

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

The Town of Coats Board of Commissioners met in regular session on Thursday, September 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  
Commissioner Monique Clegg

**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:** Commissioner Kelvin Gilbert

**SECOND BY:** Commissioner Jerry Beasley

**APPROVED:** Unanimously Approved

**II. CONSENT AGENDA**

**A.** Approval of Minutes – August 12, 2024

**B.** Approval of Attorney Bill – Services Rendered August 1-30, 2024

**C.** Renewal of SRO Program MOU

**D.** Approval of WithersRavenel Invoice#175094 \$9,750 (Downtown Project)

**RESOLVED**, to approve Consent Agenda.

**MOTION BY:** Commissioner Jerry Beasley

**SECOND BY:** Commissioner Shirley Allen

**APPROVED:** Unanimously Approved

**III. ORGANIZATIONAL MEETING**

Monique Clegg was given the Oath of Office for Commissioner.

**IV. NEW BUSINESS**

**A. Addition to Concrete Contract**

An additional cost for concrete contract was necessary to meet the inspection standards required by Harnett Central Permitting for rebar and 16” turn down on edges and reworking the forms. A request for \$3,000 was made to offset the extra cost which was at no fault to the contractor.

**RESOLVED**, to approve the additional cost for concrete contract.

**MOTION BY:** Commissioner Kelvin Gilbert

**SECOND BY:** Mayor Pro Tem Marc Powell

**APPROVED:** Unanimously Approved

**B. Street Resurfacing**

The following bids were received for the street resurfacing project:

Street	Sykes Paving	Highland Paving	Johnson Bros	Patterson Paving	Turner *not itemized
S. Isabella (Main to South)	\$48,398	\$49,083	\$47,500	\$73,225	
E. Washington (Railroad to S. Lincoln)	\$25,851	\$26,217	\$37,000	\$39,660	
N Honeycutt	\$38,499	\$39,043	\$42,500	\$58,425	
	\$112,748	\$114,343	\$127,000	\$171,310	\$178,612.52

Town Manager Nick Holcomb recommended proceeding with S. Isabella and E. Washington streets in order to stay closer to budget. He noted that Honeycutt could benefit from some maintenance but showed no signs of asphalt deterioration.

The board discussed dissatisfaction with previous work from Sykes Paving. Commissioner Jerry Beasley requested all town streets be prioritized to form a list of streets to be paved in order for future years in line with amount budgeted for that year. Commissioner Kelvin Gilbert requested that the patches be done while pavers are doing street resurfacing.

**RESOLVED**, to accept bid from Highland Paving for S. Isabella and E. Washington streets.

**MOTION BY:** Commissioner Shirley Allen

**SECOND BY:** Mayor Pro Tem Marc Powell

**APPROVED:** Unanimously Approved

**C. Construction Observation Services Contract**

The Construction Observation Services Contract was proposed to ensure that streets, sidewalks, stormwater, stormwater control measures, waterlines, retaining walls that make up a development were properly installed.

Commissioner Jerry Beasley stressed that this was needed to make sure work was done properly. Mayor Chris Coats asked if the town attorney had reviewed the contract, and Attorney Bain responded that he had only briefly scanned the contract prior to the meeting.

**RESOLVED**, to approve contract contingent upon review by town attorney.

**MOTION BY:** Mayor Pro Tem Marc Powell

**SECOND BY:** Commissioner Shirley Allen

**APPROVED:** Unanimously Approved

**D. High Density - Country Village Townhomes**

Town Manager Nick Holcomb informed the board that the Country Village Townhomes needed the high density option which was anything over 24% impervious. The total project was at 47.6% impervious which was significantly under the 70% maximum. The operation and maintenance plan and engineer review of the specifications of the pond meeting state standards had been given to the board. A performance bond would be required before the preconstruction meeting to allow for exact construction estimates.

**RESOLVED**, to approve the high density option for Country Village Townhomes.

**MOTION BY:** Commissioner Shirley Allen

**SECOND BY:** Commissioner Kelvin Gilbert

**APPROVED:** Unanimously Approved

**E. Neighborhood Drainage Summary Report**

Nick Holcomb, Town Manager, explained that a consultant engineer was contacted to review the stormwater and drainage issue in the Sunny Acres neighborhood due to continued complaints. He introduced Jay Meyers of Meyers Engineering to review his report.

