

**HAMLET CITY COUNCIL REGULAR MONTHLY MEETING
COUNCIL CHAMBERS ROOM
201 MAIN STREET, HAMLET, NC 28345
TUESDAY, SEPTEMBER 11, 2018
7:00 PM
MINUTES**

Governing Body Present:

Mayor	Bill Bayless
Mayor Pro-Tem	Johnathan Buie
Council Member	Eddie Martin
Council Member	Jesse McQueen
Council Member	Wendy Massagee
Council Member	David Lindsey

Staff Present:

City Manager	Jonathan Blanton
City Clerk	Gail Strickland
City Attorney	TC Morphis
Finance Officer	Jill Dickens
IT	Zach Garner
Public Works Director	Billy Stubbs
Police Captain	Marc Terry

Others Present: Linda Bayless, Carol Venable, Julie Woody, Nick Wilkes, Gerald Pakota, Jim Graham, Sammy Hill, Bob Ellwanger, Amy Guinn with The Richmond Observer, Jasmine Hagar with the Richmond County Daily Journal, Tim Nevinger and Kay Cavendish

1. Call to Order

Mayor Bayless called the meeting to order.

2. Invocation

In remembrance of September 11th a moment of silence was observed.

3. Adoption of Agenda

Mayor Pro Tem Buie made the motion to adopt the Agenda with changing the sections listed as Mayor Pro Tem to Mayor since Mayor Bayless was in attendance. Council Member Martin provided the second. The motion carried 5-0.

4. Approval of Minutes

Minutes to the August 14, 2018 Regular Monthly Meeting and Closed Session Minutes were approved by motions of Council Members Buie and McQueen. The motion carried 5-0.

5. Comments from Attendees

Mayor Pro Tem Buie welcomed Nick Wilkes to the podium and announced he was in attendance with his mother Julie and grandmother Carol. Mr. Buie commended Nic for the displays he created for the Taste of the Sandhills Showcasing Dancing with the Stars fundraiser for Hospice at the Cole Auditorium. A slide show was presented of the Disney-themed decorations and a biography of Mr. Wilkes was provided. The Mayor commented Nic was a tremendous asset to the County.

Mr. Bob Ellwanger of the Depot Board addressed Council to provide an update on the Silver Meteor Project. He stated the project was implemented in 2016 and the engines were received in April 2017. He provided updates on the engines and cars and the limited number of them. They expect delivery of the cars in December at a cost of \$2039.90. The train will be housed in a custom millwork display by Kevin Pigford. It will pay tribute to the 1930 art deco of the trestle that crosses Highway 38 in Hamlet. Scenery construction is underway and will honor Depot Board Member Riley Watson. Cost of the display was \$4500.00, diesel engine \$714.00, scenery \$600.00 and cars \$2039.85. Mr. Ellwanger stated the Depot Board is \$1500.00 short in completing the project and asked Council to participate with a contribution. The cost does not include any labor, which has been provided by the Board Members at an estimated savings of \$6000.00. He also stated an additional \$900.00 for 3 additional cars would be appreciated. Mayor Bayless acknowledged the Depot Board's work. Council Member Lindsey inquired on the display's location and Mr. Ellwanger reported it would be in the Tornado Building. Mr. Buie made the motion to give the Depot Board \$1500.00. Council Member McQueen asked if additional monies were needed. Mr. Ellwanger stated 3 more cars would require an additional \$900.00. The Mayor Pro Tem amended his motion to give \$2400.00 to the Depot Board. Council Member Lindsey provided the second and the motion was approved with a vote of 5-0.

New Business

6. Public Hearing No. 1. – Rezoning of Richmond Community College.

Mayor Bayless reported Council gave the Planning Board authority to review the zoning for RCC and provide a recommendation for rezoning. The Planning Board met on August 20, 2018 and offer a recommendation to rezone the parcel to B-2 General Business. A Public Hearing has been advertised, first class letters mailed to surrounding property owners and the land posted with a rezoning sign. Mr. Bayless opened the floor to the Public Hearing. No one presented. The Public Hearing was closed.

7. Consistency Statement for Richmond Community College Rezoning.

The Consistency Statement was prepared stating the rezoning brings the property to the zoning classification where it should be. A motion to accept the Consistency Statement was made by Council Member Buie with the second offered by Council Member McQueen. The motion passed with a vote of 5-0. A motion and second to approve the rezoning were made by Council Members Buie and Lindsey. The vote was 5-0.

