

**TOWN OF COATS**  
**Board of Commissioners**  
**Thursday, December 8, 2022**  
**Official Minutes**

The Town of Coats Board of Commissioners met in regular session on Thursday, December 8, 2022 at 7:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

**Members Present:**

Mayor Chris Coats  
Commissioner Marc Powell  
Commissioner Kelvin Gilbert  
Commissioner Shirley Allen

**Staff Present:**

Nick Holcomb, Town Manager  
Connie Lassiter, Finance Director/Town Clerk  
Brian Taylor, Town Attorney Representative

**Members Absent:**

Mayor Pro-Tem Jerry Beasley  
Commissioner Allen Mosby

**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.

**MOTION BY: Commissioner Kelvin Gilbert, SECOND BY: Commissioner Shirley Allen**  
**APPROVED: 3-0, unanimously approved**

**II. CONSENT AGENDA**

- A. Approval of Minutes – November 10, 2022
- B. Approval of Attorney Bill – Services Rendered November 1-30, 2022

**RESOLVED**, to approve Consent Agenda.

**MOTION BY: Commissioner Marc Powell, SECOND BY: Commissioner Kelvin Gilbert**  
**APPROVED: 3-0, unanimously approved**

**III. PUBLIC FORUM**

Mayor Chris Coats opened the Public Forum.

Lila Lanier of 144 N McLean St, Coats NC communicated her belief that if the Town had money to buy land that there was money to fix the ditches right. Ms. Lanier asked that the Board let her show them where the drainage was supposed to go.

Gale Spears of 120 Gale Spears Dr, Coats NC relayed concern that she would have a sink hole one day due to the amount of water in her yard. Ms. Spears expressed that her wish was to have the Town come and let her show where the drainage needed to go to prevent water problems and mentioned that there were pipes that needed to be cleaned out.

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

#### **IV. BOARD and COMMITTEE APPOINTMENTS**

##### **A. Planning Board**

Nick Holcomb, Town Manager, informed the Board of Commissioners that the Planning Board had two members, Jean Powell and Marshall Jones, with expiring terms which needed to be filled with two of the three following applicants (Reference 1):

- Mark Henderson – 40 Trace Turner Ln, Coats NC
- Lawrence Denning – 189 E Jay St, Coats NC
- Clint Latham – 48 E Lynn St, Coats NC

Commissioner Marc Powell commented that Clint Latham was experienced in the plumbing side of inspections and would be an asset and noted that Lawrence Denning was eager to get involved and was also a good candidate.

**RESOLVED**, to appoint Lawrence Denning and Clint Latham to the Planning Board.

**MOTION BY: Commissioner Marc Powell, SECOND BY: Commissioner Shirley Allen**

**APPROVED: 3-0, unanimously approved**

##### **B. Board of Adjustment**

Town Manager Nick Holcomb announced that one of the two newly appointed Planning Board members would need to be appointed to serve on the Board of Adjustment with the other being named in-town alternate.

**RESOLVED**, to appoint Lawrence Denning as the in-town member of the Board of Adjustment and Clint Latham as the in-town alternate member of the Board of Adjustment.

**MOTION BY: Commissioner Kelvin Gilbert, SECOND BY: Commissioner Marc Powell**

**APPROVED: 3-0, unanimously approved**

##### **C. Cemetery**

Nick Holcomb, Town Manager recommended appointing the five current active members as they have all expressed the desire to continue to serve. Mr. Holcomb noted that there had been no outside interest from any others.

**RESOLVED**, to reappoint the five current members of the Cemetery Committee.

**MOTION BY: Commissioner Shirley Allen, SECOND BY: Commissioner Marc Powell**  
**APPROVED: 3-0, unanimously approved**

**V. NEW BUSINESS**

**A. Request to Approve Expenditure – 131 E Main Street Renovation**

Nick Holcomb, Town Manager, informed the Board that the renovations at 131 E Main Street were basically complete and requested that the Board approve the add-ons of \$3,912.77 that were necessary due to termite damage and water damage that was discovered during renovation as well as other items that were not initially considered because it was too general of a bid. Mr. Holcomb noted that the major add-on item was the change in flooring from the original item of pulling up carpet and painting the concrete to installing LVP flooring because the glue couldn't be removed from the old tile. Mr. Holcomb mentioned that the expenditure was under the \$5,000 that he was allowed to spend within budget, but he would like the Board to vote to approve the add-ons as an expenditure over the quote for grant and purchasing purposes.