Mr. Meyers summarized the following:

Area 1 – 144 N McLean Street

In regards to the concern expressed by the homeowner that the problem had been exacerbated by the development of the storage facility, it was a civil matter between the homeowner and the owner of the storage facility development.

Recommendations to the owner to help mitigate issues:

- Install vent well around crawlspace vents
- Work with landscaper to provide swales around the house to prevent ponding
- Install reinforced swales or drainage pipes from back of house to road ditch line to mitigate erosion of parking area
- Install french drain around foundation if ground water is seeping into crawlspace

Area 2 – 120 Gale Spears Drive

Mr. Meyers reported that the house was not in danger of flooding, but water does back up in yard. He suggested that the town could redefine the ditch and replace the 15” pipe with 21” pipe to help alleviate some of the problem. His recommendation to the homeowner to help mitigate the issue was to work with a landscaper to provide swales around the house to direct sheet flow from adjacent property to road ditchline.

**RESOLVED**, to have the town manager get quotes for the work that Mr. Myers recommended.  
**MOTION BY:** Commissioner Jerry Beasley  
**SECOND BY:** Commissioner Shirley Allen  
**APPROVED:** Unanimously Approved

**F. Downtown Plan Concept**

Town Manager Nick Holcomb informed the board that previous meetings with downtown business owners and property owners had produced favorable comments for the plan. None of the businesses were opposed to the loss of seven parking spaces. There were thoughts expressed to focus on a structure that could be used in place of the water feature from earlier plans.

Mr. Holcomb noted that the plan should take into consideration the limited number of staff available for maintaining landscaping and the possibility of using artificial turf to roll over top of existing concrete.

Discussion from the board included the following:

- Durability of artificial turf
- Opposition to taking up concrete
- Focus on Main Street other than parking lot area

**RESOLVED**, to approve the Downtown Revitalization Concept Plan.  
**MOTION BY:** Commissioner Kelvin Gilbert  
**SECOND BY:** Mayor Pro Tem Marc Powell  
**APPROVED:** Unanimously Approved

**V. PUBLIC FORUM**

Mayor Chris Coats opened the Public Forum.

Vicki Ingersoll, 30 N Railroad St, Coats NC, thanked the board for passing the Downtown Revitalization plan. As the Coats Chamber of Commerce President, she reported that the chamber was running very smoothly with the help of many volunteers and gave an update of the Farmer's Day events that were planned.

Robert Whittington, 160 S Orange St, Coats NC, complained of increased water usage since the antennas were added to meters. He also expressed concern that lots of streets in town went long distances between stop signs. Commissioner Jerry Beasley strongly expressed his opinion that the water meter should be replaced and cited a case he knew about in another town regarding a faulty meter.

Gale Spears, 120 Gale Spears Dr, Coats NC, approached the board with pictures of what her yard looked like after rain. She relayed that she had contacted the state regarding the Universal Storage and found that they had put in a sediment pond but was permitted for an infiltration pond.

Lila Lanier, 144 N McLean St, Coats NC, expressed her disagreement with the findings of the drainage report given tonight.

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

## VI. MANAGER & DEPARTMENT UPDATES

Town Manager Nick Holcomb announced that the waterline replacement project was half way through construction and a second crew had been brought in to work on service line with the main crew working on the tie-ins.

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

- 62 kids for soccer
- Sponsors obtained for teams to help with cost of uniforms and trophies
- Mowers had been serviced
- Irrigation was up and running with the assistance from Public Works staff
- Harnett Partnership would be setup in parking lot of Park on September 27

## VII. ADJOURNMENT

Mayor Chris Coats called for a motion to adjourn.

**RESOLVED**, to adjourn the meeting.

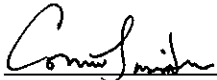
**MOTION BY:** Mayor Pro Tem Marc Powell

**SECOND BY:** Commissioner Shirley Allen

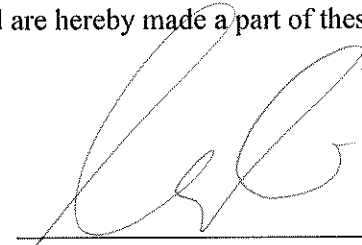
**APPROVED:** Unanimously Approved

Meeting adjourned at 8:38 p.m.

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



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Connie Lassiter, Town Clerk



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Chris Coats, Mayor