8. Public Hearing No. 2. Rezoning 6.21 Acre Tract City of Hamlet.

Mayor Bayless stated Council gave the Planning Board authority to review the zoning for a tract of land owned by the City for use as a telecommunication tower. The Planning Board met on August 20, 2018 and offer a recommendation to rezone the parcel to I-2 (Heavy Industry). A Public Hearing has been advertised, first class letters mailed to surrounding property owners and the land posted with a rezoning sign. Mr. Bayless opened the floor to the Public Hearing. Gail Strickland stated the location is at Oakhurst and Spear Streets, near the Public Works Building and explained the current zoning classification of Light Industry does not allow for cell towers. The rezoning to Heavy Industry is needed to allow the use. No one presented to address Council. The Public Hearing was closed.

9. Consistency Statement for 6.21 Acre Tract City of Hamlet.

The Consistency Statement was prepared stating the rezoning to Heavy Industry would benefit the community with the addition of the cell tower. A motion to accept the Consistency Statement was made by Council Member Buie and the second offered by Council Member McQueen. The motion passed with a 5-0 vote. A motion and second to approve the rezoning were made by Council Members Buie and Lindsey. The vote was 5-0.

10. Public Hearing No. 3. Zoning Text Amendment.

Mr. Bayless explained the City's Tower Ordinance was adopted in 1999. Since that time, improvements have been made in the architectural structure of towers. The proposed Cellular Company has requested an amendment to the Ordinance that will reduce the fall area. The Planning Board met on August 20, 2018 and offered the Text Amendment shown in the Enclosure. The Mayor opened the floor to the Public Hearing. Gail Strickland explained new architectural designs of cell towers have changed since the City's Tower Ordinance was adopted. Mr. Buie stated if the tower fell it would fall towards the Public Works Building. The City Manager explained the current design of cell towers allows them to fall within themselves. No one else addressed Council and the Public Hearing was closed.

11. Consistency Statement Text Amendment – Tower Ordinance.

The Consistency Statement was prepared stating the text amendment would align the Ordinance with current design standards. A motion to accept the Consistency Statement was made by Council Member Buie and the second offered by Council Member Lindsey. The motion passed with a 5-0 vote. A motion and second to approve the text amendment were made by Council Members Buie and McQueen. The vote was 5-0.

12. Appointments to Planning & Zoning Board.

Mayor Bayless announced the Planning Board has 3 Members whose terms expire October, 2018. Two members are Regular Members and 1 is the ETJ Representative. Mr. Lindsey asked if Mrs. Steagall that applied in 2014 was contacted to see if she was still interested and Mrs. Strickland confirmed she was. Council Member Lindsey made the motion to approve all 3 applications and Council Member Buie gave the second. The vote was 5-0

13. Discussion of Jack Breeden Park Updates and Improvements.

Mr. Bayless stated Mr. Buie has requested a discussion of the improvements to the Jack Breeden Park. Mr. Blanton explained in the 2018-19 budget, \$60,000.00 was allocated for repaving the basketball court. Quotes have been acquired that are considerably less than projected. The lowest bid is for \$24,425.00 and is good for 30 days. He was asked to investigate additional lighting for the park. He has contacted Duke Energy and will meet with them next week to get pricing for another light pole behind the fence and a flood light on the existing power pole. As requested, he has obtained a quote for fencing of \$3,700.00. The fence will run from where the soccer fence ends to the wooded area to prevent parking on the court once repaved. Mayor Bayless stated we should use a reputable company. Mr. Lindsey inquired if the estimate was for resurfacing and the Manager stated the quote includes demoing the existing court, furnishing 160 tons of asphalt, striping the court and clean-up afterwards. Council Member Lindsey asked if the goals would be replaced. Mr. Blanton replied the poles appear to be in good shape but they can look into replacing the backboards. Council Member Buie made a motion to approve the fencing bid. Mr. Lindsey asked what type of lighting would be placed. Mr. Buie said they do not need lighting at all times but a light on a single pole in the back is needed for the concession stand and the wooded area. It would help the neighbors and the police. Council Member Martin added that he would like to get quotes on a shelter and at least 2 picnic tables where the playground equipment was placed. It could serve as shade and as an area for parties. Council Member Lindsey stated the tennis courts need attention. Grass is growing on the courts and the old equipment at W. D. James Park is near the end of its lifespan. He felt some of the money from the savings could go to other parks as well. Mr. Buie said a new location for the tennis courts would be ideal; the existing courts could provide additional parking for events at the gym. He also reported grass is growing in the mulch at the South Hamlet Park. Mr. Lindsey stated the W.D. James Park and Memorial Park have the same issue. Council Member McQueen gave the second to have the fence installed. The motion was approved with a vote of 5-0.

