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**CITY OF HAMLET REGULAR MONTHLY MEETING
HAMLET CITY HALL- COUNCIL CHAMBERS
201 MAIN STREET, HAMLET, NC 28345
TUESDAY, APRIL 14, 2026
6:00 PM
Minutes**

Governing Body Present:

Mayor	Amy Guinn
Council Member	Oscar Sellers
Council Member	Eddie Martin
Council Member	Tony Clewis

Staff Present:

City Manager	John Terziu
Asst. City Manager	Mackenzie Webb
City Attorney	TC Morphis
City Clerk	Heather Hawks

1. Call to Order

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

2. Invocation/Moment of Silence

Pastor Steve Crews provided the invocation.

3. Adoption of Agenda

Council Member Clewis motioned to adopt the agenda. Council Member Martin provided the second. The motion passed unanimously.

4. Consent Agenda

Council Member Sellers made a motion to adopt the Consent Agenda. Council Member Clewis provided the second. The motion passed unanimously.

New Business

5. Amended 2026 Hamlet City Council Meeting Schedule

City Manager Terziu stated that the April 21st Budget Work Session required rescheduling due to a conflict. He requested to reschedule the meeting to April 28th at 3:00 pm.

Council Member Clewis made a motion to adopt the proposed Amended 2026 City Council Meeting Schedule; Council Member Martin provided the second. The motion passed unanimously.

6. Doc Hills Family Care Home, Inc Presentation

Denise Cozart stated that Doc Hills Family Care Home, Inc. is a licensed 6-bed Adult Care Home located at 302 Spring Street in Hamlet, North Carolina, serving Richmond County. The facility operates as a 501(c)(3) nonprofit and is owned and co-operated by Edward and Luarleen Hill, whose combined backgrounds in military service, clinical healthcare, and organizational leadership distinguish Doc Hills as one of the most credentialed small care facilities in the Sandhills region. Doc Hills maintains continuous licensure with the NC Division of Health Service Regulation (DHSR) and is in full good standing with all regulatory agencies. The facility provides 24-hour supervised residential care to elderly and disabled adults who have no other housing options, delivering a consistently high standard of care in a warm, home-like setting.

She stated Doc Hills Family Care Home is currently pursuing a \$175,000 NC CDBG Neighborhood Revitalization — Rural Community Development Set-Aside grant through the City of Hamlet for a nine-component exterior campus rehabilitation. The estimated total project cost is \$185,685, with a projected match of \$10,685 from the operating reserves of Doc Hills and there will be no cost from the City. This submission reflects the scope, purpose, and organizational readiness of the project as it currently stands. Detailed cost estimates for each component are being finalized with licensed contractors and will accompany the formal application.

Nine-Component Scope of Work (Cost Estimates to Be Finalized at Formal Submission):

- Components 1 & 2: ADA-Compliant Exterior Staircase Replacement (2 units)
- Component 3: Main House Porch Structural Rehabilitation
- Component 4: ENERGY STAR Double-Pane Window Replacement (10–14 units)
- Component 5: Insulated Exterior Siding Replacement — All Three Campus Buildings
- Component 6: Insulated Steel Garage Door Replacement (2 units)
- Component 7: Security Perimeter Fencing with ADA-Compliant Gates
- Component 8: Professional Campus Landscaping
- Component 9: Standby Emergency Backup Generator.

She stated Doc Hills respectfully requests that the City of Hamlet consider serving as the CDBG grantee and lead administrative entity on behalf of this project. The City's participation is essential to moving the application forward, and Doc Hills is prepared to support the City's administrative process in every way possible. A qualified architect will be identified and engaged prior to formal application submission. Environmental review is positioned to launch immediately upon grant execution. Contractor walkthroughs are underway, and final cost estimates will be completed and certified prior to formal application submission. She stated the City of Hamlet will not have any financial responsibility for the project but will only serve as the lead applicant on the grant on behalf of Doc Hills Family Care Home.

Council Member Clewis expressed appreciation for Ms. Cozart's efforts and requested that the two Council Members who were not present at the meeting have an opportunity to hear the presentation before a decision is made by Council.

Denise Cozart agreed, stating that the grant application deadline is October 2026.

Council Member Clewis made a motion to table approval of fiduciary support of Doc Hills Family Care Home until the May 12th City Council Meeting; Council Member Martin provided the second. The motion passed unanimously.

