

**HAMLET CITY COUNCIL REGULAR MONTHLY MEETING  
COUNCIL CHAMBERS ROOM  
201 MAIN STREET, HAMLET, NC 28345  
TUESDAY, DECEMBER 8, 2015  
7:00 PM**

**MINUTES**

**Governing Body Present:**

Bill Bayless	Mayor
Tony Clewis	Council Member
Jesse McQueen	Council Member
Eddie Martin	Council Member
Pat Preslar	Council Member

**Absent:** Johnathan Buie

**Staff Present:**

Marcus Abernethy	City Manager
TC Morphis	City Attorney
Tammy Kirkley	City Clerk
Jill Dickens	Finance Officer
Gail Strickland	Zoning Officer
Zach Garner	IT Director

**Others Present:** **Approximately 35 attendees.**

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**1. Call to Order**

Mayor Bayless called the meeting to order.

**2. Invocation**

The invocation was offered by Pastor Eddie McLean of Kings Gate Church in Hamlet.

**3. Adoption of Agenda**

The Agenda was adopted as presented by motions of Council Members Preslar and Clewis. The motion carried 4-0.

**4. Adoption of Minutes**

The November 10, 2015, Regular and Closed Session minutes were adopted by motions of Council Members Martin and Clewis. The vote passed 4-0.

**5. Comments from Attendees**

Ms. Bernice Owens presented council and boosted Hamlet's Old Fashion Christmas events scheduled for December 11 & 12 beginning at 5:30 pm. Hamlet Avenue will host the event on Friday night and Main Street will host on Saturday night. Ms. Owens gave a report of the details for both evenings.

**6. New Personnel Introduced.**

The city manager introduced newly hired Museum Manager and Downtown Coordinator, Gary Greene. Mr. Greene then introduced himself to council; he said he is delighted to be in Hamlet and is excited to be working with this team. Mr. Abernethy thanked Zach Garner for working the two positions for the past several months and for keeping things running at the Museum.

Mayor Bayless recognized and welcomed Ms. Twilla Allen with the LRCOG in attendance.

**Reorganization**

**7. Presentations by Mayor Bayless to Outgoing Council Members Pat Preslar and Tony Clewis. Resolutions of Appreciation to Outgoing Council Members Clewis and Preslar**

The Mayor presented Resolutions of Appreciations to Pat Preslar and Tony Clewis for their service as Council Members to the city and presented each one with a plaque of recognition. The audience gave a round of applause in appreciation to the outgoing members.

***Parting Comments***

**Pat Preslar**, Council Member of 16 years, offered comments of appreciation. He said it is a good day for Hamlet and there are new ideas coming on board. He noted much has come about along the way, which makes for better leadership. Mr. Preslar thanked a number of people for supporting him during his tenure and specifically named several relatives, friends and colleagues. He also recognized a number of mentors who he has worked with during his service on council member including past and present mayors, council members and city managers as well as city employees. Mr. Preslar said he is thankful for the opportunity and offered thanks to the citizens for trusting him during the four different terms. Mr. Preslar concluded with congratulating and welcoming David Lindsey and Wendy Massagee to the Hamlet City Council.

**Tony Clewis**, Council Member of 8 years, presented comments. He gave his appreciation to all of the employees for what they do and thanked Tammy and Gail in administration for helping him along the way. Mr. Clewis stated it will be tough to leave and that he will miss the city because he has put his heart and soul into the position but said he will continue to help when and where needed. Mr. Clewis thanked the citizens for putting their trust in him and again thanked all employees for their hard work. Tony said he enjoyed working with the LRCOG and that he will miss serving as the Chair to the Transportation Advisory Committee with the Lumber River Council of Governments.

**8. Oaths of Office**

Mayor Bayless turned the meeting over to the city clerk. Mrs. Kirkley presented the audience and called the newly and reelected elected council members forward to administer their oaths of office. Mayor Bayless took the Oath of Office followed by separate oaths of Council Members David Lindsey and Wendy Massagee. The members took their seats among council and Mrs. Kirkley introduced new council to the public.

**9. Appointment of City Clerk**

Councilman Martin and McQueen motioned to reappoint Tammy Kirkley as the City Clerk for Hamlet. The motioned passed unanimously 4-0.

- 10. Appointment of City Attorney**  
Councilman McQueen motioned to reappoint the Brough Law Firm, specifically TC Morphis, to serve as the City Attorney for Hamlet, Councilman Marin offered the second to the motion. The vote passed unanimously 4-0.
- 11. Nomination and Appointment of Mayor Pro-Tem**  
Council Members McQueen and Martin nominated Council Member Johnathan Buie to serve as Mayor Pro-Tem. All were in favor with a vote of 4-0.

