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**CITY OF HAMLET REGULAR MONTHLY MEETING
HAMLET CITY HALL- COUNCIL CHAMBERS
201 MAIN STREET, HAMLET, NC 28345
TUESDAY, MARCH 11, 2025
6:00 PM
Minutes**

Governing Body Present:

Mayor	Amy Guinn
Mayor Pro-Tem	Abbie Covington
Council Member	Eddie Martin
Council Member	Oscar Sellers
Council Member	Tony Clewis
Council Member	Maurice Stuart

Staff Present:

City Manager	John Terziu
Assistant City Manager	Mackenzie Webb
City Attorney	TC Morphis
City Clerk	Heather Hawks

Others Present: Edna Miles, Benita Mullis, Trey Goodwin, Dennis Brown, Robert Brown, Mechelle Preslar, Amanda Kempen, Howard Wallace, Charles Williams

1. Call to Order

Mayor Guinn called the meeting to order at 6:00 pm.

2. Invocation/Moment of Silence

Pastor Allison Farrah gave the invocation.

3. Adoption of Agenda

Mayor Pro-Tem Covington motioned to adopt the agenda. Council Member Stuart provided the second. The motion passed unanimously.

4. Consent Agenda

Council Member Clewis made a motion to adopt the Consent Agenda, Council Member Sellers provided the second. The motion passed unanimously.

5. Comments from Attendees

There were no comments from attendees.

New Business

6. Appoint Planning Board Members

Assistant City Manager Webb stated Valerie Davis resigned, and David Quick rotated off the Planning Board. There are currently three vacancies for the Planning Board, two in the city and one ETJ.

Mayor Guinn opened the floor for nominations.

Mayor Pro-Tem Covington nominated Joe Brown for the city regular member seat, Council Member Sellers provided the second. The motion passed unanimously.

Council Member Martin nominated Johnnie Brigman for the city alternate seat, Council Member Stuart provided the second. The motion passed unanimously.

Council Member Stuart nominated Lee Humphry for the ETJ alternate seat, Council Member Clewis provided the second. The motion passed unanimously.

7. Appoint Hamlet Depot and Museum Board Member

The Hamlet Depot and Museum Board met the previous month and nominated Nancy Averitte to join the board, pending council approval. Council Member Sellers nominated Nancy Averitte for the Hamlet Depot and Museum Board; Council Member Martin provided the second. The motion passed unanimously.

8. Re-Appoint Hamlet Housing Authority Board Member

Mayor Guinn reappointed Calvin White to the Hamlet Housing Authority Board.

9. Proposal for donation of Enclosed Trailer to NC Search and Rescue Advisory Council

Senior Center Director Amanda Kempen requested approval from City Council to donate an enclosed trailer to the North Carolina Search and Rescue Advisory Council Community Partnership. The donation aligns with the Senior Center's mission to support safety, emergency preparedness and aging well. It will enhance search and rescue efforts across North Carolina particularly for individuals with dementia and other vulnerable populations.

Council Member Martin asked if this is a donation of a trailer the city currently owns.

Amanda Kempen stated yes, and it hasn't been used in several years, and the Senior Center no longer has use for it.

Council Member Martin made a motion to donate the enclosed trailer to the NC Search and Rescue Advisory Council, Resolution 2025-02. Council Member Sellers provided the second. The motion passed unanimously.

10. Request Upset Bid Process of 64.99 Acres of City Property

Assistant City Manager Webb explained that the city has been approached by a party interested in purchasing two adjoining parcels of city property (PID 748001162732 & PID 748001266993), totaling 64.99 acres. The property is located across from the industrial park on Cheraw Rd in the ETJ, but it would be voluntarily annexed. The parcels are split zoned, I-1, light industrial and I-2, heavy industrial. Assistant City Manager Webb explained that if the city was interested in selling the property, we would have to follow the upset bid process.

Upset Bidding process is as follows:

- Initial offer.
- Presented for City Council review and approval.
- If the City Council accepts the offer, it is then subject to the upset big method of disposition.
- Advertise the council-approved bid to the public for a period of ten days by way of a Public Notice Ad.
- Each Upset bid received must raise the advertised bid ten percent.
- The City Council may at any time reject any and all offers.

