

TOWN OF COATS
Board of Commissioners
Thursday, February 12, 2026

The Town of Coats Board of Commissioners met in regular session on Thursday, February 12, 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 Clegg-Warren
Commissioner Todd Pope

Staff Present:

Barbara Hollerand, Town Manager
Connie Lassiter, Finance Director/Town Clerk
Wesley Blount, Public Works Director
Sarah Goldsmith, Parks and Recreation Director

Others Present: Alton Bain, 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 Chris Coats delivered the invocation and led those in attendance in the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Chris Coats called for a motion to add Item Three under consent agenda: Approval of Emergency Meeting Minutes – February 9, 2026 and add Closed Session after the Town Manager Update.

RESOLVED, to approve the amended agenda.

MOTION BY: Commissioner Marc Powell

SECOND BY: Commissioner Shirley Allen

APPROVED: Unanimously Approved

CONSENT AGENDA

1. Approval of Minutes
 - A.) December 8, 2025 Special Called Meeting
 - B.) January 8, 2026 Regular Meeting
 - C.) January 17, 2026 Board Retreat
2. Approval of Attorney Bill for Services Rendered January 1-31, 2026
3. Approval of Minutes – February 9, 2026 Emergency Meeting

RESOLVED, to approve the consent agenda.

MOTION BY: Mayor Pro Tem Kelvin Gilbert
SECOND BY: Commissioner Monique Clegg-Warren
APPROVED: Unanimously Approved

PUBLIC COMMENTS

Vikki Ingersoll, 30 N Railroad Street, presented the Board with a calendar for Chamber events and street closures. She discussed a few major events, such as Farmer's Day and Christmas on Main.

NEW BUSINESS

1. Economic Development Strategic Plan

A.) Presentation- Bruce Naegelen

Bruce Naegelen with the NC Department of Commerce presented the proposed economic development strategic plan. He discussed strengths, weaknesses and opportunities as well as strategies to implement over the next five years.

B.) Request Approval of Economic Development Strategic Plan

RESOLVED, to adopt the Town of Coats Economic Development Strategic Plan.

MOTION BY: Commissioner Shirley Allen

SECOND BY: Commissioner Marc Powell

APPROVED: Unanimously Approved

2. Public Hearing and Request Approval of RZ 26-01 Rezoning from SFR-1 to GC for 8.33 Acre Parcel on Hwy 55 North of Carson Gregory Rd (Rezqallah)

Ms. Hollerand explained that the item was similar to a situation in the past when a Church lost the ability to be a church due to development ordinance updates. When the development ordinance was adopted in 2022, the Rezqallah property reverted to SFR-1. Rezoning to GC would restore the ability to develop the property as commercial.

Mayor Coats opened the Public Hearing for the rezoning request.

Phillip Abney, 156 W Hamer Street, asked what business would be at the location as he owned land behind the property. Ms. Hollerand explained there was no development plan at the moment, and the rezoning was all that was in question.

RESOLVED, to approve the rezoning to General Commercial as presented, the request is in harmony with the surrounding area and is consistent with the Town's adopted plans.

MOTION BY: Commissioner Shirley Allen

SECOND BY: Commissioner Marc Powell

APPROVED: Unanimously Approved

3. Request Approval of Quote for Coats Park Parking Lot Improvement Project – Raleigh Paving \$14,274.25

Parks and Recreation Director Sarah Goldsmith explained that she had received three quotes for re-striping the entire parking lot, patchwork repair in the upper parking lot near basketball courts, and crack filling and seal coating of the lower parking lot. Raleigh Paving came in with the lowest quote at \$14,274.25.

Mayor Pro Tem Gilbert asked how much life the work would give the lower lot, and Ms. Goldsmith said 3-5 years. Mayor Chris Coats asked how long the work would take, and Ms. Goldsmith explained asphalt could be done sooner than crack filling and seal coating, due to weather and temperature. She said asphalt patchwork repairs could be completed by late March and crack filling and seal coating was anticipated by mid-April depending on temperatures. Commissioner Marc Powell asked what other major projects needed to be done, and Ms. Goldsmith said there were no major projects that would take priority over pavement resurfacing and striping. Mayor Pro Tem Gilbert asked how the fields looked. Ms. Goldsmith responded that she had bunker raked that day. She mentioned in the future needing to purchase topsoil for the fields which would be around \$1,200, and she had already figured that into her operating budget.

RESOLVED, to approve the work to be done by Raleigh Paving for \$14,274.25 and to approve \$9,030 being moved from contingency to line item.

MOTION BY: Commissioner Marc Powell

SECOND BY: Commissioner Shirley Allen

APPROVED: Unanimously Approved

4. Set Schedule for Fiscal Year 2026-2027 Budget Calendar

Ms. Lassiter explained the Board needed to review dates to ensure there were no conflicts for any members.

RESOLVED, to approve the dates of the budget calendar.

MOTION BY: Mayor Pro Tem Kelvin Gilbert

SECOND BY: Commissioner Todd Pope

APPROVED: Unanimously Approved

5. Request Approval of Resolution to Designate Additional Authorized Signatories on the Town of Coats Bank Accounts

Ms. Lassiter said other than herself, the Town Manager was the only other authorized signature and suggested adding two Board members in the case that one was not available.

RESOLVED, to add two signatures, Mayor Chris Coats and Mayor Pro Tem Kelvin Gilbert.

