

COUNCIL MEETING
February 10, 2026
7:38 P.M.

The regular meeting of the Mayor and Council of the Town of Hampstead was held at Hampstead Town Hall, 1034 South Carroll Street, on Tuesday, February 10, 2026. Mayor Nevin called the meeting to order at 7:38 p.m. The following council members present were: Ms. Barrett, Mr. Thomas, Mrs. Painter, Mr. Unglesbee and Mr. Zolman. Staff members present were Town Manager Jim Roark, Chief of Police Dave Snyder and Superintendent of Public Works Kevin Hann.

Guests present were Marlene Duff and David Padilla.

MINUTES APPROVAL:

Mr. Unglesbee made a **motion to approve the Town Council Meeting minutes and the Closed Session minutes of January 13th, 2026**. Mr. Thomas seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

REPORTS:

All reports were made.

During his report, Mayor Nevin **discussed House Bill 239 and Senate Bill 36 — the Starter and Silver Homes Act of 2026**. He advised that the proposed legislation would preempt local zoning and planning authority and centralize certain land use decisions at the State level, including development standards for qualifying residential lots.

Mayor Nevin expressed concern that the legislation could override local Adequate Public Facilities requirements and increase residential density in areas not planned for such growth, potentially placing strain on infrastructure, water and wastewater systems, roadways, stormwater management, schools, and public safety services. He noted that while addressing housing needs is important, a one-size-fits-all approach may not account for the unique constraints of smaller municipalities.

Mayor Nevin requested Council approval to submit a letter opposing House Bill 239 and Senate Bill 36 to the appropriate legislative representatives and committee leadership.

Mr. Thomas made a **motion to Approve Submission of the Letter**. Mrs. Painter seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

Mayor Nevin then **requested Council consideration of additional support in the amount of \$10,000 for the Hampstead Volunteer Fire Company's upcoming Gala**. He noted that the Town currently provides \$50,000 annually to the Fire Company and entered a motion to take the additional \$10,000 out of reserve and put it into the Capital Campaign in support of the

Hampstead Volunteer Fire Company.

Mr. Unglesbee made a **motion to approve a \$10,000 increase to the Town's Annual Budget for the Hampstead Volunteer Fire Company.** Mr. Thomas seconded the motion.

Mayor Nevin interjected that an amendment to the Town budget requires a roll-call vote. The motion passed with five votes for, no votes against and no abstentions.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Mayor Nevin initiated **the discussion regarding the Renewal of the following three Town Mowing Contracts:**

- 1 **RFB No. TOH-MOW-FY23-03-01** – Water Facilities, awarded to Precision Property Services in the amount of \$22,500
- 2 **RFB No. TOH-MOW-FY23-04-02** – Government Buildings, Parks and Common Areas, awarded to Myers Lawn Care Services, Inc. in the amount of \$53,500
- 3 **RFB No. TOH-MOW-FY23-05-03** – Stormwater Ponds and Facilities, awarded to Myers Lawn Care Services, Inc. in the amount of \$44,500.

Mr. Roark explained that each contract includes an option-to-renew clause allowing the Town to extend the agreements for two additional growing seasons, provided the Town is satisfied with the services. He stated that staff have been satisfied with the performance of both vendors and that the proposed pricing increases are consistent with the terms of the original three-year agreements. Mr. Roark recommended exercising the two-year renewal option for all three contracts.

Mr. Thomas made a **motion to renew the above-listed Mowing Contracts for Two Additional Growing Seasons.** Ms. Barrett seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

ORDINANCES AND RESOLUTIONS:

Mayor Nevin initiated **discussion regarding the Adoption of Ordinance 558 – an Ordinance to Amend Chapter 119, Regarding Subdivision of Land** - as presented earlier during the Public Hearing.

Mr. Zolman made a **motion to Adopt of Ordinance 558.** Mrs. Painter seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

PUBLIC COMMENT:

None.

ADJOURNMENT:

Mrs. Painter made a **motion to adjourn the meeting**. Ms. Barrett seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

TOWN MANAGER, James Roark

MAYOR, Christopher M. Nevin