7. Hamlet Hub Presentation

Wendi Hinson stated the Hamlet Hub is a \$1.1 million redevelopment project converting the industrial warehouse space of the previous Bobby's Furniture property located on Raleigh Street into a dual-purpose community anchor. Our mission is to provide a "Third Space" that fosters literacy, mental wellness, and economic vibrancy through two primary wings: The Gathering Hub (Retail and Community Anchor) and The Oasis (Wellness and Recreation). The Hamlet Hub is a 3-building destination campus designed to revitalize downtown Hamlet without municipal debt. She stated that their modular approach will allow them to scale operations and manage roof and HVAC modernizations in distinct independent cash flow necessary to sustain the entire campus.

She stated the Hamlet Hub requests a formal Resolution of Support from the City of Hamlet Council today. This authorizes the City to act as the Fiscal Agent (Administrative Middleman) for federal and state grant applications, at no cost to the City. This partnership is the critical key required to unlock over \$1M in debt-free capital for the 218 Raleigh Street campus. She stated the Resolution of Support is a non-binding document required by federal grantors (like the USDA and EPA) to confirm that the project aligns with the City's long-term master plan. It is a "vote of confidence", not a financial contract.

Council Member Martin raised concerns regarding limited parking spaces near the proposed Hamlet Hub location.

Wendi Hinson responded that current plans include utilizing surrounding areas for parking, generating greater foot traffic and visitors to the downtown area, with future expansion of parking possibly at the rear of the property.

Council Member Sellers inquired about who owns the buildings.

Wendi Hinson confirmed that Bobbie Jordan and her sons are the current owners.

Council Member Clewis stated that he agreed with Council Member Martin concerning parking space being limited. He requested that the two Council Members who were not present at the meeting have an opportunity to hear the presentation before a decision is made by Council.

Council Member Clewis made a motion to table approval of fiduciary support of The Hamlet Hub until the May 12th City Council Meeting; Council Member Martin provided the second. The motion passed unanimously.

8. Resolution Water System Modernization and AMI Project

City Manager Terziu stated there is an opportunity for the City of Hamlet to apply to the North Carolina Division of Water Infrastructure for funding assistance in the amount of approximately \$2.1 million for the Water System Efficiency, Affordability, and Infrastructure Modernization (AMI) Project. He stated this would designate him as the authorized representative to execute all required documents and would be an opportunity for the City of Hamlet to move to a digital water meter system if approved.

Council Member Clewis made a motion to adopt Resolution No. 26-08 authorizing the City of Hamlet to submit an application to the North Carolina Division of Water Infrastructure for funding assistance in the amount of approximately \$2.1 million for the Water System Efficiency, Affordability, and Infrastructure Modernization (AMI) Project, and designating the City Manager as the Authorized Representative to execute all required documents. Council Member Martin provided the second and the motion passed unanimously.

Other Business

9. Public Comments

Esco Latimer stated that he felt the City Manager interfered in the recent election and indicated he plans to file a complaint. He stated that the City Attorney has the emails he is referring to, and Mr. Latimer feels that boundaries were crossed, especially regarding the involvement of his daughter.

10. City Manager's Report

City Manager Terziu stated the last month was defined by continued high operational tempo, aggressive infrastructure execution, and accelerating economic development activity. The City sustained momentum on the \$35M+ infrastructure program, advanced multiple economic development opportunities, and maintained strong intergovernmental coordination following a major rail incident. This month reflects a transition from planning to execution across multiple fronts: Infrastructure delivery is on schedule and advancing aggressively, economic development is gaining real traction with private-sector interest, downtown revitalization is moving from concept to visible action, and organizational capacity remains fully committed with minimal excess bandwidth. He concluded that the City is operating at a high-performance threshold, balancing large-scale infrastructure execution, economic expansion, and fiscal discipline, but sustained success will require continued revenue growth and disciplined financial management.

11. Comments of Council

Council Member Martin had no comments.

Council Member Sellers raised concerns about wasp activity near Hamlet Hardware and Axe to Grind and asked staff to address the issue.

Council Member Clewis thanked City employees for their hard work and requested the following items be added to next month's agenda: our ordinance concerning sidewalk repairs in front of local businesses and review of the speed limit on Hylan Avenue between the areas of our city limit sign to Carl Martin Avenue.

12. Mayor's Comments

Mayor Guinn thanked the IHRA and Bob Sargent with Track Enterprises for the successful race at Rockingham Speedway. She commended Tourism Director Meghann Lambeth for her efforts in making the event a success along with Richmond County and the City of Rockingham.

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

At 6:39 pm, Council Member Clewis motioned, seconded by Council Member Sellers to go into closed session for attorney-client privilege and personnel. The motion passed unanimously.

Return to Open Session

At 7:00 pm, Council Member Sellers motioned to return to Open Session, seconded by Council Member Clewis. The motion passed unanimously.

14. Motion to Adjourn

Council Member Clewis motioned, seconded by Council Member Martin to adjourn. The motion passed unanimously at 7:00 pm.