

TOWN OF COATS
Board of Commissioners
Thursday, May 14, 2026

The Town of Coats Board of Commissioners met in regular session on Thursday, May 14, 2026 at 7:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

Members Present:

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

Staff Present:

Barbara Hollerand, Town Manager
Wesley Blount, Public Works Director
Mikayla Johnson, Interim Town Clerk
Sarah Goldsmith, Parks and Recreation Director

Others Present: Brian Taylor, 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 Coats delivered the invocation and led those in attendance in the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Coats called for a motion to approve the amended agenda by removing Approval of Attorney Bill for Services Rendered April 1-30, 2026 and to recess rather than adjourn the meeting.

RESOLVED, to approve the amended agenda.

MOTION BY: Commissioner Monique Warren-Clegg

SECOND BY: Commissioner Todd Pope

APPROVED: Unanimously Approved

CONSENT AGENDA

1. Approval of Minutes
 - A. April 9, 2026 Regular Meeting
 - B. March 19, 2026 Work Session
 - C. March 26, 2026 Work Session
 - D. April 16, 2026 Work Session

2. Street Closure Request – July 4, 2026 – Downtown Square Grand Opening & July 4th Event

RESOLVED, to approve the consent agenda.
MOTION BY: Commissioner Marc Powell
SECOND BY: Commissioner Shirley Allen
APPROVED: Unanimously Approved

PUBLIC COMMENTS

Angela Ayers, business owner of Noah's Pizza and Grill at 78 E. Stewart Street, discussed concerns regarding the Police Department as several calls in previous months had long response times.

Allen Faircloth, business owner of Cornerstone Café & Coffee at 16 E. Main Street, also discussed concerns with the Police Department, noting pay as a potential factor.

Beth Holak, 1229 S Lincoln Street, discussed concerns with traffic, homes being built close together, houses without driveways, schools, and the need for police officers.

Sheriff Wayne Coats said he had recently had discussions with Town Manager Barbara Hollerand and reassured the Board that Harnett County was willing to help with coverage. He explained that a Sheriff's Office deputy was specifically assigned to Coats during the day, and Coats officers were covering night shift.

NEW BUSINESS

1. Presentation & Board Representative Request -- Teresa Brown, Coats Library

Ms. Brown discussed some changes and improvements since the library transitioned to Harnett County, such as increasing programming and patronage and adding a programming room. She explained that Kathy Weeks was the library board representative and her term expired on March 31. Harnett County requested approval that she be reappointed for a second term.

RESOLVED, to reappoint Ms. Weeks as the library board representative.
MOTION BY: Commissioner Powell
SECOND BY: Commissioner Allen
APPROVED: Unanimously Approved

2. Public Hearing and Request Approval of RZ 26-02 Rezoning from AG to SFR-3 for 13.2-Acre Parcel on Delma Grimes Road (Sauer)

Annamarie Riethmiller, 1009 Delma Grimes Road, was unable to attend the public hearing and had sent comments regarding potential flooding, a stream that her livestock had used for years, crime, traffic, and losing the tranquil agriculture feel.

Pamela Johnson, 861 Delma Grimes Road, discussed shooting on her property as part of a hunter's safety program, saying that would be normal to neighbors in an agricultural area but may not be welcome in a dense residential area. She also mentioned infrastructure, fire and EMS, the Town having one grocery store, and narrow roads.

Jimmy Grimes, 1039 Delma Grimes Road, said his neighbor David Maynor, 883 Delma Grimes Road, could not be at the meeting. Mr. Grimes requested to read a letter from Mr. Maynor that he supported as well. The letter stated that the Town's Comprehensive Land Use Plan sought to protect rural land use patterns. He also mentioned vehicles, infrastructure, and stormwater issues for adjacent property owners.

Scott Brown with 4D Site Solutions at 409 Chicago Dr Suite 112, Fayetteville, mentioned that the Land Use Plan had been modified in the past to allow for SFR-3 in the area, and reassured the Board that the project would have to be built in accordance with Town, state and federal laws.

Commissioner Powell commented that 33 homes seem like a lot for the area. Mayor Pro Tem Gilbert mentioned that the Planning Board unanimously recommended denial.

RESOLVED, to deny the request based on the Planning Board's statement and lack of harmony with the surrounding area.

MOTION BY: Mayor Pro Tem Gilbert

SECOND BY: Commissioner Pope

APPROVED: Ayes (4) Mayor Pro Tem Gilbert, Commissioner Pope, Commissioner Clegg, Commissioner Allen, Noes (1) Commissioner Powell

3. Budget Amendments (General Fund) for Contracted Services, LEO Separation Allowance and Cemetery Fund and for (Water Fund) Supplies and Materials

Ms. Hollerand briefly went over each amendment; explaining:

- Relocation of Duke Energy power pole as approved by the Town Board January 8, 2026
- Payroll support from Karen Wooten and finance support from Mid-Carolina Regional Council
- Moving funds from Solid Waste Fund closeout held in line item "Transfer from Cemetery Fund"
- Moving funds from Contingency for park paving project as approved by Board February 12, 2026
- Fund state-mandated law enforcement separation allowance for former Lt. Benson Wise
- Reimbursement from Ripple Fiber for repairs to Town water infrastructure

RESOLVED, to approve budget amendments 2026-13.

MOTION BY: Mayor Pro Tem Gilbert

SECOND BY: Commissioner Powell

APPROVED: Unanimously Approved

4. Request Approval of Waste Services Agreement – Carolina Trash & Septic

Ms. Hollerand explained the agreement would expand current services to include yard waste as well. There was discussion regarding how many customers would want the service and how to inform customers. Alex Babbitt, with Carolina Trash & Septic, offered to help with notices for customers.