MOTION BY: Commissioner Shirley Allen

SECOND BY: Commissioner Marc Powell

APPROVED: Unanimously Approved

6. LGC Financial Performance Indicator of Concern Response Letter

Ms. Lassiter clarified that this was not an audit finding, but a concern from the LGC that enough isn't being invested in infrastructure. However, she clarified that the Water Line project had been completed, but wasn't able to be put into service for fixed assets because all the revenue and expenditures hadn't been made yet. It would go in this year, putting the Town over the threshold.

RESOLVED, to approve the LGC Financial Performance Indicator of Concern Response Letter

MOTION BY: Commissioner Monique Clegg-Warren

SECOND BY: Mayor Pro Tem Kelvin Gilbert

APPROVED: Unanimously Approved

7. Request Approval of Resolution to Close Solid Waste Fund and Transfer Balance to General Fund

Ms. Lassiter explained that Fiscal Year 2025-2026 budget was presented to the Board with anticipated revenues and appropriations for expenditures for solid waste services listed as a department within the General Fund. The garbage revenue and furniture yard waste items were added under general revenue, and the expenditure lines were listed under a solid waste department within the General Fund. She explained there was \$170,675.59 in the Solid Waste fund that needed to be transferred to the General Fund with the closing of the Solid Waste fund.

RESOLVED, to approve resolution to close solid waste fund.

MOTION BY: Commissioner Marc Powell

SECOND BY: Commissioner Shirley Allen

APPROVED: Unanimously Approved

8. Grant and Capital Project Closing for Waterline Replacement Project # SRP-D-ARP-0282

Ms. Lassiter explained construction had been completed, grant revenue had been received, and payments had been issued for all expenses related to the project.

RESOLVED, to approve ordinance as presented and direct Finance Director to make transactions included in the ordinance.

MOTION BY: Commissioner Todd Pope

SECOND BY: Commissioner Shirley Allen

APPROVED: Unanimously Approved

MANAGER UPDATE

Ms. Hollerand gave the following updates:

- Downtown Project – proceeding
- Nearly 50 players signed up for T-Ball, extending registration to February 28th
- Volunteer Workday at the park – February 28th
- Battle of the Badges – February 27th
- Easter in the Park – April 4th
- Property reappraisal meetings
- Fee Workshop – March 26th
- Presentation – Stephen Barrington with Harnett Economic Development– April 2nd

COMMISSIONERS COMMENTS

Mayor Pro Tem Kelvin Gilbert asked if the Planning Board had a chance to review TNDO and driveway requirements. Ms. Hollerand explained there was a presentation on the agenda for March for the Planning Board, but they should be able to discuss at the April meeting. He asked about a vehicle that'd been broken down in the parking lot. Ms. Hollerand explained she had talked with the GovDeals

representative, and she had been walked through the process. However, the two weather events that followed brought into question if the vehicle could be used for snow removal. Since then, she indicated getting the vehicles on the Surplus list as soon as possible. Mayor Pro Tem Gilbert asked if it could be moved in the meantime and Ms. Hollerand confirmed with Public Works it could be moved. Mayor Pro Tem Gilbert then asked about cemetery flag poles, noting it had been out of commission for a while and the public brought it to his attention. Ms. Hollerand explained the mechanism was broken and the issue was getting up to it, but she said the Fire Department had already been contacted to ask to use a ladder truck. Lastly, Mayor Pro Tem Gilbert asked about Ms. Goldsmith's mileage reimbursement. Ms. Hollerand responded it had not been processed yet but would be. Ms. Lassiter said there was no official approval of the reimbursement, she had no documentation and the personnel policy stated that was needed for a reimbursement. Ms. Hollerand explained she had submitted one memo rather than a mileage log and could provide to Board Members if needed.

CLOSED SESSION: Mayor Chris Coats called for a motion to enter into closed session pursuant to §143-318.11. (6)

RESOLVED, to enter into closed session.
MOTION BY: Commissioner Marc Powell
SECOND BY: Commissioner Shirley Allen
APPROVED: Unanimously Approved

The Board of Commissioners entered into Closed Session at 8:07 p.m.

The Board of Commissioners reconvened in open session at 9:07 p.m.

RESOLVED, to provide reimbursement for the personal vehicle use to Sarah Goldsmith not to exceed \$700.
MOTION BY: Commissioner Marc Powell
SECOND BY: Commissioner Monique Clegg-Warren
APPROVED: Unanimously Approved

ADJOURNMENT

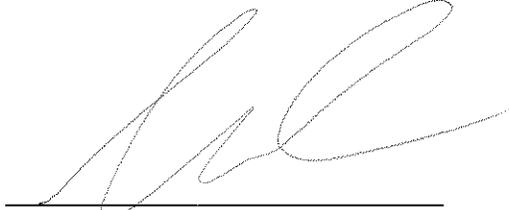
Mayor Chris Coats called for a motion to adjourn.

RESOLVED, to adjourn the meeting.
MOTION BY: Mayor Pro Tem Kelvin Gilbert
SECOND BY: Commissioner Shirley Allen
APPROVED: Unanimously Approved

Meeting adjourned at 9:09 p.m.

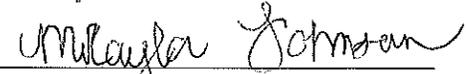
The attached documents of reference are incorporated herewith and are hereby made a part of these minutes.

Minutes prepared by Interim Town Clerk Mikayla Johnson.



Chris Coats
Mayor

ATTEST:



Mikayla Johnson
Interim Town Clerk