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**CITY OF HAMLET SPECIAL MONTHLY MEETING
HAMLET CITY HALL- COUNCIL CHAMBERS
201 MAIN STREET, HAMLET, NC 28345
THURSDAY, JULY 2, 2026
3:00 PM
Minutes**

Governing Body Present:

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

Staff Present:

Interim City Manager	Mackenzie Webb
City Attorney	Al Andrews
City Clerk	Heather Hawks

1. Call to Order

Mayor Guinn called the meeting to order at 3:00 pm.

2. Adoption of Agenda

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

3. Discuss and Award the Request for Qualifications for Engineering Services General Water and Sewer Projects

Interim City Manager Webb reported that the City solicited qualified engineering firms to provide general engineering services for water and sewer projects. She stated that the City intends for the selected firm to maintain a relationship with the City for a period of three years. She stated after that period, the City may extend the relationship for an additional 1 year or solicit engineering firms for another round of general services. Interim City Manager Webb stated that the City received one statement of qualifications from LKC, an engineering firm based out of Southern Pines. She further noted that LKC has an established working relationship with the city through several major infrastructure projects including our AIAs, WTP, and WWTP projects. She concluded that the purpose of this intended contract is to have access to engineering services to support planning and design efforts for critical infrastructure replacement projects.

Mayor Pro-Tem Covington asked whether the City has maintained a positive working relationship with LKC thus far.

Interim City Manager Webb confirmed that the City has had a successful working relationship with LKC and stated that the firm is local to the area and very responsive.

Mayor Pro-Tem Covington made a motion to approve the selection of LKC as the most qualified firm for the City's published RFQ for engineering services for General Water and Sewer Projects and authorize city staff to prepare a contract for such services for review by the finance director, legal team, and city council; Council Member Martin provided the second. The motion passed unanimously.

4. Discuss and Award the Bid for the City Lake Trail Project (Phase 1)

Interim City Manager Webb stated that WithersRavenel conducted the Informal Bidding process for Phase 1 of the City Lake Trail, initially planned as a 500 linear foot, 10-foot-wide asphalt trail. She stated the project was advertised for over a month and sent to 200 potential bidders. She noted that the project only received one bid from Fred Smith Company which came in far over the original \$94,773.41 engineer's opinion of cost. Fred Smith Company offered alternative bids listed below:

Gravel Trail	Asphalt Trail (Current)	Mulch Trail (Negotiated)
\$271,700.00	\$250,210.00	\$127,109.66

She stated that WithersRavenel recommends the City award the contract to Fred Smith Company in the Negotiated Bid amount. The City currently has \$127,109.66 in ARPA Funds that must be expended toward the City Lake Trail by December 1, 2026, or the funds will revert back to the federal government. She stated that the current timeline for the project has construction beginning in Mid-August, completion of construction by Mid-October and final grant paperwork completed by Mid-November, with little to no buffer time for another round of informal bidding.

Council Member Sellers stated that he had recently walked the City Lake Trail and expressed concerns that portions of the trail are slippery and potentially hazardous due to the surrounding wetlands.

Mayor Guinn asked which section of the City Lake trail would be improved under the proposed project.

Interim City Manager Webb explained that the improvements would be limited to the section identified in red on the project map.

Mayor Guinn asked whether the identified section was less swampy than other portions of the trail.

Interim City Manager Webb stated that she could not confirm whether the area is less swampy but explained that the proposed section was recommended as the most appropriate use of the available ARPA funding within the required timeframe.

Mayor Pro-Tem Covington asked about the deadline for project completion.

Interim City Manager Webb stated that the project must be completed by December 1, 2026. She stated construction would begin in mid-August, competition in mid-October and grant paperwork completed by mid-November to meet the December 1st deadline.

Council Member Stuart asked Council Member Sellers to describe the current condition of the trail based on his recent visit.

Council Member Sellers responded that the area under discussion is overgrown and has not been maintained.

Council Member Clewis asked whether the section shown in red was the only portion of the trail included in the proposed improvements.

Interim City Manager Webb confirmed that the project is limited to the area identified in red on the map and stated that the improvements would include clearing the area, grading the trail, and adding mulch.

Council Member Sellers commented that mulch may be more appropriate surface treatment for that section of the trail.

Mayor Pro-Tem Covington asked whether the grant funding was required to be used specifically for the City Lake Trail project.

Council Member Martin asked whether the City could instead use the \$127,000 to repair the trail independently.

Interim City Manager Webb confirmed that the ARPA funds are designated for the City Lake Trail project and stated that the City would still be required to solicit bids for the work.

Mayor Pro-Tem Covington asked whether the proposed project would extend the trail an additional 500 feet.

Interim City Manager Webb confirmed that it would.

Mayor Pro-Tem Covington stated that the City has little choice but to utilize the ARPA funds with a limited timeline.

Council Member Martin agreed that the City should use the ARPA funds to improve the City Lake Trail.

Mayor Pro-Tem Covington made a motion to approve Resolution 2026-10 "Resolution of tentative award for City Lake Trail Phase 1 Project NC Rural Transformation Grant Fund American Rescue Plan Act Grant (Project #SA-0315)" to approve the mulch trail, Council Member Sellers provided the second. The motion passed unanimously.