14. Approval of Tax Releases

Council Members Buie and Martin motioned to approve the tax releases. The vote was 5-0.

Other Business

15. City Manager's Report.

City Manager Jonathan Blanton reported Habitat is working on a house in Briarwood and asking for volunteers. If anyone is interested they can contact City Hall or Steve Graham. He also gave an update from the ABC Board. They netted a \$53,000.00 profit this year. Council Member Buie stated several years ago the profit was only \$35,000. He commended the Board for their efforts. The Manager recognized Public Works Director, Billy Stubbs, for 30 years of continuous service with the City of Hamlet as of September 12th and thanked him for his efforts and longevity.

16. Comments of Council.

Council Member Lindsey encouraged everyone to remember 911 and its effect on the country. He also said Council needs to address the issue of chickens in the City Limits. The Manager responded there are several aspects Council will need to consider. He will research the issue and bring it to Council. Mr. Lindsey asked for the number of bids for the McDonald Avenue demolition and stated the City is using all of the funds for this one demolition. Mr. Blanton reported 4 bids were received for the house demolition ranging from \$31,800.00 to \$17,500.00 and 4 for the vacant lots ranging from \$17,000.00 to \$4,400.00. Mr. Lindsey asked if the cost was associated with the handling of the asbestos. Gail Strickland explained the Inspector had determined the structure was too dangerous to enter to gather individual samples for asbestos testing; therefore, it all has to be assumed as asbestos and carried to a landfill that will accept it. The closest landfill is in Polkton. Council Member Lindsey suggested Staff let Council know about the demolitions sooner. Mrs. Strickland stated Staff had discussed letting Council determine the next property for demolition.

Council Member McQueen stated that Council ultimately makes the decision of the property that will be demolished. He does not think Council should make the decision; it should come from Staff. He asked the Manager what plans the City has for hurricane preparedness. Mr. Blanton discussed a meeting he had with staff to make preparation and said Public Works is doing preventative maintenance by cleaning storm drains and addressing limb issues. Mr. McQueen thanked the employees for the jobs they do and asked that everyone keep them in their prayers as they work during the storm. He also reported the Seaboard Festival is approaching and they have a few spaces remaining. Lastly, he commented that he recalled the day of 911 and remembered the community pride and patriotism that was demonstrated afterwards.

Council Member Buie encouraged the citizens to stay indoors if at all possible during the storm. He said the Police and Fire Departments will be busy and asked that citizens only call for emergencies. Mr. Buie also discussed Council will need to have a budget amendment if additional structures are demolished. Mrs. Strickland suggested Staff obtain quotes for another demolition and then bring the information to Council for additional funding. Council Member Buie read an invitation from Robin Roberts to the VFW Post 43 Annual Parade on November 10th.

17. Mayor's Comments.

Mayor Bayless reported he has met with Emergency Management. Richmond County will declare a State of Emergency at noon on September 12th. The City will do the same to have access to FEMA funds. He also asked that if situations are non-emergency to not call. We do not want our employees out unless there are emergencies. The County has a list of persons to look after and check on. He stated the City employees are experienced in emergency situations.

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

At 7:50 pm Council Members Buie and Lindsey motioned to go into closed sessions per NCGS §

143-318.11 (a) (3) for client-attorney privilege. The motion carried with a vote of 5-0.

At 8:09 pm Council Members Buie and Martin motioned to return to Open Session. The vote was 5-0. The Mayor reported Council did not take any action in Closed Session.

19. Motion to Adjourn.

At approximately 8:11 pm, Council Members McQueen and Lindsey motioned to adjourn the meeting. The motion carried 5-0.

Respectfully submitted,



Gail M. Strickland,
City Clerk

