

**HAMLET CITY COUNCIL REGULAR MONTHLY MEETING  
201 MAIN STREET, HAMLET, NC 28345  
TUESDAY, JANUARY 8, 2013  
7:00 P.M.**

**MINUTES**

**Governing Body Present:**

Mayor	Jeff Smart
Mayor Pro-Tem	Tony Clewis
Council Members:	Pat Preslar
	Abbie Covington
	Johnathan Buie
	Dewey Brower

**Staff Present:**

City Manager	Marchell Adams-David
City Attorney	Steve Futrell
Finance Officer	Jill Dickens
Police Chief	Amery Griffin
Zoning Officer	Gail Strickland
WTP Superintendent	Robert Brown
P&R Director	Mitch Bowman
Fire Chief	David Knight

**Others Present:** Norman Bland, Jerry Goodman, Dennis Stanley, Claudia Stanley, Rev. Steve Crews, Ike Carlyle, Susan Greene, Patt Crissman, Luke Graves, Luke Preslar, Chad Guinn, Pat Hinson, Larry Hinson, Dennis Stanley, Claudia Stanley, Doug Grant, Sue Hannah, Beth Brown, Ed Lawrence, Rusty Craig and Steve Davis

**Call to Order.** Mayor Jeff Smart called the meeting to order.

**Invocation.** Rev. Steve Crews of The Church of God of Prophecy in Hamlet offered the invocation.

**Adoption of Agenda.** Council Members Preslar and Covington made the motion and second to adopt the Agenda as presented. All were in favor.

**Consideration of Minutes.** Minutes to the regular monthly meeting and closed session on December 11, 2012 were unanimously approved by motions of Mayor Pro Tem Clewis and Councilman Brower.

**Comments from Attendees.** No one presented Council.

**Old Business:**

**Public Hearing – Bland Annexation.** Mayor Smart explained that during the December 11, 2012 meeting, Council set a public hearing to be held at the January 8, 2013 meeting at 7:00 p.m. The

public hearing is to take public comment regarding the petition for annexation submitted by Norman Bland with Bland, Inc. The request is for a 5.634 acre tract of Parcel ID 748001187843 located between Hwy 177 (Cheraw Rd) and Freeman Mill Road.

The Mayor opened the Public Hearing. No one presented Council. The Public Hearing was closed.

Mayor Smart advised water lines are in place, but the area does not have sewer. Annexation of the property would require installation of sewer lines. He asked the developer for the number of homes he plans to construct. Jerry Goodman, business associate with Norman Bland, approached the podium and stated they are looking to build 7 single-family dwellings or 7 duplexes. The Mayor explained that the city would have an investment of \$13,000.00 - \$14,000.00 and does not want to annex and then have no construction. Mr. Goodman then asked Council to extend the effective date of the annexation to February 1, 2013 to allow them to clear the lots and burn the piles of debris. Mayor Pro Tem Clewis asked for their plans for the surrounding property. The Developer stated the long range plans are to develop the property from the Freeman Mill side adding a road. Council Preslar asked Staff if the sewer installation would be immediate. City Manager Marchell Adams David stated the City would get a firm commitment of the number of houses to be constructed and they would work together with the developer to determine the time frame. Mayor Pro Tem Clewis asked if the sewer line installation would be provided in-house. Mrs. David stated a portion of the work will be completed by the City and the remaining will be contracted out. Council Members Preslar and Covington made the motion and second to approve the annexation. The motion was approved.

Mayor Smart then asked Council's wishes on the Adoption of the Ordinance to extend the corporate limits. Councilman Buie made the motion to adopt the Ordinance with the effective date of February 1, 2013 and Councilwoman Covington provided the second. All approved.

**Public Hearing - Presentation by Patt Crissman with The Wooten Company.** Mayor Smart advised at the December 11, 2012 Council Meeting, Patt Crissman presented the proposed Parks and Recreation Master Plan focusing on the Boyd Lake Road property. Patt Crissman, with The Wooten Company, approached the podium. She provided Council with an updated Parks and Recreation Plan. She explained that she had received comments from the state on the proposed plan. One suggestion was to fully describe the public's involvement; therefore, she made additions of all previous meetings and will include the January 8<sup>th</sup> meeting as well. She also called attention to a fold-out map included that shows a future need for parks in 2 areas. Mrs. Crissman advised the title is now, "City of Hamlet Systemwide Parks and Recreation Plan." Council has 2 actions to consider and possibly adopt: The Resolution adopting the Systemwide Parks and Recreation Plan and The Resolution adopting the Boyd Lake Master Plan and authorizing the City Manager to apply for a Parks and Recreation Trust Fund Grant for improvements to the park.

