

Dunn City Council
Regular Meeting
Tuesday, February 7, 2023
6:30 p.m., Dunn Municipal Building

Minutes

PRESENT: Mayor William P. Elmore Jr., Mayor Pro Tem Dr. David L. Bradham, Council Members J. Wesley Sills, April Gaulden, Frank McLean, and Billy N. Tart. **ABSENT:** Chuck Turnage

Also present: City Manager Steven Neuschafer, Assistant City Manager Mathew Boone, Finance Director Cary McNallan, Public Utilities Director Heather Adams, Chief of Police Cary Jackson, Planning Director George Adler, Parks and Recreation Director Brian McNeill, Human Resources Director Connie Jernigan, Public Works Director Dwayne Williams, City Attorney Tilghman Pope, and City Clerk Tammy Williams.

CALL TO ORDER AND INVOCATION

Mayor Elmore opened the meeting at 6:30 p.m. and Rev. Dennis Manuel, Pastor of East Granville Street Church of God of Prophecy, gave the invocation. Afterwards, Council Member McLean led in the Pledge of Allegiance.

AGENDA ADJUSTMENT AND APPROVAL

Motion by Council Member Sills and second by Council Member Gaulden to adopt the February 7, 2023 meeting agenda as presented. **Motion unanimously approved.**

CONSENT ITEMS

- Special Events Permit, Temporary Blocking of Streets – Dunn Chapel Spring Fling.
- NC DOT Mowing Agreement 2023
- Resolution Declaring Badge and Service Weapon of Robert Larry Jenkins Jr Surplus and awarding to him. *A copy of the Resolution (R2023-02) is incorporated into these minutes as Attachment #1.*
- Resolution of Appreciation Major Larry Jenkins. *A copy of the Resolution (R2023-03) is incorporated into these minutes as Attachment #2.*
- Resolution Declaring Property Surplus and Authorizing Disposition. *A copy of the Resolution (R2023-04) is incorporated into these minutes as Attachment #3.*
- Letter of Intent to host 2025 AA Coach Pitch World Series
- Assign Voting Districts to Annexed Properties: ANX-01-22 Harnett Health Property – Ward 6; ANX-02-22 City-owned Property – Ward 2; and ANX-03-22 Wellons Property – Ward 1.

Motion by Mayor Pro Tem Bradham and second by Council Member Tart to approve all consent items. **Motion unanimously approved.**

PRESENTATIONS

Triton Football Team Recognition

Mayor Pro Tem Bradham read and presented a Proclamation recognizing the Triton High School Team on their very successful year. *A copy of the Proclamation (P2023-01) is incorporated into these minutes as Attachment #4.*

School Bus Driver Appreciation Week

Council Member Sills read and presented a proclamation to each school represented, Dunn Elementary School, Dunn Middle School and Triton High School, in honor of School Bus Driver Appreciation Week. *A copy of the Proclamations (P2023-02), (P2023-03) and (P2023-04) are incorporated into these minutes as Attachment #5.*

Black History Month Proclamation

Council Member Gaulden read the Proclamation recognizing February as Black History Month in the City of Dunn. *A copy of the Proclamation (P2023-05) is incorporated into these minutes as Attachment #6.*

Retirement Resolution – Major Larry Jenkins

Chief Jackson read and presented the Retirement Resolution to Major Jenkins and recognized him for his many years of service to the City of Dunn.

PUBLIC COMMENT PERIOD

The Public Comment Period was opened by Mayor Elmore at 6:52 p.m. Having no comments, the Public Comment period was closed.

ITEMS FOR DISCUSSION AND/OR DECISION

Rezoning Case RZ_01-23, rezoning 206 W Broad from C-3 to C-1

Mayor Elmore opened the Public Hearing at 6:53 p.m. Planning Director Adler presented request to rezone one parcel .48 acres +/- located at 206 West Broad Street. The property is currently zoned C-3, Highway Commercial District and is proposed to be rezoned to C-1, Central Commercial District. This rezoning was unanimously recommended for approval by the Planning Board. The parcel, PIN being 1516-57-7843.000, is located at the corner of West Broad Street and North King Avenue. The applicant who sold the property is out of town and unable to attend. With no additional comments, the Public Hearing was closed.

Motion by Mayor Pro Tem Bradham and second by Council Member Gaulden to approve RZ-01-23 to rezone one parcel .48 acres +/- located at 206 West Broad Street from C-3, Highway Commercial District to C-1, Central Commercial District, as presented with the following findings presented by staff:

1. The amendment, if small scale, is reasonable based upon surrounding conditions.
2. The impact to the adjacent property owners and the surrounding community is reasonable, and the benefits of rezoning outweigh any potential inconvenience or harm to the community.
3. The amendment is warranted due to changed or changing conditions in the area.
4. The amendment achieves the purpose and is consistent with the Land Use Plan.

Motion unanimously approved.

Objection to Waive Court Costs and Fines

City Manager Neuschafer presented request that Council file a standing objection to waive court costs and fines. The City "Municipal Building" is one of two Authorized Court locations in the County – the other being the Courthouse in Lillington. The City currently receives a small amount to help cover the costs associated with the courtroom. District Court Fees have ranged from \$2,984.30 to \$8,119.90 over the past ten years. The objection will need to be presented by the City Attorney.

