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**CITY OF HAMLET REGULAR MONTHLY MEETING
HAMLET CITY HALL- COUNCIL CHAMBERS
201 MAIN STREET, HAMLET, NC 28345
TUESDAY, AUGUST 12, 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 Mgr.	Mackenzie Webb
City Attorney	TC Morphis
City Clerk	Heather Hawks

Others Present:

1. Call to Order

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

2. Invocation/Moment of Silence

Bishop Thomas Lee McDonald provided the invocation.

3. Adoption of Agenda

Council Member Clewis motioned to adopt the agenda. Council Member Stuart 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

Esco Latimer thanked City Council for issuing the notice concerning our city water recently and offered suggestions including the city distributing water testing kits to residents for peace of mind.

Mayor Pro-Tem Covington suggested he talk to Robert Brown about the level of testing our water goes through daily/weekly.

City Manager Terziu clarified the City of Hamlet's water is clean and has been tested extensively. Even the slightest fluctuation can cause a violation which requires a public notification. The risk analysis is extremely low and our reports the following months showed no signs of microbiological organisms within our water. You are also assuming it has something to do with the young man in charge, and it had nothing to do with him running our Water Plant.

Gerrard Morrison reminded everyone of the John Coletrane Festival October 4th and encouraged everyone to support this event.

New Business

6. Request for Upset Bid Process for 2.25 Acres of City Property

The City has received an initial purchase offer for a parcel of city-owned property identified as Parcel ID: 748101287395, totaling approximately 2.25 acres. The parcel is located adjacent to The Flowing Place Church on Hylan Avenue and is zoned R-10 (Residential). Pursuant to N.C.G.S. §160A-269, if the City Council chooses to proceed, the upset bid process must be initiated. This process includes Council review and potential acceptance of the initial offer, followed by public advertisement of the offer. Once advertised, the public will have a 10-day period to submit upset bids. Each qualifying upset bid must increase the previous bid by at least ten percent (10%) of the first \$1,000 and five percent (5%) of the remaining amount.

Council Member Martin asked how we will access the value of the property.

Council Member Clewis stated we would need to have it appraised.

Council Member Sellers asked if this property had been declared wetlands.

Mayor Pro-Tem Covington asked if there was an offer and if there was a sewage station on the property.

Assistant City Manager Webb stated we have the tax value of the property, it is considered wetlands, there isn't an offer, but we wanted to see if Council was interested in selling the property, and there is a gravity line running through the property.

City Attorney Morphis stated we have several options: Council can state interest in selling the property and then submit a proposal, it could go through the upset bid process and Council can accept or reject the offer at the end, Council could have an appraisal done and sell it for that amount.

Council Member Stuart made a motion to adopt a resolution authorizing the start of the upset bid process for Parcel ID: 748101287395 along with conducting an appraisal on the property, Mayor Pro-Tem provided the second. The motion passed 4 to 1 with Council Member Sellers in opposition.

7. Update on 60 Acres upset bid for two (2) parcels

An update is provided regarding the sale of two parcels totaling approximately 64.99 acres. The parcels were the subject of an initial offer that was publicly presented during the June public hearing. Following standard procedure under N.C.G.S. §160A-269, the required notice of sale was published, initiating a 10-day upset bid period. No upset bids were received during this time frame

City Attorney Morphis stated if Council accepts the bid, we will have a purchase/sell contract for the closing process.

City Manager Terziu added Dusty Trail is privately owned road, and we have talked to the people purchasing and let them know that would not be included in the contract. The potential buyers are fine with that.

Mayor Pro-Tem Covington made a motion to authorize the City Manager to coordinate and conduct closing proceedings in accordance with the terms of the initial offer presented during the June public hearing, Council Member Stuart provided the second. The motion passed 4 to 1 with Council Member Sellers in opposition.

8. Authorization for Post 49 to Complete Improvement Projects at Memorial Park

Hamlet Post 49 of the American Legion has submitted a proposal to complete a series of physical improvements to the baseball facilities located at Memorial Park. The proposed improvements are intended to enhance player safety, improve lighting and field quality, provide better equipment storage, and contribute to the overall aesthetic of the park. All proposed work will be **entirely funded by Hamlet Post 49 at no cost to the City of Hamlet**. Post 49 will coordinate with City staff to ensure that all construction and updates comply with local codes, safety standards, and do not interfere with existing public park

City Manager Terziu stated he met with Chip Gordon recently about new projects at the baseball field funded through grants they have received including Installation of a permanent fence at center field, Installation of a new access gate in the existing right field fence, Installation of a new windscreen across the entire outfield fence, Addition of a new light pole in left center field to improve outfield lighting, Relocation of existing infield pole lights to the new outfield pole, Installation of new wide-beam angle lights on the infield pole for improved infield visibility, Repainting of the covered breezeway from brown to blue, Installation of a double door on the small storage building to allow equipment storage, and repainting of the storage building from green to blue.