#### **New Business**

- 12. Presentation of Appreciation**  
Council agreed to table the originally scheduled presentation for Earl Bradshaw until the January Regular Monthly Meeting due to a schedule conflict.
- 13. Presentation of City Audit by Ken Anderson**  
The manager said the presentation will need to be tabled until the January Regular Monthly Meeting. Mr. Anderson has not yet received the report back from the governing standard board. Mr. Abernethy reported, in general, the city's finances are in excellent condition and said the fund balance grew by approximately \$200,000. He further reported the increase was a result of a combination of higher revenues and sales tax receipts, as well as, wise spending by the department heads and having a good finance officer.
- 14. Public Hearing #1 Whitley Rezoning Petition**  
The Mayor explained the subject rezoning petition submitted by Sammy Whitley for a 155 acre parcel located off of Battley Dairy Road in Hamlet's ETJ area that is currently zoned I-1 (Light Industry) and it is requested to rezone the parcel to Residential-20 (R-20). Adjoining property on Battley Dairy Road was rezoned by Council in 2007 to the same Residential-20 classification. The Planning and Zoning Board met on November 16 and gave a favorable recommendation for the rezoning. The public hearing was opened and petitioner, Sammy Whitley presented council and first congratulated new council, he then explained that he would like to divide the parcel into smaller tracts for single family residential dwellings. He said he would like to rezone the subject Battley Dairy property from an I-1 to an R-20. There were no other comments presented. The hearing was then closed.
- 15. Consideration of the Whitley Rezoning Request**  
Councilman McQueen motioned to go with the Planning Board's recommendation and approve the rezoning request for Mr. Whitley's property from an I-1 to an R-20 and Council Member Martin seconded the motion. Zoning board recommends approving. Jesse to go with zoning board and make the change from i1 to r20 Eddie seconded. All were in favor, 4-0.
- 16. Adoption of Council's Consistency Statement for the Whitley Rezoning Request**  
Council Members McQueen and Martin motioned to accept the Consistency Statement on the Whitley property. The vote passed 4-0.
- 17. Public Hearing #2. King/Wells Rezoning Petition**  
The Mayor explained that Robert King, Jr. and Susanne King, Billie Wells and Timothy Wells have petitioned to rezone the 7 acre parcel located at 740 Mill Road in Hamlet's ETJ area from its current Residential-20 (R-20) to that of Residential Agriculture-20 (RA-20). The Planning and

Zoning Board met on November 16, 2015 and gave this request a favorable recommendation to rezone the property. The Mayor opened the floor to the public hearing and welcomed comments. Robbie King presented council and further explained that they the petitioners are requesting to rezone the property back to RA-20 in order to be allowed to place a manufactured home on the property. No other comments were presented and the hearing was closed.

**18. Consideration of the King/Wells Rezoning Request**

Council Members Martin and McQueen motioned to rezone the property at the petitioner's request. All were in favor, 4-0.

**19. Adoption of Council's Consistency Statement for the King/Wells Rezoning Request**

Council Members McQueen and Martin motioned to accept the Consistency Statement on the King/Wells property. The vote passed 4-0.

**20. Public Hearing #3 - Economic Development**

The City Manager explained the need for Resolution No. 2015-13 for Global Packaging. The Mayor opened the hearing and read the resolution aloud.

**21. Updated Resolution of Support: Global Packaging**

Council Members McQueen and Lindsey motioned to adopt Resolution 2015-13. Mr. McQueen noted the benefits of this matter and thanked the individuals at the county and the state in connection. Mayor Bayless called for a vote and the motion carried 4-0.

**22. Resolution 2015-14 Donation of Property to Habitat for Humanity 304 High Street**

The Mayor gave background information on this request. The Resolution allows the private sale for real property owned by the city to Habitat for Humanity of the NC Sandhill's Inc. for the purposes of providing affordable housing in Hamlet. Per the statutes, an exchange of \$1 is to be made to the city by Habitat for 304 High Street in Hamlet PIN 749109261225. Council Member Martin said based on the recommendation of the city manager, mayor and staff that has looked into this, he motions to accept this resolution and donate the property to Habitat to Humanity. Council Member McQueen made a second to the motion and he added this is a win-win situation and will also offer revitalization to these areas. The vote passed 4-0.