For the Boyd Lake Area Project, the cost of the 10,560 square foot multi-purpose building remains just over \$1.6 million. She has obtained 2 quotes from a civil engineer for paving the required 125 parking spaces determined by the seating capacity. Both estimates include paving the access drive and required handicap parking. To pave the entire area, the cost will be \$371,000.00; to use gravel the cost will be \$311,000.00. The estimates include approximately \$33,000.00 for the paved 2,200 foot walking trail that encircles the entire area.

January 8, 2013 Regular Meeting

Ms. Crissman told Council they may want to consider a larger building. The plan has a full-size basketball court but could be expanded to have regulation size half courts that would allow 2 games at one time. The additional cost would be \$280,000.00.

Council Preslar asked if the 2 cross courts would be utilized for games or practice. Mitch Bowman advised mainly for practice. Ms. Crissman noted this was not included in the original quote. She has also obtained quotes for flooring as follows: maple gym floor on sleepers \$14.50 per sq. ft; rubber flooring \$12.50 per sq. ft; and vinyl \$7.50 per sp. ft. The flooring can be selected at a later date.

The Mayor advised Council they had 2 things to consider, the Systemwide Plan and the Boyd Lake Plan. Approval is needed for the grant application. He then opened the floor for the Public Hearing. No one approached to comment and the Public Hearing was closed.

Councilman Preslar noted that the City does not have to purchase land for the project. Councilwoman Covington made the motion to adopt the Systemwide Plan as presented. Mayor Pro Tem Clewis gave the second and the motion was approved unanimously.

Mayor Smart continued with the Boyd Lake Plan saying it identifies a new gymnasium, community center and parking that will go hand in hand with existing ball fields. The parking can be shared. He also advised another entity may donate additional land.

Councilman Preslar stated this does not mean we are spending a huge amount of money. The Mayor advised the City needs help with the project.

Council Preslar made the motion to adopt the Boyd Lake Park Master Plan and Mayor Pro Tem Clewis provided the second. The motion was approved by all. Ms. Crissman advised Council they needed to clarify if they were including the walking trail. Council Preslar indicated it did. Ms. Crissman then asked which option Council wished to pursue. Councilman Preslar amended his motion to specify the larger building plan. The motion was then approved by all.

Ms. Crissman advised she would have the information to the City Manager by the end of January. Councilwoman Covington asked how long until the City would receive a response. Ms. Crissman advised that the PARTF Authority usually awarded some grants in May and the remaining in July, but it does get delayed at times. She stated the City has a huge leverage with the money they are putting up. She also stated that Richmond County has only received 1 PARTF grant. That will add to the City's advantage. She also reminded Council that the grant is for 3 years and is a reimbursement grant – the town spends money and then receives reimbursement.

Councilman Preslar asked if the City could partner with others such as the Senior Center. Ms. Crissman advised they could and she plans to indicate on the grant application that the facility will be utilized by youth as well as seniors.

**New Business:**

**Public Hearing – Torres Rezoning.** Mayor Smart informed Council that a Public Hearing has been advertised for the rezoning of 1 parcel owned by Pedro and Elizabeth Torres for one parcel located on Cheraw Road (Hwy 177 South); more specifically Tax Map 748103 Block 32 and Lot 7677. The request is to rezone the parcel from R-20 (Residential) to B-3 (Neighborhood Business). The

Planning and Zoning Board met on December 17, 2012 and offered the recommendation to deny the request. The ultimate decision comes to Council.

Mayor Smart opened the floor for the public hearing. Pedro Torres and Cheryl Murchison approached. Mr. Torres stated he wants rezoning to bring business to Hamlet. Ms. Murchison added that Mr. Torres would like to start a car dealership on the 2.5 acres since he cannot have a pine straw business. The Mayor asked if Council had questions for Mr. Torres. None were given.

Dennis Stanley addressed Council. He asked that Council accept the recommendation of the Planning and Zoning Board to deny the rezoning request.

The Mayor asked if anyone else wished to speak. When no one came forward, the Public Hearing was closed.

Mayor Pro Tem Clewis stated he noticed that all other properties in the area were residential with the exception of one grandfathered business that was B-3, Neighborhood Business. Councilman Buie told Mr. Torres that he appreciates his business but he is skeptical to rezone. Ms. Murchison asked if he could open any other business. Mrs. Strickland advised residential zoning does not permit businesses. Councilman Preslar asked if the existing B-3 parcel was grandfathered. Ms. Strickland explained the parcel had operated as a business for many years. Once the business ceased to operate, the owner applied for a rezoning. Council approved the rezoning because the use had always been business, never residential. Mayor Pro Tem Clewis made the motion to stand with the Planning and Zoning Board's recommendation to deny the request. Councilman Buie provided the second. The motion was approved unanimously. Mayor Smart explained that he appreciates Mr. Torres' business but Council does not see the area as a business area.

