

TOWN OF COATS
Board of Commissioners
Thursday, August 12, 2024
Official Minutes

The Town of Coats Board of Commissioners met in rescheduled regular session on Thursday, August 12, 2024 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 Jerry Beasley
Commissioner Kelvin Gilbert
Commissioner Shirley Allen

Others Present:

Nick Holcomb, Town Manager
Connie Lassiter, Finance Director/Town Clerk
Rodney Pleasant, Public Works Director
Ken Storicks, Police Chief
Mark Whitman, Parks and Recreation Director
Al Bain, Town Attorney

I. CALL TO ORDER

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

A. Invocation & Pledge

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

B. Approval of Agenda

RESOLVED, to approve the agenda.

MOTION BY: Mayor Pro Tem Marc Powell

SECOND BY: Commissioner Shirley Allen

APPROVED: Unanimously Approved

II. CONSENT AGENDA

A. Approval of Minutes – July 11, 2024

B. Approval of Attorney Bill – Services Rendered July 1-31, 2024

C. Approval of Flexible Benefit Plan Document & Summary Plan Description for IRS Section 125 POP Compliance

RESOLVED, to approve Consent Agenda.

MOTION BY: Commissioner Kelvin Gilbert

SECOND BY: Mayor Pro Tem Marc Powell

APPROVED: Unanimously Approved

III. PROCLAMATION

Gayle Johnson Sorrell was recognized by proclamation for her years of service and dedication to the Coats Museum.

IV. NEW BUSINESS

A. Library Lease Tenant Improvements

Teresa Brown, Harnett County-Coats Library Director, gave a presentation on proposed renovations to the library which would enhance the facility's functionality and accommodate a growing demand for community activities. Ms. Brown announced that Harnett County would cover the cost of the renovations. She asked for approval by the Town of Coats to proceed with the renovations on the town owned building.

Members of the board questioned the length of time to complete renovations and if the library would be closed during that time. Ms. Brown responded that renovations would take approximately two weeks and that the library would remain open during the renovation.

RESOLVED, to approve the library renovation.

MOTION BY: Commissioner Kelvin Gilbert

SECOND BY: Commissioner Shirley Allen

APPROVED: Unanimously Approved

B. ARP Policy Adoptions

Town Manager Nick Holcomb explained that although several policies were adopted as part of the Town's allotted Federal ARP package, there were some policies that did not apply to the revenue replacement category. Additional policies were needed for the State ARP allocation of the \$1 Million earmark for the waterline project as follows:

- Internal Control – Coats will expend ARP award funds in compliance with laws and regulations
- Procurement/Purchasing Policy – Guide for purchasing materials and services
- Property Management – Guide for recordkeeping and disposal of property, supplies or equipment purchased

Mr. Holcomb informed the board that sample policies from the School of Government and the Mid-Carolina COG had been utilized in developing the proposed policies. He acknowledged that the draft version had been submitted to NC DEQ to meet the July 19th deadline. Mr. Holcomb asked that the board approve the policies or adopt as a draft and outline recommended changes for staff to begin making revisions.

RESOLVED, to approve policies.

MOTION BY: Mayor Pro Tem Marc Powell

SECOND BY: Commissioner Shirley Allen

APPROVED: Unanimously Approved

C. Street Resurfacing Priority

Nick Holcomb, Town Manager, presented potential streets for repaving based off comments from the board and recommendations by Public Works with estimated costs based off last year's lowest bid plus 10% increase as follows:

Street	Approximate Distance	Cost Estimate
S Isabella (Main to South)	1,760'	\$44,000
E Washington (Railroad to S Lincoln)	1,600'	\$40,000
E Jay & N McLean intersection	400'	\$10,000
S Carrie (Crawford to W Hamer)	1,350'	\$33,750
Whippoorwill and Marlin	2,560'	\$80,000

Mr. Holcomb asked the board to select a combination of the proposed streets or any other street for the purpose of getting quotes for resurfacing. He noted that \$80,000 was budgeted for street resurfacing.

Commissioner Shirley Allen recommended Isabella and Carrie for consideration. Mayor Pro Tem Marc Powell indicated that there were rough sections on Washington St.