**RESOLVED**, to approve the expenditure for overage.

**MOTION BY: Commissioner Kelvin Gilbert, SECOND BY: Commissioner Marc Powell**  
**APPROVED: 3-0, unanimously approved**

**B. Water CIP Preliminary Recommendation**

Nick Holcomb, Town Manager, presented the Water CIP Preliminary recommendation made by LKC Engineering and stated that it was for informational purposes and decision was not needed tonight. (Reference 2)

Mr. Holcomb conveyed that ultimately we needed to rely on the engineer with the hydraulic models using his data and findings of the weakest point in the system being what we fix first; also, there would be instances where local knowledge from the Board would be important such as issues with new developments or repaving and sidewalk jobs changing priorities. Mr. Holcomb pointed out the following regarding recommendations:

- Public Works staff identified a gap shown on N McLean Street Loop as a map error; similarly, a map discrepancy was found on the E South Street item
- Isabella, Mason and Railroad Streets appear to be the most bang for the buck in terms of taking a couple of blocks that have no water lines and adding a 6" line and what that will do for fire suppression, flow and pressure
- Isolation Valve Additions/Replacements ranked number one; engineer and Town staff still working on this item to determine valves needed and cost

Town Manager Holcomb introduced Wesley Blount, Public Works employee, and acknowledged the work Mr. Blount had done locating the valves that had been covered up or hidden. Mr. Blount stated that the goal was to provide the engineer with the best data and stressed the importance of valves in maintaining and repairing the system. Mr. Blount noted a few of his

observations in locating valves were some maps were inaccurate, valves were old and rusting away, and the difficulty in determining whether or not the valve was on or off was a problem.

Mr. Holcomb urged the Board to become familiar with the summary recommendations and come with questions and concerns for the engineer at the January meeting so that we could leave that meeting with a game plan in hopes of completion of projects by December 2023.

### C. Stormwater and Drainage Report

Nick Holcomb, Town Manager, recounted that there had been complaints during several recent meetings concerning drainage and stormwater issues and at the last meeting Commissioner Allen Mosby made a request for a formal staff update. Town Manager Holcomb presented the NCDEQ findings from the most recent inspection reports dated August 8, 2022 and November 29, 2022 for the Hwy 27 University Storage location that had been mentioned in complaints which showed that the site is in compliance and there are no violations. (Reference 3)

Town Manager Holcomb informed the Board that Town staff had spent a good amount of time over the past two weeks in the area making the following improvements within the public right-of-way:

- Unstopped clogged culvert pipe crossing Gale Spears Dr
- Removed debris from individual driveway culverts
- Replaced previous soil that was put over private culvert pipes at 106 Gale Spears Dr and 108 N McLean St that had not been acceptable to homeowners
- Dug up a 5' x 30' section of road broken up due to pine tree roots and will continue to work on this area with patching along with the utility cuts in a month or two

Mr. Holcomb added that the Town had made good progress on addressing the concerns and that he 100% agreed with the residents showing staff where the problems are so that we can do what we can within the public right-of-ways.

Commissioner Shirley Allen asked if there had always been problems with drainage in that area. Mr. Holcomb replied that the information he had from Public Works was that there had always been water coming off of that field, but people have different thoughts about it; also adding that Rodney Pleasant, Public Works Director, can say for certain that he had been called out there to the problem five to ten years ago.

Commissioner Kelvin Gilbert stated that it had been a problem for quite some time and asked if it would be possible to have a professional look at it. Mr. Holcomb responded that it would be possible if we paid a company to review and access what needed to be done. Commissioner Gilbert asked that he get quotes.

## **VI. MANAGER and DEPARTMENT UPDATES**

Nick Holcomb, Town Manager, asked to sell the snowplow along with the two oldest trucks that the Board had previously agreed to sell on Gov Deals after purchasing the new truck for Public Works. He mentioned that the snowplow only fit one of the trucks being sold and the backhoe could be used instead of the seldom used snowplow. There were no objections to selling the snowplow.

Town Manager Holcomb informed the Board that the agreement should be ready to sign in January/February for the \$50,000 being given by the County, and we should keep working to refine the project that generally agreed upon to be spent toward park projects.

Mr. Holcomb mentioned that the closing for the N McKinley St property would be December 30.

Commissioner Marc Powell requested that something be put in place to prevent road closures without approval like what happened tonight with the parade from happening again. Town Manager Holcomb agreed and stated that his plan was to have the Chamber compile a list of events for the year with street closures and reserved parking lots to present to the Board in January for approval and any variations or additional events would require coming to the Board for approval prior to the event.

**VII. ADJOURN**


Mayor Chris Coats called for a motion to adjourn.

**RESOLVED**, to adjourn.

**MOTION BY: Commissioner Marc Powell, SECOND BY: Commissioner Kelvin Gilbert  
APPROVED: 3-0, unanimously approved**

Meeting adjourned at 7:44 p.m.

  
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Connie Lassiter, Town Clerk

  
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Chris Coats, Mayor