

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

The Town of Coats Board of Commissioners met in regular session on Thursday, September 8, 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

Members Absent:

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.

Mayor Coats requested to amend the agenda by adding Item D "Animal Control Interlocal Agreement and Item E "Farmer's Day Street Closure" under New Business.

RESOLVED, to approve Agenda as amended.

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

II. CONSENT AGENDA

- A. Approval of Minutes – August 11, 2022
- B. Approval of Attorney Bill – Services Rendered August 1-31, 2022

RESOLVED, to approve Consent Agenda.

MOTION BY: Commissioner Kelvin Gilbert, SECOND BY: Commissioner Shirley Allen
APPROVED: 4-0, unanimously approved

III. PUBLIC FORUM

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

IV. NEW BUSINESS

A. Set Public Hearing for Rezoning – Hawley Tract

Nick Holcomb, Town Manager, addressed the Commissioners with a request to set the public hearing for the rezoning of the Hawley Tract which is a 9.59 acre tract with the address of 378 E Stewart Street. Town Manager Holcomb further explained that the current zoning was General Commercial/SFR-3 and that the developer was requesting rezoning to Mixed Use 2 for the entire tract. Town Manager Holcomb noted that there would be no need for annexation as the property was in the town limits.

RESOLVED, to set public hearing for rezoning request for the Hawley Tract on October 13, 2022.

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

B. Set Public Hearing for Rezoning and Annexation – Lauder Tract

Nick Holcomb, Town Manager, presented the Commissioners with a request to set the public hearing for the rezoning and annexation of the Lauder Tract which is a 49.32 acre tract on Hwy 27 east of town currently zoned as Agriculture and used as Agriculture. Town Manager Holcomb stated that the developer was requesting rezoning to SRF-3 Residential with the new TNDO overlay zone (traditional new development overlay). Town Manager Holcomb noted that Harnett Regional Water had water available to the property, but sewer was not present on the site.

RESOLVED, to set public hearing for rezoning and annexation request for the Lauder Tract on October 13, 2022.

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

C. Engineering On-call Services

Nick Holcomb, Town Manager, explained the need for having engineering on-call services due to the State ARP allocation of \$1,000,000 for water projects end of 2024 deadline. Town Manager Holcomb recommended selecting two or three engineering firms to serve as on-call engineers which would allow for compliance with the Mini-Brooks Act without going through the RFQ process for each individual engineering project; also, it would allow for a task order to be generated to the most qualified firm for updating the Town's Water System Capital Improvement Plan.

Town Manager Holcomb stated that three firms responded to the RFQ for on-call engineering services: LKC, WithersRavenel, and The Wooten Company. Town Manager Holcomb emphasized that part of the Mini-Brooks Act for selecting architects and engineers was the focus on qualifications and not strictly going with the lowest price.

Mayor Pro-Tem Jerry Beasley asked could all three be picked. Town Manager Holcomb explained that all three could be selected as on-call engineers but mentioned that there was probably not enough work to entertain three firms.

Commissioner Marc Powell mentioned the work that WithersRavenel had done for the Downtown Streetscape project and that he believed they were in tune with what the town was doing. Commissioner Powell acknowledged LKC as water experts.

Commissioner Kelvin Gilbert referred to the water specialty of LKC and noted that he had witnessed the work of The Wooten Company in improvement made in other towns.

RESOLVED, to select LKC and WithersRavenel as the two firms for on-call engineering services.

**MOTION BY: Mayor Pro-Tem Jerry Beasley, SECOND BY: Commissioner Marc Powell
APPROVED: Ayes (3) Mayor Pro-Tem Jerry Beasley, Commissioner Shirley Allen and
Commissioner Marc Powell; Noes (1) Commissioner Kelvin Gilbert**

D. Animal Control Interlocal Agreement

Nick Holcomb, Town Manager, directed the Commissioners' attention to the agreement drawn up by Harnett County's legal team presented to them for approval. Town Manager Holcomb explained that this agreement would give authority to Harnett County employees to legally enforce the Town of Coats' ordinances. Harnett County also requested backup for their Animal Control Officers from Coats Police Officers if needed for unknown or dangerous situations in Coats.

Town Attorney Alton Bain mentioned that the County did add to paragraph ten of the agreement that the Town would not be responsible if County employee did something that was considered willful misconduct.

RESOLVED, to approve the Animal Control Interlocal Agreement.

**MOTION BY: Commissioner Kelvin Gilbert, SECOND BY: Commissioner Shirley Allen
APPROVED: 4-0, unanimously approved**

E. Farmer's Day Street Closure

Nick Holcomb, Town Manager, presented a request from the Coats Area Chamber of Commerce of the normal annual street closure for Farmer's Day.

RESOLVED, to approve street closure for Farmer's Day.

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

V. MANAGER & DEPARTMENT UPDATES

Nick Holcomb, Town Manager, notified the Board that

Town Manager Nick Holcomb informed the Commissioners of the following:

- Connie Lassiter, Finance Director, moved \$1,000,000 from First Citizens Bank checking to the North Carolina Capital Management Trust for the current rate of 2.24% as of September 7, 2022 with expectations of exceeding 3% by December 2022.

- The Planning Board approved a preliminary plat for the Brick Mill Subdivision at their last meeting.
- The Kicking Camel had complied with terms for their concerts on Friday and Saturday nights including keeping the noise level at an acceptable level and shutting down at 10:00pm; one neighbor is complaining every weekend.

