

**TOWN OF COATS**  
**Board of Commissioners**  
**Thursday, October 9, 2025**

The Town of Coats Board of Commissioners met in regular session on Thursday, October 9, 2025 at 7:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

**Members Present:**

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

**Staff Present:**

Barbara Hollerand, Town Manager  
Connie Lassiter, Finance Director/Town Clerk  
Ken Storicks, Police Chief  
Wesley Blount, Public Works Director  
Sarah Goldsmith, Parks & Recreation Director

**Others Present:**

Alton Bain, Town Attorney

**CALL TO ORDER**

A quorum being present, Mayor Chris Coats called the meeting to order at 7:00 p.m.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Chris Coats delivered the invocation and led those in attendance in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Mayor Chris Coats called for a motion to move Item 2 under Public Hearing – 1380 Abattoir Road – The Stephens Center, Inc. – to the section between the consent agenda and the public comment.

**RESOLVED**, to approve the amended agenda.

**MOTION BY:** Mayor Pro Tem Marc Powell

**SECOND BY:** Commissioner Shirley Allen

**APPROVED:** Unanimously Approved

**CONSENT AGENDA**

**1. Approval of Minutes**

- March 27, 2025 Budget Work Session
- September 11, 2025 Regular Meeting

**2. Approval of Attorney Bill for Services Rendered September 1-30, 2025**

**RESOLVED**, to approve the consent agenda.

**MOTION BY:** Commissioner Kelvin Gilbert

**SECOND BY:** Mayor Pro Tem Marc Powell

**APPROVED:** Unanimously Approved

## **PUBLIC HEARING**

### **2. 1380 Abattoir Road – The Stephens Center, Inc**

- a. Ordinance AN-33 to extend the Corporate Limits – Voluntary Noncontiguous Annexation – 1380 Abattoir Road – The Stephens Center, Inc

**RESOLVED**, to defer the public hearing in consideration of Ordinance AN-33 – Voluntary Noncontiguous Annexation of The Stephens Center Inc. property at 1380 Abattoir Road with the clarification that a request would be off the table and subject to rescheduling the public hearing and being properly noticed.

**MOTION BY:** Mayor Pro Tem Marc Powell

**SECOND BY:** Commissioner Shirley Allen

**APPROVED:** Unanimously Approved

- b. Rezoning RZ 25-01 from Agricultural (AG) to Single-Family Residential 3 (SFR-3) with Traditional Neighborhood Development Overlay (TDNO) with Development Agreement on +/- 80.73 acres at 1380 Abattoir Rd for 135-home Stewart's Creek subdivision – The Stephens Center, Inc.

**RESOLVED**, to defer the public hearing and consideration of RZ-25-01 the rezoning of property at 1380 Abattoir Road with the clarification that the request would be off the table and subject to rescheduling the public hearing and being properly noticed.

**MOTION BY:** Commissioner Shirley Allen

**SECOND BY:** Commissioner Kelvin Gilbert

**APPROVED:** Unanimously Approved

## **PUBLIC COMMENTS**

Andy Cole, 1420 Abattoir Rd, spoke positively regarding the prayer prior to the meeting. He referred to the rezoning and annexation being a source of stress and anxiety, and hopefully instead of letting frustration divide individuals that time could be taken to look into things and better the Town.

Vikki Ingersoll, 30 N Railroad St, gave an update on Farmer's Day, mentioning it would begin the next day at 5:00pm and would end at 5:00pm Saturday. She emphasized that the event would happen rain or shine.

Gale Spears, 120 Gale Spears Dr, questioned the right-of-ways policy and said she would speak more on the matter in the near future.

Donna Denning, 189 E Jay St, expressed concern with the way Commissioners spoke during the prior month's meeting. She said she hoped they all could lead by example in the future and be careful how they addressed others in their comments.

Beth Holak, 1229 S Lincoln St, spoke regarding the Chamber of Commerce Arts & Crafts & Culinary Competition saying it had been canceled and hoped it could return next year.

## NEW BUSINESS

1. Request Approval of Quote for Emergency Repair of Storm Drains from Water Worx Services for \$22,960

Ms. Hollerand explained that the item was labeled an emergency item due to the severity of the issue. She went on to say five companies had been contacted but only had one provided a quote. She also mentioned that a budget amendment would need to be made to cover the expense.

Commissioner Monique Clegg-Warren questioned if other streets had been checked out. Public Works Director Wes Blount said there were other streets that needed repairs, but the pavement caving in on these two issues made them the priority.

Mayor Pro Tem Marc Powell commented that he had seen the one near Isabella Street and Lemon Street was in bad shape and questioned if there could be another fix. Mr. Blount replied that this company would permanently fix the issue, build the boxes, cement and pave so it wouldn't happen again.

Mayor Pro Tem Marc Powell questioned if it was endangering anyone. Mr. Blount responded that the one on Isabella Street was the most pertinent, and the one on N Ida Street also included the culvert splitting under the road. Commissioner Powell responded that he believed it had been that way for about 40 years, and he would like another quote.