**Resolution Recognizing Martin Luther King, Jr. Day.** Mayor Smart read aloud the Resolution supporting January 21, 2013 as Martin Luther King, Jr. Day. He encouraged everyone to participate in the activities planned for the day, reminding them of the huge role Dr. King played to get us where we are today. Mayor Pro Tem Clewis and Councilman Buie gave the motion and second to adopt the Resolution. All approved.

**Budget Amendments.** Mayor Smart advised Council needed to consider the requested budget amendments as follows: General Fund Revenues increase of \$21,000.00 for revenues collected as A44 ½ Sales Tax; General Fund Expenditures for Unemployment Insurance of \$7,000.00 that exceeded budget and \$14,000.00 for condemnation that exceeded budget; Enterprise Fund Expenditures that exceeded budget amounts for WTP Capital Outlay increase of \$5,085.00, WWTP Capital Outlay increase of \$63,000.00 and Waste Collection Capital Outlay increase of \$6010.00; and funds not expended for WTP Utilities a decrease of \$1085.00, Trans. & Dist. Utilities a decrease of \$1,000.00, Trans. & Dist. M & R Equipment a decrease of \$1,510.00, WWTP Utilities a decrease of \$4,500.00, WWTP M & R Equipment a decrease of \$3,000.00 and Contrib./Cap. Reserve a decrease of \$63,000.00. He explained that any expenses are offset with revenues. Councilman Preslar inquired on the unemployment increase. The City Manager stated the City has not had any increase in claims; one person received payment, but the premiums increased. Councilwoman Covington asked for information on the Waste Water Treatment Plant Amendment and Mrs. David responded it was for the purchase of the slope mower and tractor. Mayor Pro Tem

Clewis made the motion to approve the budget amendments and Councilman Brower provided the second. The motion was approved unanimously.

**Other Business.**

**Department Head Report.**

Mitch Bowman announced basketball games will begin the first weekend in February. The City has a record number of teams this year with 30 teams. The Mayor stated that was the reason for the Parks & Recreation Plan. We currently have 1 court for 30 teams to practice and play and no where for spectators to sit. We have outgrown the existing gym.

Gail Strickland reported the 2 buildings below the railroad tracks on Hamlet Avenue have been removed. Councilman Preslar noted the City is making progress in removing the dilapidated structures. Councilwoman Covington stated that property owners are taking actions based on the consequences. Mayor Pro Tem Clewis advised the City tries to work with property owners prior to the fines if a written plan of action is submitted.

**City Manager Report**

Marchell David provided information of the Martin Luther King, Jr. activities. The luncheon on Monday will be held at the Agape Center in Ellerbe. The City will be closed on January 21<sup>st</sup>. This does not affect garbage collection. She also announced the Citizen of the Year Banquet will be Thursday, January 24<sup>th</sup>. Citizen of the year is Dr Ahdieh from Hamlet and Dr. Diane Honeycutt will receive The Charles White Service Award. She also noted that the dilapidated structure on Hwy 74, known as Callahan's, has been removed by NCDOT with the help of staff from the City of Hamlet. The Mayor noted he has received positive comments from citizens in the City and County.

**Comments of Council.**

*Councilman Brower* stated he is looking forward to 2013 and the continued progress of the City of Hamlet.

*Councilman Preslar* asked Staff to research the number of parking spaces added if the tennis courts were relocated, possibly behind Convenience Corner. He has safety concerns when persons are parking across the street to attend activities at Memorial park. He asked Mitch Bowman to encourage spectators to not park across the street.

*Councilwoman Covington* reported that the doors to the code enforcement property owned by the Parkers are open and the contents are being emptied.

*Mayor Pro Tem Clewis* asked if parents/guardians could be provided a paper at the time of sports registration that discouraged parking across the street from the gym. He stated it would be the responsibility of the property owner to put up no parking or no trespassing signs. He stated the City has parking at the top of the hill. He suggested that the City place notices on the gym doors. He also thanked the employees for their recent work on the water breaks.

**Mayor's Comments.**

Mayor Smart commented that the January meeting was a good meeting to begin 2013. He looks forward to the positive way Council is moving

January 8, 2013 Regular Meeting

**Other Comments.**

Councilwoman Covington asked if Council and Staff would have another meeting to review capital projects. The City Manager advised she is compiling a mid-year report that will be submitted to Council. The next Planning Session will be in March.

Councilman Preslar asked for the location of the Planning Retreat. Mrs. David advised the location has not been determined. We will not be able to use the Visitors Center now that the displays are in place. We will use one of the City's buildings: the Depot, City Hall or Senior Center.

**Adjournment.** With no further business to discuss, Mayor Pro Tem Clewis and Councilwoman Covington motioned to adjourn the meeting at 7:46 p.m...

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Strickland".

Gail Strickland, Acting Clerk