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**CITY OF HAMLET SPECIAL MEETING
HAMLET CITY HALL- COUNCIL CHAMBERS
201 MAIN STREET, HAMLET, NC 28345
TUESDAY, JULY 14, 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 (via zoom)

Staff Present:

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

Others Present: Adam Kiker, Sharon Steen

1. Call to Order

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

2. Adoption of Agenda

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

3. Water Treatment Plant Budget Discussion

Adam Kiker explained that while the Water Treatment Plant received \$10 million in grant funding, it faces delays and challenges. A key issue arose from a permitting requirement mandating the facility to be able to filter 3 million gallons per day, even with one filter offline. The current design with three filters would not meet this unless they are made larger, leading to an estimated \$500,000 increase in costs due to the need for more materials and infrastructure.

Council was presented with three options:

1. Make the filters bigger to meet the state's interpretation of the rule.
2. Leave the filters as-is, reducing the plant's capacity to about 2.25 million gallons/day.
3. Challenge the state's interpretation- a lengthy and uncertain process.

City Manager Terziu recommended option 1, using the \$10 million grant, with any additional costs covered by the \$4.9 million grant balance.

Adam Kiker clarified that no formal action was needed immediately, just guidance.

Mayor Pro-Tem Covington stated her recommendation is to go with option number 1.

Council Member Clewis asked if we would have a 4-million-gallon plant.

Adam Kiker clarified it will have a 4.5-million-gallon capacity.

City Manager Terziu confirmed full funding would come from grants.

Council authorized City Manager Terziu to execute and manage the Water Treatment Plant budget beyond the initial allocation, provided expenditures remain within the limits of available grant funding.

4. Steen Rezoning

Assistant Manager Webb stated property owners Sharon Steen, Ronnie Steen, Angela Nicole Williams-Tranwick, and Becky Williams have submitted a request to rezone the parcel located at 120 Nash Lane (Tax Map ID: 748203432590) from B-2 General Business to RA-20 Residential Agriculture. The Planning Board reviewed the request during its June meeting and voted to recommend approval.

Mayor Guinn opened the Public Hearing for discussion and public comment. There were no comments.

Mayor Guinn closed the Public Hearing.

Council Member Clewis made a motion to adopt the resolution approving the rezoning of 120 Nash Lane from B-2 General Business to RA-20 Residential Agriculture. Council Member Sellers provided the second. The motion passed unanimously.

5. Tedder Sanitation Contract

City Manager Terziu stated presented a sanitation contract with Tedder Trash, effective August 1, 2025 to June 30, 2030.

Council Member Clewis asked if Tedder would continue to honor the current trash pickup service for the handicap residents of Hamlet.

City Manager Terziu stated Tedder has been given a current list of handicapped residents and their service will remain the same.

Mayor Pro-Tem Covington made a motion to approve the sanitation contract with Tedder Trash. Council Member Clewis provided the second. The motion passed unanimously.

6. Tedder Sanitation Vehicle Lease Contract

City Manager Terziu stated the lease is for three trucks to be used in Richmond County.

Mayor Pro-Tem Covington asked is the lease amount would be \$5,000 a month totaling \$60,000 a year per vehicle. She also recommended the money received from the lease be set aside and marked in case we need to purchase vehicles in the future and whether pick-up times would change.

City Manager Terziu stated \$60,000 for the three vehicles per year is the correct amount and pick-up times will remain the same.

Council Member Sellers asked about liability in case of accidents.

City Manager Terziu clarified that Tedder Trash would be liable.

Mayor Guinn asked if a resident has an issue, would they call the City of Hamlet or Tedder Trash.

City Manager Terziu stated they can contact the city but should contact Tedder.

Mayor Pro-Tem Covington made a motion to approve the resolution to enter into the sanitation vehicle lease contract with Tedder Trash and to authorize the publication of the required 30-day public notice. Council Member Clewis provided the second. The motion passed unanimously.

7. VFW Lease Resolution

City Manager Terziu requested council to consider approval of the VFW lease resolution with Juliana LLC. Final adoption of the lease will tentatively occur during the September 2025 Public Hearing.

Council Member Martin inquired if the property includes the City Lake boat ramp.

City Manager Terziu confirmed that if it does, an easement could be added to the agreement.

Mayor Guinn clarified the property is city-owned.

Mayor Pro-Tem Covington made a motion to approve the resolution and to authorize the publication of the required 30-day notice. Council Member Clewis provided the second. The motion passed unanimously.

8. Resolution to begin Upset Bid Process

Assistant City Manager Webb stated the city has received an initial purchase offer for two parcels of city-owned property (Parcel IDs: 748001162732 & 748001266993), totaling 64.99 acres located across from the industrial park on Cheraw Road in the ETJ. The proposed price is \$120,450, with the following conditions included in the offer:

- The buyers will extend all water and sewer services to tie into the city's pre-construction locations, as shown on the attached plat map.
- The city will create an official transfer of dusty Trail (Parcel ID 748001162732) to serve as an access road.
- The buyers will install a 12-inch water pipe (~1900 feet) along Cheraw Road to fill a gap ensuring adequate fire flow to the new business, per plat map markup.

- The buyers agree to pay a system development fee (SDF), which is currently being implemented, to offset the impact on city utilities pre- or post- construction.
- The buyers will apply for voluntary annexation prior to construction.

Assistant City Manager Webb noted that acceptance of this proposal will innately the upset bid process, which requires public advertisement of the bid and allows competing bids to be raised by a minimum of 10% above the advertised bid amount.

Council Member Clewis asked if Dusty Trail is inside the city limits.

Assistant City Manager Webb stated the property is in our ETJ.

Mayor Pro-Tem Covington made a motion to accept the offer and the upset bid process in accordance with statutory requirements. Council Member Sellers provided the second. The motion passed unanimously.

9. Part-Time Building Inspector Request

City Manager Terziu stated by converting the Code Enforcement position to part-time, we saved money. Jamie Tucker, the previous Code Enforcement/Animal Control Officer, will now focus solely on Code Enforcement. This change allows the city to hire a part-time Building Inspector to address 40 nuisance properties in Hamlet.

Mayor Pro-Tem Covington and Council Member Sellers raised questions regarding the benefits and costs of the position.

City Manager Terziu confirmed the position would not increase the budget and would speed up the condemnation process.

Mayor Pro-Tem Covington made a motion to approve the hiring of a part-time Building Inspector. Council Member Sellers provided the second. The motion passed unanimously.

10. City Manager Contract Amendment

City Attorney Morphis presented the amended contract for City manager Terziu. He explained changes that were approved during the June City Council Meeting.

Council Member Martin made a motion to approve the amended City Manager's contract in open session, as required by statutory law, with the approval of the amended language during June's closed session. Mayor Pro-Tem Covington provided the second. The motion passed unanimously.

11. Motion to Adjourn

Council Member Martin motioned, seconded by Mayor Pro-Tem Covington to adjourn. The motion passed unanimously at 6:42 pm.