement when used for a large activity.

Commissioner Gilbert offered that he sees no problem with using Main Street as it brings attention to our Town and goes along with our vision of the plans for Main Street. He believes it is a great idea for celebrating 40 years. Commissioner Gilbert asked that the board focus on the first request and then discuss the second request.

Commissioner Allen asked how we know if it is legal to shut down street. Town Manager Nick Holcomb stated that every street closure request goes before the board because the DOT wants to see if there is an incident that the Town formally closed the street which reduces liability on DOT and referred to Police Chief Ken Storicks. Chief Storicks agreed that the DOT wants a letter that the Town formally approved to close the street.

Commissioner Gilbert emphasized that we run that risk every time we close the street.

Commissioner Powell asked if the Chamber provides cleanup after events. Ms. Barstow indicated that the Chamber has relied heavily on the Town for help in the past, but they try not to take advantage. Commissioner Powell expressed the concerns of taxpayers that had been conveyed to him regarding paying overtime to Town employees for such things. Hazel Stephenson, Chamber Board Member, expressed her appreciation to the Public Works employees for their help with cleaning up.

Town Attorney Al Bain pointed out in regards to liability that there was a concept of Sovereign Immunity as far as the Town was concerned so the Town is technically not liable for damages. The limit would be the amount of insurance that you have.

Commissioner Allen asked if the Chamber carries insurance for every event, and Ms. Barstow answered yes. Commissioner Allen asked if the insurance covered injuries. Ms. Barstow stated the insurance covers injuries from accidents but doesn't cover injuries resulting from neglect.

A motion was made by Mayor Pro-Tem Jerry Beasley to approve Plan B for Item 1 and to approve Plan A for Item 2. The motion failed due to lack of a second.

RESOLVED, to approve Plan A for request of Chamber event on Wednesday, April 20th.

MOTION BY: Commissioner Kelvin Gilbert, SECOND BY: Commissioner Shirley Allen

APPROVED: Ayes (3) Commissioners Gilbert, Allen and Powell; Noes (1) Mayor Pro-Tem Beasley

Mayor Coats asked for discussion for the second request.

Ms. Barstow clarified that she did not want Plan C to be considered for her second request because of the extra time required for street to be closed.

Mayor Coats asked if the Chamber planned to get portable toilets since there was only one bathroom at the Community Building, and Ms. Barstow feels that they would need to get a couple.

Commissioner Powell commented that there would be more room at Community Building. Ms. Barstow wasn't sure about there being more room, but the Museum had agreed to the use of their parking lot and they were considering using shuttle.

RESOLVED, to approve Plan A for request regarding the Chamber Banquet on Thursday, May 19th.

MOTION BY: Commissioner Kelvin Gilbert, SECOND BY: Commissioner Shirley Allen

APPROVED: 4-0, unanimously approved

V. MANAGER AND COMMITTEE REPORT

Nick Holcomb, Town Manager, updated the Board on the following:

1. Planning Board close to completing work on Updated Unified Development Ordinance; plan to present to board at April 14 meeting to set Public Hearing for May 12
2. Downtown Streetscape final draft should be completed by March 24 and hope to have on April 14 agenda to adopt
3. Budget work sessions on Thursday, March 17 at 6 p.m. and Saturday, March 19 at 9 a.m.
4. Approval to give full \$70,000 of State Funds to the Chamber was conveyed to Budget Office but didn't happen; technical corrections went through today and as it is now \$30,000 goes to Chamber for renovating Community Center and \$40,000 goes to Town for Capital Improvement Program
5. Two (2) Bank CDs with First Federal Bank are expiring April 13 and April 15; Connie Lassiter, Finance Director, researched rates at three banks and recommends to roll over both CDs for 6 months at First Federal Bank as they have the current best rate of .3%.
6. Tax reevaluations letters should be going out March 24; this will be an important part of budget discussion
7. Commissioner Allen did a lot of work getting the word out on baseball and softball registration; we waived registration fee to get enough teams to prevent refunding everybody; we have two teams as least

Ken Storicks, Chief of Police presented the Police Department statistics for the month of February. Chief Storicks noted that his department assisted Harnett County with a case of multiple breaking and enterings by two brothers.

