

201 West Main Street
Post Office Box 1229
Hamlet, North Carolina 28345



Phone (910) 582-2651
Fax (910) 582-5815
www.hamletnc.us

**CITY OF HAMLET REGULAR MONTHLY MEETING
HAMLET CITY HALL- COUNCIL CHAMBERS
201 MAIN STREET, HAMLET, NC 28345
TUESDAY, APRIL 8, 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, Linda Ross, Esco Latimer, Gerard Morrison, Joe Brown, Halena Brown, Zachary Gardner

1. Call to Order

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

2. Invocation/Moment of Silence

Pastor Linda Ross gave the invocation.

3. Adoption of Agenda

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

4. Consent Agenda

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

5. Comments from Attendees

Gerard Morrison reminded everyone April is Jazz Awareness Month along with African American History and Autism Awareness Month. He also reminded everyone that October 4th will be the John Coltrane Edutainment Festival and encouraged everyone to attend.

New Business

6. Recognition of Partick Hogan

Public Works Director Robert Brown recognized Patrick Hogan for receiving his Water Treatment Operator Certification.

7. Potential Purchase of 52 W. Main St. Building

Assistant City Manager Webb stated the property owner of 52 West Main Street is interested in selling the commercial business building adjacent to the Opera House. The property is 1,584 sq ft, it is zoned B-2 (General Business) with an estimated cost of \$35,000.

Council Member Martin asked how it would benefit the city to purchase the property.

Assistant City Manager Webb stated the city could own and lease the property to potential owners.

Council Member Sellers stated it would not be an asset to the city and Council Member Martin agreed.

Mayor Pro-Tem Covington asked about the sewer issue in the property.

Assistant City Manager Webb stated there is a sewer issue with an estimated cost of \$2,400 to repair.

City Manager Terziu stated we have people interested in leasing the property, until the current tenants vacate the property we can't resolve the utility issues.

Mayor Pro-Tem Covington made a motion to deny the purchase of 52 West Main Street building, Council Member Sellers provided the second. The motion passed unanimously.

8. Potential Donation of Raleigh St. Properties

Assistant City Manager Webb stated the property owner of two parcels on Raleigh St. approached the city with the intention of donating both properties, PID: 749113146539 and PID: 749113147603 to the City of Hamlet.

Mayor Pro-Tem Covington asked how it would benefit the city.

City Manager Terziu stated the property could be divided into 6 lots and possibly used for development.

Mayor Pro-Tem Covington asked Chief Goodwin if the property could be used by the Fire Department for training exercises.

Chief Goodwin stated Asbestos testing would need to be done first then they could possibly burn it.

Mayor Pro-Tem Covington made a motion to table accepting the donation of parcels 749113146539 and 749113147603 until asbestos testing has been completed, Council Member Sellers provided the second. The motion passed unanimously.

9. Organization Chart Alignment

City Manager Terziu requested Horticulture to be moved from Public Works under the supervision of Robert Brown to Building and Grounds under the supervision of Doc Sylvian.

Council Member Clewis made a motion to approve the organizational chart change, Council Member Stuart provided the second. The motion passed unanimously.

10. Encroachment Agreement

Assistant City Manager Webb gave a brief overview:

- Richmond County is constructing a 40,000 sq ft industrial shell building on Industry Dr near the NC-74 freeway south of Hamlet, expected to house a light industrial company.
- Sewer to Industry Dr is provided by a City of Hamlet sewer line that currently serves Laticrete and various larger buildings on the north side of the freeway off Development Dr.
- To serve the new shell building, approximately 1,000 feet of new 8" sewer line needs to be extended on Industry Dr from Laticrete going east.
- The County will pay for the construction of the sewer line. Once completed and certified, Hamlet will own and operate the new sewer line.
- Like the other customers on Industry Dr and Development Dr, the shell building will be a county water customer and a city sewer customer.
- LKC has sent a DOT Encroachment Agreement and NCDEQ Sewer Permit asking for the City's signature to move forward.

City Manager Terziu stated this is a great opportunity for the City of Hamlet because it will allow us to extend our sewer line at no cost as the county has agreed to pay for the extension in its entirety.

Mayor Pro-Tem Covington made a motion to approve the encroachment agreement for sewer extension on Industry Drive, Council Member Clewis provided the second. The motion passed unanimously.

Other Business

11. City Manager's Report

City Manager Terziu highlighted several things in his report:

- He thanked Edna Miles for her hard work on the upcoming budget stating she is an asset to the city.

- Memorial Park field has new sod and looks great thanks to Doc's hard work.
- The City of Hamlet received a 5-million-dollar grant from the state and we are finalizing estimates that will be sent out in the upcoming weeks.
- The Water Treatment plant pre bid is April 16th.
- The WWTP permit is scheduled for public notice April 15th.
- The City of Hamlet received AIA grants totaling \$300,000 and the city received a letter of intent to fund from the state. Project estimates were approved and will be submitted to DEQ shortly.
- Thanked Council for their support and feedback on the budget.
- The new phones are being ported today.
- We will be looking at sanitation/trash contracts early next week.
- The Resolution for Fire Fee Per Structure is going to the county, thanks to Chief Goodwin for his hard work.
- Lastly, thanks to Assistant City Manager Webb for her work with the Unified Development Ordinance.

12. Comments of Council

Council Member Martin reminded everyone of the American Legion Baseball game on May 31st at 6:30 pm, which will honor firefighters. He also thanked Doc for his hard work on the baseball field.

Council Member Sellers thanked all city employees for attending the meeting and thanked Doc for his hard work on the baseball field.

Council Member Clewis reminded everyone about Food Truck Friday and the Cruise-In this Friday. He also wished everyone a Happy Easter and thanked the Hamlet Fire Department for their community outreach, Breakfast with Bunny.

Council Member Stuart thanked the citizens for coming to the meeting, he thanked Pastor Linda Ross for her wonderful prayer and reminded everyone of the Book Sale at Hamlet Library April 11 – April 12. Lastly, he reminded everyone that April is Autism Awareness Month and National Minority Health Month.

Mayor Pro-Tem Covington thanked all city employees for coming to the meeting and she wished everyone a Happy Easter and Spring Break.

13. Mayor's Comments

Mayor Guinn congratulated the 11 & 12-year-old Hamlet All-Star Basketball team for coming in first at the tournament in Aberdeen and she reminded everyone about food trucks and the car show this Friday, April 11th. Lastly, the dedication for the Static Display has been moved to April 25th.

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

At 6:43 pm, Council Member Clewis motioned, seconded by Council Member Stuart to go into closed session for attorney-client privilege and personnel. The motion passed unanimously.

Return to Open Session

At 7:52 pm, Council Member Clewis motioned to return to Open Session, seconded by Council Member Sellers. The motion passed unanimously.

15. Motion to Adjourn

Council Member Clewis motioned, seconded by Council Member Stuart to adjourn. The motion passed unanimously at 7:52 pm.