Chief of Police Ken Storicks presented Police Department statistics for the month of August. Chief Storicks mentioned that the first National Night Out was a success, and they plan to continue it as an annual event. (Reference 1)

VI. RECESS

Nick Holcomb, Town Manager recommended recessing the “Capital Needs” discussion to Thursday, September 15th at 6:00pm. Town Manager Holcomb mentioned the following:

- Water System CIP would lean heavily on the on-call engineering services just passed tonight
- One realistic park project could be chosen from the many ideas given by the recently hired Assistant Parks and Recreation Director
- Decide on the streets in most need of resurfacing

Town Manager Holcomb encouraged the Commissioners to come to the meeting with ideas.

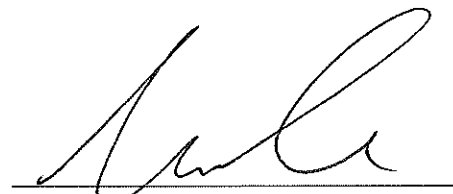
RESOLVED, to recess the meeting to continue Thursday, September 15, 2022 at 6:00 p.m.

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

Meeting recessed at 7:47 p.m.



Connie Lassiter, Town Clerk



Chris Coats, Mayor

TOWN OF COATS
Board of Commissioners
Thursday, September 15, 2022
Official Minutes

The Town of Coats Board of Commissioners reconvened the recessed Thursday, September 8, 2022 regular session on Thursday, September 15, 2022 at 6:00 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 Marc Powell

Staff Present:

Nick Holcomb, Town Manager
Connie Lassiter, Finance Director/Town Clerk
Mike Collins, Parks & Recreation Director

Members Absent:

Commissioner Allen Mosby

A quorum being present, Mayor Chris Coats called the meeting to order at 6:00 p.m.

VI. RECESSED – Capital Planning

Nick Holcomb, Town Manager, reminded the Board of the following monies available for funding capital projects:

- \$800,000 ARP funds committed toward revenue replacement and paying police salaries and benefits over the next two years will make available that amount of money in the general fund
- State budget earmarked \$1,000,000 of their State ARP funds to go toward water sewer projects which could be used for a water project for the Town
- County would be passing along \$50,000 of their State funding to the Town

A. Water System CIP

Town Manager Holcomb informed the Board that there was deadline for the \$1,000,000 State ARP funds for water projects to be obligated by December 2024. Town Manager Holcomb reminded the Board that \$50,000 was budgeted this year for a Capital Improvement Plan that would be helpful for the future and to give an idea of what to ask for with grants, and he presented a prospective timeline as follows:

- Capital Improvement Plan Developed – October 2022-December 2022
- Projects Selected by Board – January/February 2022
- Engineering and Permitting – May/June 2023

- Award Construction Bid – August 2023
- Construction Completed – December 2023

Town Manager Holcomb expressed that the CIP would be the roadmap for the next five to fifteen years and aid the Board in picking the projects that are most important. Town Manager Holcomb relayed that he had received a proposal of \$45,000 from on-call engineering firm WithersRavenel for a CIP. There was discussion by Commissioners about various water projects. Town Manager Nick Holcomb stated that the CIP would make clear the rank of project importance and cost estimates of projects and a vote would be needed to approve the proposal from WithersRavenel. Mayor Pro-Tem Jerry Beasley requested that a quote be requested from the other on-call engineering firm LKC. Town Manager Holcomb stated that he would have the quotes at the October meeting.

B. Capital Investment

Nick Holcomb, Town Manager, suggested that the \$50,000 from Harnett County could be used for the park, streetscape or buildings.

Park Improvements discussed were front entrance signage, a dog park, soccer field, amphitheater, basketball goal, and repairing pot holes.

It was the general consensus of the Board to spend the money at the park. Parks and Recreation Director, Mike Collins was directed to get quotes on the items and information on any possible donations to report back to the Board.

C. Selecting Street Resurfacing Projects

Town Manager Nick Holcomb relayed that he and Public Works Director Rodney Pleasant had driven around town and identified the following:

- Worst Streets
 - S Church St – W Main to W Hamer (1,110')
 - S Orange St – E Parrish to E Erwin (979')
 - S Denise St – E South to 399 Denise (1,806")
- Patching Needed
 - Railroad St & South St intersection
 - Remington Dr & Winchester Ave intersection
 - Dip on Park Ln
 - Durane St 30'X20"

Town Manager Holcomb stated that he hoped to receive direction from the Board on the streets to pave in order to get bids from paving contractors.

Mayor Pro-Tem Jerry Beasley mentioned that Ida St needed immediate attention due to erosion. Town Manager Holcomb replied that he and Public Works Director Rodney Pleasant had looked at it and agreed that the road was under stress; and although it is not a street paving project, he

would take it as the Board's number one priority – storm water and erosion in the right-of-way at S. Ida St.

Commissioner Marc Powell asked if the \$70,000 budgeted for Powell Bill would pave Church St, and Town Manager Nick Holcomb replied that it should.

Commissioner Kelvin Gilbert asked about using fund balance in addition to Powell Bill funds. Mayor Pro-Tem Jerry Beasley responded that if it needed to be used, we could use it.

Town Manager Nick Holcomb indicated that he would gather cost information without getting engineering involved and report back.


VII. ADJOURN

RESOLVED, to adjourn the meeting.


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

APPROVED: 4-0, unanimously approved

Meeting adjourned at 7:30 p.m.



Connie Lassiter, Town Clerk



Chris Coats, Mayor