

**TOWN OF COATS**  
**Board of Commissioners**  
**Thursday, August 11, 2022**  
**Official Minutes**

The Town of Coats Board of Commissioners met in regular session on Thursday, August 11, 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 Shirley Allen  
Commissioner Kelvin Gilbert  
Commissioner Allen Mosby  
Commissioner Marc Powell

**Staff Present:**

Nick Holcomb, Town Manager  
Alton Bain, Town Attorney  
Connie Lassiter, Finance Director/Town Clerk  
Mike Collins, Parks and Recreation 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.

**RESOLVED**, to approve Agenda as amended.

**MOTION BY: Commissioner Kelvin Gilbert, SECOND BY: Commissioner Shirley Allen**  
**APPROVED: 5-0, unanimously approved**

**II. CONSENT AGENDA**

- A. Approval of Minutes – July 14, 2022, Regular Meeting
- B. Approval of Attorney Bill – Services Rendered July 1-31, 2022
- C. Approval of Cemetery Plot Section C-622 Sale (**Reference 1**)

**RESOLVED**, to approve Consent Agenda.

**MOTION BY: Commissioner Marc Powell, SECOND BY: Commissioner Allen Mosby**  
**APPROVED: 5-0, unanimously approved**

**III. PUBLIC FORUM**

Mayor Chris Coats opened the Public Forum; and after hearing no one, Mayor Coats closed the Public Forum.

**IV. PUBLIC HEARING on BILLBOARD ADVERTISING**

Mayor Chris Coats opened the Public Hearing.

Nick Holcomb, Town Manager, commented that it was a very confusing presentation at the last meeting on the piece of the UDO regarding billboard advertising. Mr. Holcomb went on to explain that confusion arose from the way some of the sections were labeled and that many of the Commissioners requested to reconsider vote after the meeting because of the confusion. Town Manager Holcomb stated after

discussing with the attorney and the consultant that this probably could have been done through a motion to reconsider last month's motion that the cleanest and safest way to handle this would be to have the first zoning text amendment to the UDO that was approved last month. Town Manager Holcomb explained the text amendment would mean no new billboards.

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

## V. NEW BUSINESS

### A. Zoning Text Amendment: Off-premises Billboard Signs 17.5(k)

Nick Holcomb, Town Manager communicated to the board that adopting the text amendment would prevent any new billboards and was what the consultant recommended. Town Manager Holcomb explained that under this text amendment that the four existing billboards could be moved or replaced anywhere within the agricultural district, but there could never be any new ones added. **(Reference 2)**

**RESOLVED**, to approve the zoning text amendment as provided by consultant.

**MOTION BY: Commissioner Marc Powell, SECOND BY: Mayor Pro-Tem Jerry Beasley**  
**APPROVED: 5-0, unanimously approved**

### B. 27 E Main Street Rental Lease Agreement

Town Manager Nick Holcomb stated that the library consolidation agreement was approved last month and was official as of August 1. Town Manager Holcomb relayed that a lease agreement was needed due to the County operated library using the space of a Town owned building and that the Town's attorney had reviewed the agreement. Town Manager Holcomb mentioned that the agreement was for a three-year term that would automatically renew for three more years; twelve month written notice of termination by either party; County pays \$0 rent but is responsible for utilities and cleaning; the Town would maintain roof, floors, HVAC, electrical, lighting, inspect fire extinguishers and replace air filters. **(Reference 3)**

Mayor Pro-Tem Jerry Beasley expressed concern over who would have access to the library, in particular the fire department in case of emergency. Town Manager Holcomb specified that he would meet with the County maintenance person to discuss as well as the fire department.

Commissioner Shirley Allen asked if the space the Chamber used was now the library space and if it could be leased out. Town Manager Nick Holcomb replied that the space was part of the library and could not be leased out to anyone else.

**RESOLVED**, to approve the lease agreement as presented.

**MOTION BY: Commissioner Allen Mosby, SECOND BY: Commissioner Kelvin Gilbert**  
**APPROVED: 5-0, unanimously approved**

## VI. MANAGER AND COMMITTEE REPORT

Town Manager Nick Holcomb informed the Board that the County GIS staff had asked for a vote to allow them to make an update on the zoning map to color in gray for Coat's right-of-way layer on the roads which are now blank for their system's algorithm to work.

**RESOLVED**, to approve the right-of-way layer for county mapping.

**MOTION BY: Commissioner Allen Mosby, SECOND BY: Commissioner Shirley Allen  
APPROVED: 5-0, unanimously approved**

Town Manager updated the board on the following:

- Water Infrastructure Plan – RFP out for on call services with engineers to have in September for vote
- Zoning
  - Brick Mill Rd Subdivision will potentially having preliminary plat approved at September Planning Board Meeting
  - Messer Property on Hwy 27 is on the list for Harnett County sewer
  - Brick Mill Rd Subdivision and Messer Property are both vested under old ordinance
  - Lauder 50-acre property on Hwy 27 making request under new ordinance SFR3 with traditional neighborhood zoning; potential Planning Board recommendation in September
- Fall Capital Plan Work Session – need to plan for items such as park, uptown park with retention pond and downtown plan to set priorities

Mayor Chris Coats recommended recessing the September meeting and having the work session the following Thursday. Mayor Coats mentioned that Senator Jim Burgin and Representative Howard Penny had expressed that they want shovel ready projects approved by the Board with engineered plans.

Mike Collins, Parks and Recreation Director, introduced the newly hired full time employee, Johnny Daniels. Mr. Collins expressed that he was doing a super job and puts pride in his work. Mr. Daniels addressed the Board and pledged to give 110% and turn the park around.

Mayor Pro-Tem Jerry Beasley asked if all the ARP monies had been received. Town Manager Nick Holcomb replied that the final payment was received in early August.

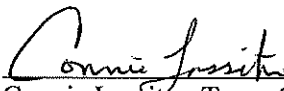
Commissioner Allen Mosby commented that it would be nice to still receive updates on happenings in the library even though it was no longer operated by the Town. Town Manager Nick Holcomb responded that he would ask Teresa Brown to continue giving a monthly report to be included in the agenda packet.


## VII. ADJOURN

**RESOLVED**, to adjourn.

**MOTION BY: Commissioner Allen Mosby, SECOND BY: Commissioner Marc Powell  
APPROVED: 5-0, unanimously approved**

Meeting adjourned at 7:50 p.m.

  
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Connie Lassiter, Town Clerk

  
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Chris Coats, Mayor