RESOLVED, to approve addendum to contract with hand written notation including the original scope of work.

MOTION BY: Commissioner Powell

SECOND BY: Commissioner Allen

APPROVED: Ayes (3) Commissioner Powell, Commissioner Pope, Commissioner Allen, Noes (2) Mayor Pro Tem Gilbert, Commissioner Clegg

5. Presentation – FY26-27 Budget Draft

Ms. Hollerand presented the budget draft and explained that action was expected to be taken at the state level regarding tax reappraisals which would potentially affect revenue that had been counted on for the budget. She said she was not sure when that vote would take place, but it was something to keep in mind.

MANAGER UPDATE

Ms. Hollerand spoke about the Downtown project, saying good progress was being made. She also mentioned she had received an email from the state extending the grant deadline out for one year.

COMMISSIONERS COMMENTS

Mayor Pro Tem Gilbert asked if any other employees were planning to quit or retire in the near future and Ms. Hollerand said not that she was aware of.

CLOSED SESSION PURSUANT TO § 143-318.11 (3) AND (6)

Mayor Coats called for a motion to enter into closed session pursuant to §143-318.11 (3) and (6).

RESOLVED, to enter into closed session.

MOTION BY: Commissioner Powell

SECOND BY: Commissioner Allen

APPROVED: Unanimously Approved

Board of Commissioners reconvened in open session at 10:10 p.m.

RESOLVED, to hire Jade Stone for Town Clerk/HR Lead for \$65,000 per year with negotiated vacation time.

MOTION BY: Mayor Pro Tem Gilbert

SECOND BY: Commissioner Powell

APPROVED: Unanimously Approved

RESOLVED, to recess meeting to May 26 at 7:00 pm.

MOTION BY: Mayor Pro Tem Gilbert

SECOND BY: Commissioner Clegg

APPROVED: Unanimously Approved

The Board continued the May 14 meeting on May 26 at 7:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

Members Present:

Mayor Chris Coats

Mayor Pro Tem Kelvin Gilbert

Commissioner Marc Powell

Commissioner Shirley Allen

Commissioner Monique Warren-Clegg

Members Absent:

Commissioner Todd Pope

Staff Present:

Barbara Hollerand, Town Manager

Wesley Blount, Public Works Director

Mikayla Johnson, Interim Town Clerk

Sarah Goldsmith, Parks and Recreation Director

Ms. Hollerand presented the draft budget. She presented revenues with the re-evaluation and without the re-evaluation, noting the difference of \$300,068. She also presented what a \$.49 tax rate would generate versus \$.59 as a compromise to offset a portion of the loss of tax revenue due to the moratorium. She discussed two positions that had been cut from the original draft, including accounts payable/payroll

specialist and water maintenance supervisor, and the importance of new proposed positions including the Town Clerk/HR, Police Officer, Town Planner, Assistant Public Works Director and reclassified position of Community Outreach Specialist.

Mayor Pro Tem Gilbert asked Ms. Hollerand if there was anything she could do away with. She mentioned cuts that had been made such as the pavement condition survey and finance software. She stressed the importance of pay adjustments for current employees and of the new positions. Mayor Pro Tem Gilbert inquired about the Town Planner position, and she explained it was very needed as planning related questions were becoming more and more frequent and would only increase with development. He then asked if taking the entire difference out of Fund Balance would be possible. Ms. Hollerand stated it would be possible but not encouraged. She stated that since the tax rate was \$.59 four years ago that raising the rate to that again made sense. He mentioned raising it only five cents and taking the remaining balance from Fund Balance. Ms. Hollerand said it would be the Board's decision.

Commissioner Powell voiced concern about pulling the entire \$300,068 difference from Fund Balance. He said he had spoken with taxpayers who wanted to see more services and were concerned about growth. Mayor Pro Tem Gilbert said he had spoken with people who were stretched to their limit financially.

While Commissioner Allen, Commissioner Clegg, and Mayor Pro Tem were in favor of pulling the shortfall from Fund Balance, Commissioner Powell preferred to raise taxes to \$.59 and take the difference from Fund Balance.

Ms. Hollerand confirmed that the ad would not show an increase in taxes. The majority of the Board agreed.

CLOSED SESSION PURSUANT TO § 143-318.11 (3) AND (6)

RESOLVED, to enter into closed session.

MOTION BY: Mayor Pro Tem Gilbert

SECOND BY: Commissioner Powell

APPROVED: Unanimously Approved

ADJOURNMENT

Mayor Coats called for a motion to adjourn.

RESOLVED, to adjourn the meeting.

MOTION BY: Mayor Pro Tem Gilbert

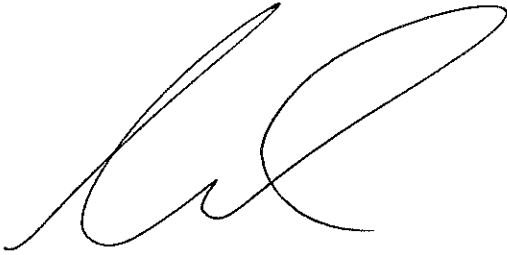
SECOND BY: Commissioner Monique Clegg

APPROVED: Unanimously Approved

Meeting adjourned at 9:27 p.m.


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

Minutes prepared by Interim Town Clerk Johnson.



Chris Coats
Mayor

ATTEST:



Mikayla Johnson
Interim Town Clerk