5. Public Hearing for the Hamlet Commons (Johnson) Rezoning Application for property located at 705 Spring St; more specifically, Tax Map 748112978078 and 748112968909 from R-6 Residential to B-2 General Business

Interim City Manager Webb stated that Perry Johnson, the owner of property located at 705 Spring St; more specifically, Tax Map 748112978078 and 748112968909 has filed a rezoning request to rezone the parcel from R-6 Residential to B-2 General Business. She stated that the Planning Board met on June 15, 2026; to consider the rezoning and the vote was unanimous to recommend rezoning.

Mayor Guinn opened the Public Hearing.

There were no public comments.

Mayor Guinn closed the Public Hearing.

Council Member Sellers made a motion to adopt the Statement of Reasonableness and Statement of Consistency with the adopted Comprehensive Plan; Council Member Stuart provided the second. The motion passed unanimously.

Mayor Pro-Tem Covington made a motion to rezone the property located at 705 Spring St (Tax Map 748112978078 and 748112968909) from R-6 Residential to B-2 General Business, Council Member Clewis provided the second. The motion passed unanimously.

6. Public Hearing for the City of Hamlet Rezoning Application for property located at 146 Boyd Lake Rd; more specifically Tax Map 749114247146 from R-6 Residential; to B-2 General Business

Interim City Manager Webb stated that the City of Hamlet, the owner of property located at 146 Veterans Drive (Tax Map 749114247146) has filed a rezoning request to rezone the parcel from R-6 Residential to B-2 General Business. She stated that the Planning Board met on June 15, 2026, to consider the rezoning and the vote passed 3-2 to recommend rezoning.

Mayor Guinn opened the Public Hearing.

There were no public comments.

Mayor Guinn closed the Public Hearing.

Mayor Pro-Tem Covington made a motion to adopt the Statement of Reasonableness and Statement of Consistency with the adopted Comprehensive Plan; Council Member Clewis provided the second. The motion passed unanimously.

Council Member Stuart made a motion to rezone the property located at 146 Veterans Drive (Tax Map 749114247146) from R-6 Residential to B-2 General Business.; Mayor Pro-Tem Covington provided the second. The motion passed unanimously.

7. One Year Lease Discussion and Agreement for city property located at 146 Boyd Lake Rd, Tax Map #749114247146

Interim City Manager Webb stated the City of Hamlet owns the real property located at 146 Boyd Lake Rd, Tax Map #749114247146. The property is not currently required for direct municipal use. The proposed lease contemplates use of the property as a restaurant.

Key provisions of the proposed Lease Agreement include:

- Lease Term: One year, commencing August 1, 2026, with option to renew at least 90 days prior to expiration of the agreement
- Monthly Rent: \$1,200 per month
- Security Deposit: \$1,200
- Tenant Improvements: Lessee is responsible for all renovations and upfit, with a dollar-for-dollar rent credit not to exceed \$10,000.
- Utilities and Maintenance: Lessee is responsible for utilities and routine maintenance; the City remains responsible for the roof, foundation, structural supports, and exterior walls, except as otherwise provided in the lease.
- Insurance: Lessee is required to maintain commercial general liability insurance of not less than \$1,000,000 per occurrence, including liquor liability if alcohol is served, and naming the City as an additional insured.

Council Member Stuart asked whether the cost of renovations would be applied as credit toward the lease payments.

Interim City Manager Webb explained that the lessee is responsible for all renovations with a dollar-for-dollar rent credit for approved improvements, not to exceed \$10,000.

Mr. John Martin stated that currently operates The Landmark Tavern and is interested in leasing the former VFW building to expand his restaurant operations. He explained that the proposed establishment would include a kitchen, restaurant, pool tables, and a bar.

Council Member Sellers commented that City Lake is contaminated and asked whether dancing would be permitted at the proposed restaurant.

Mr. Martin clarified that it would not be a dance club.

Council Member Stuart asked Mr. John Martin for his thoughts on the proposed lease agreement.

Mr. Martin stated that he was comfortable with the terms of the lease and expressed his long-term interest in purchasing the VFW building. He stated that the building has remained vacant for several years and that he intends to leave it in better condition than when it was leased. He added that operating a restaurant is the primary reason he is interested in the property.

Council Member Sellers expressed concerns regarding the lease provision allowing a dollar-for-dollar rent credit for improvements.

Council Member Clewis acknowledged Council Member Sellers' concerns regarding the improvements but stated that, given the age and condition of the building, he believes the lease provision is appropriate.

Council Member Stuart thanked Mr. Martin for bringing The Landmark Tavern to downtown Hamlet.

Council Member Stuart made a motion to approve the Lease Agreement for the City-owned property located at 146 Boyd Lake Rd and authorize the City Manager to execute the agreement and related documents. Mayor Pro-Tem Covington provided the second. The motion passed 5 to 1 with Council Member Sellers in opposition.

8. Motion to Adjourn

Council Member Clewis motioned, seconded by Mayor Pro-Tem Covington to adjourn. The motion passed unanimously at 3:23 pm.