**23. Consideration of Budget Amendments**

The City Manager noted a few changes that were not initially within the budget such as: contributions from other agencies, sales taxes, the purchase of an animal control truck with equipment and supplies, and part-time staff at the Parks and Recreation Department; the manager further explained the amendments. It was noted that the Ladies Auxiliary of the Sandhill's Hospital donated funds to the Hamlet Police Department. Council Members Martin and McQueen motioned to accept the budget amendments as presented. The motion carried 4-0.

**24. Adoption of Tax Releases**

The Mayor offered explanations for the releases which are per the county. Council Member McQueen motioned to accept the tax releases and Council Member Massagee made the second. The vote passed 4-0.

**25. Appointment to the Hamlet ABC Board**

Currently, Wendy Massagee serves as a regular board member and Council Member Martin serves as the City Representative to the Hamlet ABC Board. Mr. Martin explained that Mrs. Massagee needs come off as a regular member to keep from serving on two boards. Mr. Martin asked council to waive his position as city representative to the Hamlet ABC Board, and he then nominated Wendy Massagee to serve in this capacity; he said council would need to appoint another regular member to the Hamlet ABC Board. After further discussion, Mr. Martin motioned to withdraw his position as the city representative to the Hamlet ABC Board and nominated Wendy Massagee to serve in this capacity, Mr. McQueen made a second to the motion. The vote passed 4-0. The Mayor noted the vacancy on the Hamlet ABC Board with the changes; he confirmed the city has an application on file from Mrs. Shannon Bowers of Hamlet. Council Members McQueen and Martin motioned to appoint Shannon Bowers to serve on the Hamlet ABC Board. The vote passed 4-0.

**Other Business**

**26. Departmental Reports**

***Interim Fire Chief Calvin White*** reported that the GI truck is currently being worked on and should be completed in the near future. He stated that the grant for the truck came about as collaboration between the Hamlet Fire Department and Trinity Manufacturing and added that the funds may be applied for on an annual basis. This is a matching grant between the Hamlet Rescue Squad and Trinity Manufacturing.

***Gail Strickland*** announced that the bid packets for the 109 Spring Street demolitions are now available at Hamlet City Hall and on the city's website. The deadline for bid submissions is December 21 and the process was explained.

***Tammy Kirkley*** took a moment to give her appreciation to council for tonight's reappointment.

***TC Morphis*** also thanked council for the reappointment of the City Attorney's position.

**27. Manager's Report**

Mr. Abernethy recognized and thanked Calvin White for his current role as the Interim Fire Chief. He reported the Hamlet Christmas Parade is scheduled for Thursday, December 11, at 3:30 pm; Hamlet's Old Fashioned Christmas will be Friday & Saturday, December 11 & 12 beginning at 5:30 pm. City Offices will be closed in observance of the Christmas Holiday on December 24 & 25 and the garbage pickup will take place on December 23. City Offices will also be closed on Friday, January 1, 2016, in observance of New Year's Day and the garbage schedule was noted.

**28. Comments of Council**

**Eddie Martin** thanked Pat Preslar and Tony Clewis for their service to the city. He welcomed David Lindsey and Mrs. Massagee to the board. Mr. Martin wished all a Merry Christmas.

**David Lindsey** thanked the citizens for their support and thanked his wife Kim for her support. He reported that the parade will be this Thursday and said Zach Garner is helping to get the parade videoed and put on Youtube. Mr. Lindsey said he looks forward to working with all of the employees and wished everyone a Merry Christmas.

**Wendy Massagee** thanked everyone for their support and encouragement. She said she looks forward to working with everyone and she looks forward to doing a good job for the City of Hamlet.

**Jesse McQueen** said he is looking forward to working towards the future. He said this is a turning point for Hamlet and he is looking for smooth transitions; he said the board has lost experience and gained experience. He congratulated Johnathan Buie on his reelection and he thanked Eddie Martin for his service on the ABC Board. Mr. McQueen welcomed Gary Greene to the city and he thanked the city manager, the city clerk and the city attorney for the jobs they do. He offered congratulations to Calvin White on being appointed the Interim Fire Chief. He thanked all of the city employees for their hard. He wished all a Merry Christmas.

**29. Mayor's Comments**

Mayor Bayless gave his appreciation for being elected the Mayor of Hamlet. He took a moment to reflect on activities as Mayor over the past two years, which included the planned retirement of Chief David Knight of the Hamlet Fire Department and he congratulated him. The Mayor thanked the Hamlet Downtown Business Development Association for the work with the parade. He thanked the employees and wished all a Merry Christmas.

**30. Adjournment**

At approximately 8:22 pm, Council Members Martin and Massagee motioned to adjourn. The vote passed 4-0.

Respectfully submitted,

Tammy Kirkley, City Clerk