Mayor Pro-Tem Covington asked if the property was currently for sale.

Assistant City Manager Webb stated it is not, but the adjacent 40-acre property, not owned by the city, is for sale. The party interested in purchasing the adjacent city property is currently in talks to obtain those 40 acres for sale.

City Manager Terziu asked council if they are interested in selling the property. If the city accepts an offer it would have to come before council to be approved.

Mayor Pro-Tem Covington asked what was around the property.

Council Member Clewis stated nothing but railroad and swamp.

Council Member Martin asked if it would benefit the city to sell the property.

City Manager Terziu stated it would in his opinion, selling the property would be good for economic development.

Council Member Clewis made a motion to accept bids on the property, Council Member Stuart provided the second. The motion passed unanimously.

11. City Lake Trail Project Update

City Manager Terziu stated the City of Hamlet received a \$400,000 grant from the Department of Commerce in ARPA funds. We have used \$180,890.34 to purchase the VFW building on the lake and there is \$219,109.66 remaining to expend on the City Lake Trail. The estimated cost for construction development of the trail is \$1.5 million. The biggest cost would be the bridge over the swamp. We have several options: fund project through a loan, fund project in phases, apply for a PARTF grant to match dollar for dollar, reduce scope of work by using gravel or hard packed dirt instead of asphalt and reduce the path from 10' to 8'.

Mayor Pro-Tem Covington asked if the walkway construction was changed, could that cut costs on the project.

City Manager Terziu stated there are options such as a walking trail this is not a full loop, doing the project in phases, or switching the composition and size of the trail.

Mayor Pro-Tem Covington asked how large park grants are and if that could be an option.

City Manager Terziu stated they match dollar for dollar but was unsure if there was a cut-off.

Mayor Pro-Tem Covington stated it would be wonderful for the city but with the water plant and WWTP upgrades needed it will be hard to do this project now. She stated she would like to see our options to cut costs, feeling like the scope of the project is too big for the city right now.

Council Member Martin agreed with Mayor Pro-Tem Covington, it's too expensive right now.

Council Member Sellers and Council Member Clewis agreed with Council Member Martin and Mayor Pro-Tem Covington.

City Manager Terziu stated he would go back to LKC and see what can be done to reduce costs on the project and report back to council.

12. Potential Lease of Lakeside Venue Discussion

City Manager Terziu stated he has someone interested in negotiating a lease to make the Lakeside venue a restaurant.

Mayor Pro-Tem Covington asked if anything would have to be done in the current kitchen.

City Manager Terziu stated the kitchen is fine, but he did want to close off part of the banquet area for now and use the bar area. He also wanted to open the windows that are bricked up.

City Attorney Morphis stated if council wants to negotiate a lease it needs to be 10 years or less.

Mayor Pro-Tem Covington made a motion to authorize the Manager to work with the City Attorney to draw up a contract to lease the Lakeside Venue, Council Member Sellers provided the second. The motion passed unanimously.

13. DOT STIP Project Update

Assistant City Manager Webb stated that the Department of Transportation has allocated money for the City through their statewide Strategic Transportation Improvements Program (STIP) for the construction of sidewalks at two locations and a possible bridge replacement. The proposed sidewalk would be along East Main Street from Bridges Street to NC 38 and a 35 by 37 bridge replacement on East Main Street. It would also include a proposed sidewalk along Spring Street from Wiregrass Road to NC 177. This sidewalk project has a right-of-way acquisition proposed to begin in 2025 and construction beginning in 2026. All construction once completed through DOT would then be turned over to the city for future maintenance. Assistant City Manager Webb stated that the project has an estimated total cost of \$4.5 million, but the cost of the project is split between DOT (80%) and the city (20%). Management spoke with our DOT contacts and were ensured that we can choose to do the entire project or move forward with only one portion. Assistant City Manager Webb proceeded to show the project cost broken down by street and fiscal year, with the E. Main St. portion costing a total of \$700,000 and the Spring St. portion costing a total of \$200,000.

Mayor Pro-Tem Covington asked if East Main Street is a city or state road.

