

**TOWN OF COATS**  
**Board of Commissioners**  
**Thursday, April 9, 2026**

The Town of Coats Board of Commissioners met in regular session on Thursday, April 9, 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

**Members Absent:**

Commissioner Todd Pope

**Staff Present:**

Sarah Goldsmith, Parks and Recreation Director  
Wesley Blount, Public Works Director  
Kenneth Storicks, Police Chief  
Mikayla Johnson, Interim Town Clerk

**Staff Absent:**

Barbara Hollerand, Town Manager

**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 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 agenda.

**RESOLVED**, to approve the agenda.

**MOTION BY:** Commissioner Marc Powell

**SECOND BY:** Commissioner Shirley Allen

**APPROVED:** Unanimously Approved

**CONSENT AGENDA**

1. Approval of Minutes - March 12, 2026 Regular Meeting
2. Approval of Attorney Bill for Services Rendered March 1-31, 2026
3. Street Closure Request – May 2, 2026 – Celebrate Christian Unity Event
4. Street Closure Request – May 9, 2026 – 5K Race

**RESOLVED**, to approve the consent agenda.

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

**PROCLAMATION**

Kayden Beasley was recognized with a Proclamation declaring May 1, 2026 ‘Kayden Beasley Day’ for all his hard work and accomplishments and for representing and honoring Coats in the 2026 Paralympic Games.

**PRESENTATION**

Retired Lieutenant Benson D. Wise was awarded his badge and service weapon, and he was thanked for all his hard work.

**PUBLIC COMMENTS**

Mayor Coats opened the public forum. Hearing no one, the public forum was closed.

**NEW BUSINESS**

**1. Water Rate Study**

**A. Presentation by Paul Langfield, North Carolina Rural Water Association**

Paul Langfield briefly discussed the new water rates proposed, saying there would be about a 10% increase overall.

**B. Request Approval of Fee Schedule Amendment**

**RESOLVED,** to approve the fee schedule amendment.

**MOTION BY:** Commissioner Powell

**SECOND BY:** Commissioner Allen

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

**2. Voluntary Noncontiguous Annexation Request – 8.64-acre parcel on southeast corner of U.S. 421S and N.C. 27E- B.C. Property, Inc./ James A. Burgin**

**A. Public Hearing**

Mayor Coats opened the public hearing.

Benny Harmon, 1390 Abattoir Road, said he believed business in Coats would be a good thing but would also stress resources. He also said he believed the main focus was selling alcohol.

**RESOLVED,** to close the public hearing.

**MOTION BY:** Commissioner Powell

**SECOND BY:** Mayor Pro Tem Gilbert

**APPROVED:** Unanimously approved

### B. Request Approval of Ordinance AN-34 Voluntary Noncontiguous Annexation

Greg Stewart, developer with Rhetson Companies, said the goal was to have annexation approved for the purpose of municipal services. He gave background on the property saying it was 7 parcels at the intersection of U.S. 421 and HWY 27. He explained he and the owner believed it was in the best interest of the Town to annex the property as property taxes would be collected by the Town of Coats, along with additional revenue taxes. He noted that the Town of Coats Land Use Plan called for expanding existing businesses, goods and services and promoting commercial growth in various aspects.

He explained the proposal would be for four users: a convenience store with fuel sales, an indoor conditioned storage unit, and two commercial pads with interest from a medical user and a QSR (quick service restaurant).

Commissioner Powell questioned why the interest was in Coats and not Erwin. Mr. Stewart explained that Erwin's annexation requirements were different than Coats', and they were not qualified for annexation in Erwin or Lillington.

Mayor Pro Tem Gilbert asked if the true benefit was just utilities and supporting services. Mr. Stewart said the property owner truly believed the development belonged in Coats. He noted Harnett County was a dry county, so an added benefit would be for the potential user, but that was not a development aspect. Mayor Pro Tem Gilbert also asked if annexed how soon the project would begin. Mr. Stewart said with about 260-280 days of development and permitting, a conservative estimate was October 2027.

Mayor Pro Tem Gilbert asked Chief Ken Storicks if he had any concerns. Chief Storicks responded that with a new system being used, whatever unit closest and available would be the one responding to calls so he did not see an issue. Mayor Pro Tem Gilbert also asked Public Works Director Wes Blount about concerns related to utilities, and said he did not have any concerns.

**RESOLVED**, to accept the request for annexation of the 7 parcels at the intersection of HWY 27 and US 421.

**MOTION BY:** Commissioner Allen

**SECOND BY:** Commissioner Powell

**APPROVED:** Unanimously Approved

### 3. System Development Fees

#### A. Request Approval of Professional Services Agreement – Willdan Financial Services

Interim Town Clerk Mikayla Johnson read the staff report on the item, summarizing that system development fees would ensure that new development would pay for the capital costs of expanding its water system rather than burdening current customers.

**RESOLVED**, to approve Professional Services Agreement with Willdan Financial Services for a System Development Fee Study.

**MOTION BY:** Mayor Pro Tem Gilbert

**SECOND BY:** Commissioner Allen

**APPROVED:** Unanimously Approved

#### B. Request Approval of Budget Amendment for \$28,800

**RESOLVED**, to approve budget amendment.  
**MOTION BY:** Commissioner Powell  
**SECOND BY:** Commissioner Clegg  
**APPROVED:** Unanimously Approved

**4. Set Public Hearing for Delma Grimes Road 13.2-acre Parcel Rezoning (RZ 26-02)**

Interim Town Clerk Johnson read the staff report, explaining the item was regarding a petition for rezoning from Agriculture to Single Family Residential 3.

**RESOLVED**, to set the Public Hearing for Delma Grimes Road 13.2-Acre Parcel Rezoning to May 14, 2026.

**MOTION BY:** Commissioner Powell  
**SECOND BY:** Commissioner Allen  
**APPROVED:** Unanimously Approved

**MANAGER UPDATE**

No comments were made.

**COMMISSIONERS COMMENTS**

No comments were made.

**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:** Mayor Pro Tem Gilbert  
**SECOND BY:** Commissioner Powell  
**APPROVED:** Unanimously Approved

Board of Commissioners reconvened in open session at 8:45 p.m.

**ADJOURNMENT**

Mayor Coats called for a motion to adjourn.

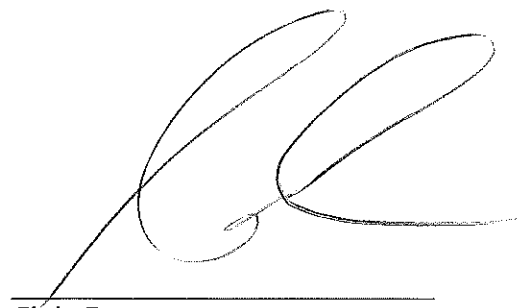
**RESOLVED**, to adjourn the meeting.

**MOTION BY:** Mayor Pro Tem Gilbert  
**SECOND BY:** Commissioner Monique Clegg  
**APPROVED:** Unanimously Approved

Meeting adjourned at 8:45 p.m.

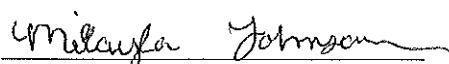
The attached documents of reference are incorporated herewith and are hereby made a part of these minutes.

**Minutes prepared by Interim Town Clerk Johnson.**



Chris Coats  
Mayor

ATTEST:

  
Mikayla Johnson  
Interim Town Clerk