

**HAMLET CITY COUNCIL  
REGULAR SESSION  
COUNCIL CHAMBERS ROOM  
201 MAIN STREET, HAMLET, NC 28345  
TUESDAY, AUGUST 13, 2024  
6:00 PM  
MINUTES**

**Governing Body Present:**

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

**Staff Present:**

Interim City Manager	W. Lane Bailey
City Planner	Mackenzie Webb
City Attorney	

**Others Present:** Howard Wallace, Ann Cole, Deloris Womble, Annie Crim, Alexander Robinson, Tanya DuBois, Gerard Morrison, Priscilla Watkins, Mya Cross

**1. Call to Order**

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

**2. Invocation**

Pastor Allison Farrah offered the invocation.

**3. Adoption of the Agenda**

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

**4. Consent Agenda**

Council Member Covington made a motion to adopt the Consent Agenda, Mayor Pro-Tem McQueen provided the second. The motion passed unanimously.

**5. Comments from Attendees**

Gerard Morrison reminded everyone about October 5<sup>th</sup>, Coltrane Edutainment Fest.

Annie Crim spoke about the Hamlet Senior Center and how she was suspended by the director. The Senior Center Advisory Board met on the matter enforcing the suspension. She stated she was wrongfully suspended and wants to know what to do to have her membership reinstated.

Mya Castro Cross started out by saying she loves Annie Crim and Amanda, the director of the Senior Center. She also spoke on Amamda's communication commenting she treats them like children and needs to work on how she speaks to the senior citizens. Mya has also been suspended on several occasions.

Michelle Roberts, the new owner of Hail Mary's wants to see revitalization of downtown Hamlet. She plans on having an office space on the first floor, a restaurant and residential space on the second floor.

### **New Business**

#### **6. Report from Clerk as to ownership of 462 Lewis Breedon Blvd. for purposes of Voluntary Annexation**

Read by Mackenzie Webb in the absence of Heather Hawks.

#### **7. Public Hearing: Stogner Annexation**

No comments from the public. Mayor Pro-Tem McQueen asked Interim City Manager Bailey if utilities are available for the property. Interim City Manager Bailey stated they sewer and water are available.

#### **8. Adoption of Ordinance**

Mayor Pro-Tem made a motion to adopt Ordinance 2024-04. Council Member Sellers provided the second. The motion passed unanimously.

#### **9. Discussion of Depot Office Space Rental**

Interim City Manager Bailey presented comparable rental rates to our area and stated \$650 is a reasonable rate for the additional office space she is requesting.

Mayor Pro-Tem McQueen stated reduced rent should be presented to City Council years ago when it happened. He also stated we need a policy that gives tenants additional space at a reduced rate.

Council Member Covington agreed with Mayor Pro-Tem McQueen about coming up with a policy about rental space.

There was a discussion on how rates are currently set and how the space is marketed. The City Attorney stated the city should use fair market value and set the rate the same for everyone including offering discounts for renting a second space.

Council Member Martin agreed with Interim City Manager Bailey on setting the rate at \$650 for the combined spaces.

Council Member Sellers motioned to table the discussion until the September meeting. Council Member Stuart provided the second. The motion passed unanimously.

#### **10. Resolution for Hamlet Water and Sewer AIA Project**

Council Member Covington made a motion to adopt the Resolution for Hamlet Water and Sewer AIA Project. Council Member Stuart provided the second. The motion passed unanimously.

## **Other Business**

### **11. City Manager's Report**

Interim City Manager Bailey stated he is proud of staff for their hard work during Tropical Storm Debby. He also thanked the Fire Department and Public Works for their hard work. He thanked Water and Wastewater crews for working hard after lightening struck the facility. He said our water is safe to drink stating citizens never felt the effects of the issue.

### **12. Comments of Council**

Council Member Martin spoke about Hamlet Memorial Park and the lighting at the field stating it's been there for at least 80 years and needs to be replaced. He asked Chip Gordon to find companies that specialize in park lighting. He also contacted Mechelle about helping get grant money for the project, possibly applying for Cole Foundation because the cost will likely be more than \$150,000. He thanked Michelle Roberts for being present at the meeting. He also thanked Mrs. Cross and Mrs. Crim for their comments. He also reminded everyone to vote.

Council Member Stuart stated we need to put money into South Hamlet Park as well as Memorial Park. He also thanked Michelle Roberts for being present and opening her business in Hamlet. He thanked Mrs. Cross and Mrs. Crim for their comments. He reminded everyone to register to vote.

Council Member Covington thanked all city employees for their hard work during the storm and lightening damage the week before, and thanked attendees for coming. She also thanked Mrs. Roberts for coming to Hamlet, stating her soft opening will be Labor Day weekend.

Council Member Sellers thanked attendees for coming and asked them to be safe.

Mayor Pro-Tem McQueen gave a shoutout to employees for going above and beyond during the recent storms and outages. He also thanked Mrs. Roberts for investing in Hamlet and attendees for coming to the meeting.

### **13. Mayor's Comments**

Mayor Guinn thanked all city employees for preparation and hard work during the storm last week.

### **14. Closed Session per NCGS § 143-318.11 (a)(3)(6) for attorney-client privilege and personnel.**

At 6:53 pm, Council Member Covington motioned, seconded by Mayor Pro-Tem McQueen to go into closed session for attorney-client privilege and personnel. The motion passed unanimously.

### **Return to Open Session**

At 8:07 pm, Mayor Pro-Tem McQueen motioned to return to Open Session, seconded by Council Member Sellers. The motion passed unanimously.

### **15. Motion to Adjourn**

Council Member Covington motioned, seconded by Council Member Sellers, to adjourn. The motion passed unanimously at 8:07 pm.