City Manager Terziu stated it is a state road.

Mayor Pro-Tem Covington questioned why the city would share the cost of a project on a state road.

City Manager Terziu stated the project was brought to council previously and got pushed to FY 25/26. He wanted to see if it was a project council wanted to pursue.

Mayor Pro-Tem Covington asked what the purpose of replacing the bridge was as that is the bulk of the cost. She asked if we could find out why the bridge needs to be replaced.

Council Member Clewis stated he feels the Spring Street project would be beneficial because the amount of foot traffic on Spring Street and its close proximity to Memorial Park.

Mayor Pro-Tem Covington made a motion to approve the Spring Street STIP project, the second was provided by Council Member Clewis. The motion passed unanimously.

14. Consideration of Richmond County Interlocal Agreement and Resolution 2025-03 – Relinquishment of Portion of ETJ

Assistant City Manager Webb gave a summary of the request for split jurisdiction stating this happens when a parcel has 2 zoning jurisdictions. Under Chapter 160D-203 the owners, Wade and Irene Lewis, have requested Richmond County have zoning authority over their property (PID: 749000538334). The percentage of land within the City of Hamlet's ETJ is approximately 6% and the remaining 94% of acreage is in the jurisdiction of Richmond County.

Mayor Pro-Tem Covington made a motion to approve the interlocal agreement and resolution 2025-03, Council Member Martin provided the second. The motion passed unanimously.

15. Proclamation Honoring Women's History Month

Mayor Pro-Tem Covington read the proclamation recognizing and honoring Women's History Month.

16. Proclamation Honoring National Vietnam War Veterans Day

Mayor Guinn read the proclamation recognizing and honoring National Vietnam War Veterans Day.

17. Code Review Phase 1

City Manager Terziu stated we are starting the process of reviewing our code of ordinances. He asked council to take the binders provided, make notes on any changes and return them to him for review.

Other Business

18. City Manager's Report

Mechelle Preslar invited City Council and Mayor Guinn to the ribbon cutting on April 11th at 5:30 pm in Main Street Park to unveil the newly painted 1114 Locomotive and Caboose static display, this will be concurrent with the food trucks and cruise-in also at the visitor center and depot that evening.

City Manager Terziu thanked the administration and staff for all they do daily. He highlighted several things in his report including: the poles for lights at Memorial Park will be completed next week, we are looking at using potential grant money for the Hamlet Ave./Raleigh St/Rollins Ave sewer update and WWTP/Water Plant updates. We are continuing to work with LKC on the WWTP permit. We received AIA Grant for \$300,000 with \$150,000 to be used for WWTP and

\$150,000 to be used for the Water Treatment Plant. We are looking at fees and a possible increase in the future. Lastly, our new phones will be installed on Monday, March 17th.

19. Comments of Council

Council Member Martin stated that the Post 49 opening game will be on Friday, May 23rd with an opening ceremony at 6:30 pm. He asked where we are with Hodges Landscaping working on the baseball field. City Manager Terziu stated the \$3,000 we voted on was for the bullpens. He told council he would check on it and email them with an update.

Council Member Sellers thanked attendees and City Department Heads for attending.

Council Member Stuart thanked all employees and Department Heads for coming. He stated he likes the way we are working as a team! In honor of Women's History Month, he thanked all the women and in the words of Beyonce, "Who runs the world?"

Council Member Clewis thanked our veterans for their service and thanked Department Heads for attending.

Mayor Pro-Tem Covington thanked all veterans for their service and city employees for their hard work.

20. Mayor's Comments

There were no comments from Mayor Guinn.

21. Motion to go into Closed Session per NCGS § 143-318.11 (a)(3)(6) for attorney-client privilege and personnel.

At 7:12 pm, Council Member Clewis motioned, seconded by Sellers to go into closed session for attorney-client privilege and personnel. The motion passed unanimously.

Return to Open Session

At 8:36 pm, Council Member Martin motioned to return to Open Session, seconded by Council Member Stuart. The motion passed unanimously.

22. Motion to Adjourn

Mayor Pro-Tem Covington motioned, seconded by Council Member Clewis to adjourn. The motion passed unanimously at 8:36pm.