Commissioner Kelvin Gilbert emphasized the need to repair spots in town due to cuts in the asphalt for water line repairs. Town Manager Holcomb explained that Powell Bill funds could not be used for utility cut repairs, but there were monies available in a water fund line item to be used for such repairs. Public Works Director Rodney Pleasant commented that it was difficult to get paving contractors to come out to do such small repairs. Commissioner Gilbert inquired about getting those repairs done in conjunction with the street repaving.

Commissioner Gilbert expressed his concern that some of the worst streets in low income areas were overlooked because of low travel. Commissioner Shirley Allen asked if the road going into the trailer park (Honeycutt) was the area Commissioner Gilbert had in mind, and he confirmed.

Mayor Pro Tem Marc Powell asked for the opinion of Public Works on the streets most in need. Public Works Director Rodney Pleasant suggested Isabella and Washington.

RESOLVED, to have Town Manager get quotes for S Isabella, E Washington and Honeycutt.

MOTION BY: Commissioner Kelvin Gilbert

SECOND BY: Commissioner Shirley Allen

APPROVED: Unanimously Approved

D. Minor Subdivision Water Connection

Town Manager Nick Holcomb introduced the request to allow water connection for a minor subdivision at 541 Delma Grimes Rd zoned as Agricultural with conforming 6 lots of 1.5 acre lot size. The Planning Board recommended allowing connection of water without annexation after weighing the potential issues that the private driveway could create in terms of road maintenance and trash service. The town would be paid for the taps, and customers would be charged the outside, double rate. The developer would be required to install a 2" waterline extension and a dedicated easement to allow for town maintenance of waterline without responsibility for the private driveway.

RESOLVED, to allow connection of water without requiring annexation.

MOTION BY: Mayor Pro Tem Marc Powell

SECOND BY: Commissioner Shirley Allen

APPROVED: Unanimously Approved

E. Commissioner Vacancy

The search for town residents with an interest in filling the commissioner seat left vacant after the resignation of Commissioner Allen Mosby which included placing an ad in the paper resulted in two applicants, Don Plessinger and Nicholas Weeks. Town Manager Nick Holcomb commented that a third application from Monique Clegg was received after the agenda packet went out that was given to the board just prior to the meeting.

Mayor Chris Coats and Mayor Pro Tem Marc Powell requested that the applicants be given the opportunity to speak before the board made a decision. Commissioner Kelvin Gilbert emphasized the importance of being able to attend all meetings and that the candidates be sure it wouldn't be an interference in their regular life.

All three applicants were present and each stood to introduce themselves and expressed their desire to serve as a commissioner.

Don Plessinger stated that he currently served on the Planning Board, but really wanted to be on the Board of Commissioners adding that he ran for election last year. He remarked that the Town of Coats was a large part of his life especially since his retirement. He noted that he had only missed one meeting since serving on the Planning Board due to the death of his mother.

Nicholas Weeks summarized his career path which led to his current position as the Principal of Coats-Erwin Middle School since moving to Coats in the year of 2012. He mentioned that one of his purposes in life was to have a great impact on his community, and he believed that being involved in education and serving as a council person was a great way to achieve that purpose.

Monique Clegg introduced herself as having thirteen years of service working in Harnett County Schools. She expressed that she wanted to serve the community in the position of Commissioner and be a voice for the lower income people of the town such as in the case mentioned previously tonight regarding paving on Honeycutt.

The board made a selection by ballot for their choice in filling the seat left vacant due to the resignation of Commissioner Allen Mosby.

RESOLVED, by written ballot to appoint Monique Clegg to fill the remainder of the term of resigned Commissioner Allen Mosby.

APPROVED: Two (2) votes for Monique Clegg by Commissioners Kelvin Gilbert and Jerry Beasley; One (1) vote for Nicholas Weeks by Commissioner Shirley Allen; One (1) vote for Don Plessinger by Mayor Pro Tem Marc Powell

V. PUBLIC FORUM

Mayor Chris Coats opened the Public Forum.

Lila Lanier, 144 N McLean St, Coats NC, held up a poster board with pictures to illustrate her complaint of water coming from property with storage buildings into her yard. She approached the board to show video on her cell phone regarding the issue. She also expressed her displeasure with the Public Works department work.