Chief Storicks informed the board that Dodge had shut down production and cancelled all orders which included the Dodge Durango on order with Ilderton Dodge. Chief Storicks indicated that he could not find a Durango at any North Carolina dealership with a police pack, but he was able to locate a new 2022

Dodge Durango with police pack at a Kentucky dealership for quoted price of \$35,796 which is approximately \$1,700 more than budgeted amount of \$34,086.

Chief Storicks presented two other options: one, a civilian model Durango with only rear wheel drive that was not pursuit rated for \$48,000; or two, waiting to order. Chief Storicks relayed that Dodge told him orders will open up in July or August without guarantee, and once orders are placed the date for receiving vehicle is not guaranteed.

Chief Storicks recommended purchasing from the Kentucky dealership and emphasized that the all-wheel drive vehicle was pursuit rated making it the better choice.

Mayor Coats asked if a formal motion was needed. Town Manager Nick Holcomb didn't think it was needed because it was replacing a wrecked vehicle for which the money was in the budget, and the Town Manager has authority for approval of out of state travel expense which would be \$300-\$500. Mr. Holcomb mentioned that he felt the circumstances warranted notifying the board of options for comments.

Mayor Pro-Tem commented that he thought Chief Storicks should get the vehicle located in Kentucky. Hearing no others, Chief Storicks notified the board that he would go next week to get vehicle from Kentucky dealership.

Rodney Pleasant, Public Works Director presented the Public Works Department statistics for the month of January.

Mayor Coats commented on the height change of stop sign at Carrie Street and Main Street. Mr. Pleasant noted that his department was working on getting all the stop signs in town the same height.

Mayor Pro-Tem Beasley asked if there was a list of others to contact for patch repairs instead of the one he was forced to contact. Mr. Pleasant replied that he hoped to piggy back off Harnett County contract with Patterson Paving because they are in this area often. Mayor Pro-Tem Beasley expressed concern over price of recent work for the Town. Mr. Pleasant commented that there is a minimum of he believed about \$888 for each patch, and he had discussed with Town Manager the need to make sure we had at least the minimum 100 square feet to pave before contacting them to come.

Commissioner Marc Powell asked if planning zone signs were still being replaced and noticed that there are still some that are hardly readable. Town Manager Nick Holcomb responded that four new ones were put up on the major highways coming in to town, but we could put up more on Abattoir and Ebenezer. Commissioner Powell specified the sign at Max's house on Carson Gregory Road looked beat up. Mr. Pleasant noted that he could work on that one.

Mike Collins, Parks and Recreation Director, thanked Commissioner Shirley Allen for her work on the baseball and softball registrations. Mr. Collins noted that basketball season had just finished. He informed the board that the park would be shut down one day this week because an exterminator was coming to address the fire ant problem at the park.

Mr. Collins announced that there would be three and possibly four T-Ball teams, two teams of 8U that would team up with Town of Lillington to play, six teams of Women's Softball, full for Co-Ed, and full for Men's League.

Mr. Collins noted that new mulch had been put around park and playground area.

VI. PUBLIC FORUM

Mayor Chris Coats opened the Public Forum.

Nick Zbeb, Waste Industries (GFL) General Manager, relayed that his company was close in regards to the awarding of solid waste contract on premise of proximity and could save money; asked to call their references.

Howard and Alex Babbitt, Owner of Carolina Trash & Septic, thanked the board for the opportunity to provide solid waste service and mentioned they service customers to the best of ability and don't let them down.


Mayor Chris Coats closed the Public Forum after hearing no one else.

VI. ADJOURN


RESOLVED, to adjourn.

**MOTION BY: Commissioner Marc Powell, SECOND BY: Commissioner Shirley Allen
APPROVED: 4-0, unanimously approved**

Meeting adjourned at 8:23 p.m.



Connie Lassiter, Town Clerk



Chris Coats, Mayor