Council Member Clewis asked if Post 49 would be responsible for the grant funds.

City Manager Terziu stated they received the grant and would manage the funds.

Council Member Martin asked if the city would continue to pay for Hodges to do the off-season field maintenance.

City Manager Terziu stated this agreement states Post 49 is responsible for all maintenance. Last year it wasn't in the budget, but we added it last minute.

Council Member Martin voiced his concern with funding for field maintenance and asked if we could amend the budget to include field maintenance funding.

Mayor Pro-Tem Covington stated we have provided funding for field maintenance in the past using Hodges so I recommend voting on the resolution as is with capital improvements and we revisit grounds maintenance with Hodges later.

Mayor Pro-Tem Covington made a motion to authorize Post 49 of the American Legion to fully fund and complete specified improvement projects at Memorial Park, contingent upon coordination with City staff and compliance with all applicable regulations, Council Member Sellers provided the second. The motion passed unanimously.

9. Downtown Revitalization Project

As part of the ongoing Downtown Hamlet Streetscape Revitalization Project, staff recommends the formal adoption of a color palette for future street tree installations. The proposed options include pink, white, and green flowering or ornamental trees, such as crape myrtles, which have been selected based on aesthetic appeal, environmental adaptability, and maintenance considerations. This palette supports the city's goals of enhancing the visual vibrancy of downtown, improving pedestrian experiences, and encouraging commercial activity by creating a more inviting environment.

City Manager Terziu stated he would like to restore pride in our downtown area starting with small projects like adding street trees on Main Street. Our downtown area should be thriving with pedestrian foot traffic. Our current budget will allow for street trees, flowers and planters in our downtown area.

Council Member Sellers asked about improvements on Hamlet Avenue.

City Manager Terziu stated we will start with Main Street then shift to Hamlet Avenue.

Mayor Guinn stated we also need to make improvements to Front Street.

Mayor Pro-Tem Covington made a motion in favor of the street tree color palette of pink, white, or green trees for use in the Downtown Streetscape Revitalization project, Council Member Stuart provided the second. The motion passed 4 to 1 with Council Member Sellers in opposition.

Other Business

10. City Manager's Report

City Manager Terziu highlighted comprehensive updates within the City of Hamlet including Major Grant Approvals, System Development Fee Study, Unified Development Ordinance, Legislative and Infrastructure Advocacy, Sanitation Services Transition, Sanitation Department Retention, Affordable Housing Initiative, Strategic Meetings with Industry Partners, Economic Development Advancement, Economic Development Opportunity, Facilities Improvements, Horticulture Efforts, Grant Partnerships, Recreation Planning, Finance Department Growth, Code Enforcement Modernization, Building Code and Condemnation Strategy, Police Department Leadership and Community Engagement, Promotion Recognition, City Manager Fellowship Participation, Hamlet Road Improvements, and the City Opera House.

City Manager Terziu thanked City Council for their continued support as we work collaboratively to build a stronger, more vibrant community.

City Manager Terziu introduced Chief Carsto as new Interim Police Chief.

Chief Carsto thanked everyone for their confidence and support. He shared his excitement about this opportunity and hopes to be the Chief of Police in Hamlet for the next 10 years.

11. Comments of Council

Council Member Martin welcomed Chief Carsto as the Interim Police Chief.

Council Member Sellers welcomed Chief Carsto and thanked Esco and Gerard for their comments.

Council Member Clewis thanked all employees for their hard work.

Council Member Stuart asked for support for the upcoming John Coletrain Edutainment Festival on October 4th, he reminded everyone to remember teachers and children as they return to school in a few weeks, and August 23rd is Dobbins Heights Back to School Bash.

Mayor Pro-Tem Covington thanked city employees and citizens for attending the meeting. Lastly, she welcomed Chief Carsto and Dakota.

12. Mayor's Comments

Mayor Guinn welcomed Chief Carsto and Dakota McCormick, thanked Chief Goodwin and the Fire Department for completing important projects recently, she reminded everyone about Movies at Main Street Park this Friday.

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

At 7:03 pm, Council Member Clewis motioned, seconded by Mayor Pro-Tem Covington, to go into closed session for attorney-client privilege and personnel. The motion passed unanimously.

Return to Open Session

At 7:18 pm, Mayor Pro-Tem Covington motioned to return to Open Session, seconded by Council Member Clewis. The motion passed unanimously.

14. Motion to Adjourn

Council Member Sellers motioned, seconded by Council Member Clewis to adjourn. The motion passed unanimously at 7:18 pm.