Gale Spears, 120 Gale Spears Dr, Coats NC, addressed the board about the recurring drainage issues that she has continuously make complaints about. She noted that she had contacted a lawyer and was prepared to move forward if the town did not work with them. She also noted her displeasure with not being able to see the screen that is used for presentations during meetings.

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

VI. MANAGER & DEPARTMENT UPDATES

Police Chief Ken Storicks introduced new police officer, Joe Fuerch, and informed the board that his department was now fully staffed. He reminded everyone of National Night Out being held at the park the next night.

Parks & Recreation Director Mark Whitman updated the board on the following:

- 8U soccer goals had been purchased
- Additional work on the walking trail by a previous Eagle Scout project was going to be continued by another prospective Eagle Scout.
- Fall Sports Registration was underway
- Lions Club was making donation toward improvements at bottom field

Public Works Director Rodney Pleasant informed the board of the efforts that his department made in preparation for the storm.

Finance Director Connie Lassiter announced that the new website design phase was complete and the site map and content were the next steps in the process. She notified the board that the audit process was underway and auditors would be onsite on August 30.

Town Manager Nick Holcomb mentioned a resource for storm water, specifically for Sunny Acres, was the Soil and Water Conservation Director that could provide technical assistance for an opinion on such things as where the problem is and who is at fault and noting that it would not be engineered.

A. Waterline Project Update

Town Manager Holcomb lamented that the project was moving slower than hoped with only two blocks completed in about a month; so, we pushed to have them bring in extra crews when doing the tie-ins. He went on to explain that there had been trouble locating a three inch on Washington Street that may not be there or may be a dead end before its connection.

B. Downtown Revitalization Concept Draft

Mr. Holcomb announced that draft concepts were starting to take shape and that a meeting with a lot of the downtown businesses and property owners indicated 90-95% positive feedback on what they saw. The board should expect to see a draft concept for approval at the September meeting which would allow the designers to begin the schematic to enable us to get bids from contractors.

Mayor Pro Tem Marc Powell asked about progress on Public Works renovations. Mr. Holcomb responded that news was received today from the head building inspector that he wanted to see three inches more on each side with rebar which will cause delay on getting pad approved until

completed. Mr. Holcomb notified the board that due to the delay caused by the building permit process a deposit on work performed was paid to the concrete contractor because he was ready to pour.

Commissioner Kelvin Gilbert asked if there was a timeframe for the aforementioned person about the storm water to come out to look. Mr. Holcomb responded that it should be within the next couple of weeks. Commissioner Gilbert asked about the possibility of looking into the alleged alteration of the spillway. Mr. Holcomb replied that he could get a map of the engineered plans that was given to him.

VII. CLOSED SESSION

Mayor Chris Coats called for motion to enter into closed session pursuant to NCGS 143-318.11(a)(3)

RESOLVED, to go into closed session.

MOTION BY: Commissioner Kelvin Gilbert

SECOND BY: Mayor Pro Tem Marc Powell

APPROVED: Unanimously Approved

Board of Commissioners entered closed session at 8:23 p.m.

RESOLVED, to reconvene in open session.

MOTION BY: Commissioner Jerry Beasley

SECOND BY: Commissioner Shirley Allen

APPROVED: Unanimously Approved

Board of Commissioners reconvened in open session at 8:40 p.m.

RESOLVED, to reimburse \$300.16 for mileage to former Parks Director.

MOTION BY: Commissioner Kelvin Gilbert

SECOND BY: Commissioner Shirley Allen

APPROVED: Unanimously Approved

VIII. ADJOURNMENT

Mayor Chris Coats called for a motion to adjourn.

RESOLVED, to adjourn the meeting.

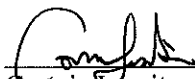
MOTION BY: Mayor Pro Tem Marc Powell

SECOND BY: Commissioner Kelvin Gilbert

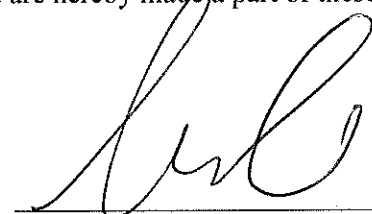
APPROVED: Unanimously Approved

Meeting adjourned at 8:42 p.m.

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



Connie Lassiter, Town Clerk



Chris Coats, Mayor