**RESOLVED**, to table this until we can get a couple more quotes.

**MOTION BY:** Mayor Pro Tem Marc Powell

**SECOND BY:** Commissioner Shirley Allen

**APPROVED:** Ayes (4) Commissioner Jerry Beasley, Commissioner Shirley Allen, Mayor Pro Tem Marc Powell, Commissioner Monique Warren-Clegg;  
Noes (1) Commissioner Kelvin Gilbert

2. Request Approval for Budget Amendment 2025-3 for \$12,000 for Legal Fees

Town Manager Hollerand explained that staff had increased utilization of the legal services provided by the Town Attorney which had led to the \$8,000 budget being depleted. Additional funds from Fund Balance would need to be transferred to cover remaining estimated cost for the year.

**RESOLVED**, to accept the increase and budget adjustment.

**MOTION BY:** Commissioner Shirley Allen

**SECOND BY:** Commissioner Kelvin Gilbert

**APPROVED:** Unanimously Approved

## PUBLIC HEARING

1. Rezoning RZ 25-02 from Residential Main Street Transition (RMST) to Civic (CIV) on +/- 0.57 acres at 126 E. Jay St for church use – Christ Resurrected Church

Ms. Hollerand explained that this request was due to zoning maps from 2017-2019 classifying the parcel as R20 residential which did permit church use. However, in July 2022 when the map was updated and R20 went away, it changed the zoning to RMST which did not allow a church use.

Mayor Chris Coats opened the Public Hearing. Hearing no one, the Public Hearing was closed.

**RESOLVED**, to close the Public Hearing, hearing no one.

**MOTION BY:** Mayor Pro Tem Marc Powell

**SECOND BY:** Commissioner Shirley Allen

**APPROVED:** Unanimously Approved

**RESOLVED**, to approve the rezoning as Civic as presented. The request is in harmony with the zoning of the surrounding area and consistency with the Town's adopted plans.

**MOTION BY:** Mayor Pro Tem Marc Powell

**SECOND BY:** Commissioner Monique Warren-Clegg

**APPROVED:** Unanimously Approved

## **MANAGER UPDATE**

Ms. Hollerand gave the following updates:

- Economic Development Plan – 2 meetings left
- November 13<sup>th</sup> & 14<sup>th</sup> – Downtown Visioning – reuse of downtown buildings
- Launching new branding at Farmer's Day
- Work Session – October 30, 6:00pm-8:00pm

**RESOLVED**, to have the work session on October 30 from 6:00pm-8:00pm.

**MOTION BY:** Commissioner Kelvin Gilbert

**SECOND BY:** Commissioner Shirley Allen

**APPROVED:** Unanimously Approved

## **COMMISSIONERS COMMENTS**

Commissioner Shirley Allen asked about the Powell Bill. Finance Director Connie Lassiter said the first installment for this budget year was received in September. Commissioner Allen asked if there was a time frame on how quickly that needed to be spent. Ms. Lassiter noted the current year was budgeted for an expenditure, but the town was allowed to accumulate a certain amount in the fund based on a formula set by NCDOT of previous years' allocations and did not believe the town was in danger of the limit.

Ms. Hollerand commented that she would like to have a pavement condition study to look at all roads.

Mayor Pro Tem questioned if the Public Works Director could be helpful in determining which roads would need paving. Ms. Hollerand responded that Public Works was limited on time and expertise in that area. She also pointed out that there would be nothing to fall back on or justify as to why some roads may be fixed sooner than others.

Commissioner Kelvin Gilbert asked how long it would be before Ms. Hollerand brought information forward regarding the pavement study. She responded she could do that within the next 60 days.

Commissioner Gilbert asked if a time line could be set on when Commissioners would receive more quotes regarding the storm drain repairs. Mr. Blount said he would reach back out and give an update at the next meeting. Mayor Coats asked how long it took from the beginning of the process to getting the quote, to which Mr. Blount responded he reached out at the end of August and had the quote the first week of September.

Commissioner Gilbert inquired about the dip in the road at the park. Mr. Blount said he spoke with Mr. Randolph, Harnett County's head of Sewer, who agreed the dip was caused by the sewer there and that the County would fix it; however there was no time frame given.

Commissioner Gilbert asked Parks and Recreation Director Sarah Goldsmith if she was able to get more quotes on the paving at the park. She said she had received one additional quote that came in about \$2,000 higher than the original. She said she was still trying to get a third. Commissioner Gilbert thanked Ms. Goldsmith for her effort.

### **ADJOURNMENT**

Mayor Chris Coats called for a motion to adjourn.

**RESOLVED**, to adjourn the meeting.

**MOTION BY:** Mayor Pro Tem Marc Powell

**SECOND BY:** Commissioner Kelvin Gilbert

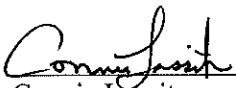
**APPROVED:** Unanimously Approved

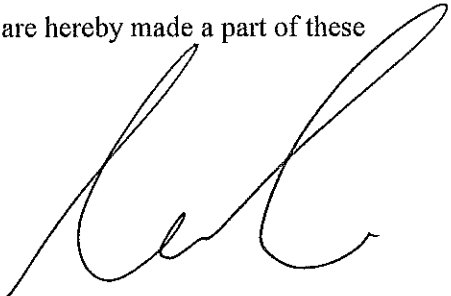
Meeting adjourned at 7:47 p.m.

The attached documents of reference are incorporated herewith and are hereby made a part of these minutes.

**Minutes prepared by Deputy Clerk Mikayla Johnson.**

ATTEST:

  
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Connie Lassiter  
Finance Director/Town Clerk

  
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Chris Coats  
Mayor