Motion by Council Member Tart and second by Council Member McLean to authorize the City Attorney to complete form to object to the waiving of court costs and fines. **Motion unanimously approved.**

Magnolia School Property MOU

City Manager Neuschafer presented agreement with Harnett County, the current owner of the Magnolia School property at 600 South Magnolia Ave for the transfer of this property to the City of Dunn. The transfer of the property will not take effect until there is significant funding to support the project. The I-95/I-40 Economic Development Alliance has been trying to create two advanced training locations; one in Four Oaks and one in Dunn. The Magnolia School location is the proposed location for the computer training center presented by the Alliance. The training center will be a great enhancement to the existing activities of the business incubator, Committee of 100 and Central Carolina Community College. City Attorney Pope added that unless funds materialize it will remain under the ownership of the county. Stipulations of the agreement outline the re-payment procedure to the County for any disposition to a for-profit entity over the next seven years. Mayor Elmore added that this has been in the works for several months trying to find the funding to renovate this property. The Alliance is finding that developing workforce is critical to attracting industry to the corridor. The property would be managed by the Community College.

Motion by Council Member Tart and second by Council Member Gaulden to approve the Magnolia School Property MOU with Harnett County as presented. **Motion unanimously approved.** *A copy of the MOU has been filed with the City Clerk.*

Paving Projects Contract Approvals

City Manager Neuschafer presented request to authorize staff to enter into contract with Fred Smith Company for the amount of \$1,181,854.25 for the 2023 paving project and to additionally approve the project management and inspections agreement with TranSystems (formerly SEPI). Council agreed to proceed with the list of treatments and the streets chosen for work to be done as recommended by TranSystems at the October 24, 2022 Special Council Meeting for a Paving Project between \$1.5M and \$2M. The project will be funded through the Powell Bill, Stormwater, DMV tag funds and a loan, which was approved by Council at the September 13, 2022 Council meeting.

Motion by Council Member Gaulden and second by Council Member McLean to authorize the City Manager to enter into a contract with Fred Smith Company and TranSystems for the 2023 Paving Project. **Motion unanimously approved.**

Capital Project Ordinance 2023 Paving Project

Finance Director McNallan presented the capital project ordinance and related budget amendment for the 2023 Paving Project. The \$1M loan with Truist Bank, along with Powell Bill dollars, DMV license fees, and Stormwater fees are recommended to fund the entire project.

Motion by Council Member Tart and second by Mayor Pro Tem Bradham to approve the attached capital project ordinance and budget amendment for the 2023 Paving Project. **Motion unanimously approved.** *A copy of the Ordinance (O2023-03) and Budget Amendment (BA2023-05) are incorporated into these minutes as Attachment #7.*

Harnett County Grant Acceptance

Finance Director McNallan reported that the City applied for, and has been awarded, a grant from Harnett County to be used for a "public purpose" based on NC Statutes for county governments. The \$50,000 grant funds will be used for unspecified community enhancements with a focus on the downtown and must be expended by June 30, 2024. He further presented request for Council to accept this grant from Harnett County and approve a grant project ordinance and budget amendment to account for the proceeds as required by the grant contract.

Motion by Mayor Pro Tem Bradham and second by Council Member Tart to approve the attached funding contract with Harnett County and authorize the City Manager to execute the contract and to further approve the attached grant project ordinance and budget amendment contingent on final grant approval by Harnett County. **Motion unanimously approved.** *A copy of the Ordinance (O2023-04) and Budget Amendment (BA2023-06) are incorporated into these minutes as attachment #8.*

Administrative Reports

City Manager Neuschafer presented Council Goal Updates. He added that all departments are working diligently to prepare for the upcoming retreat. The draft pay study has been received and will be presented at the retreat.

Finance Director McNallan provided the following financial report for the period ending January 30, 2023:

- The City has \$11,980,984 in all accounts, compared to \$10,352,148 last year.
- Water and Sewer Revenues for the month were \$577,199, with total collected year to-date at \$3,981,717 or 59.5% of budget, compared to \$3,677,506 in 2022.
- Property Taxes are \$4,002,481.
- Sales Tax receipts are \$1,852,252 year to-date or 66.2% of budget.
- Utilities Sales Taxes received for the year is \$340,277, compared to \$329,607 last year.
- Building Permit fees collected to-date are \$90,951 or 61% of budget, compared to \$92,156 last year.
- General Fund expenditures for the month are \$603,150, with total expensed to-date at \$6,924,853 or 52% of Budget, compared to \$6,324,445 in 2022.
- Water and Sewer fund expenditures for the month are \$354,905, with total expensed to-date at \$3,477,424, or 44% of budget, compared to \$3,358,203 last year.
- Stormwater fund expenditures for the month were \$53,745, with total expenses to-date of \$307,880, or 10.6% of budget. Revenues to-date are \$164,088.
- The benchmark for this period is 58.3% of budget.
- McNallan also gave an update on debt service and liens and assessments.

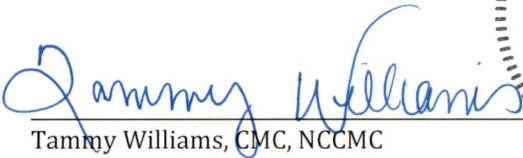
Reports were also received as follows: Planning and Inspections Report, Public Works Report, Public Utilities Report, Parks and Recreation Report and Police Report.

Announcements/Information

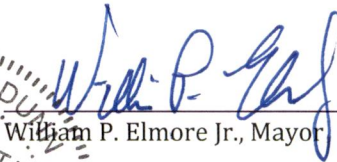
Mayor Elmore announced upcoming events and activities. He added that the Clerk is working to schedule a Joint meeting with Planning Board to discuss the Unified Development Ordinance.

With no further business to discuss and without opposition, the meeting was adjourned at 7:27 p.m. **Motion unanimously approved.**

Attest:


Tammy Williams, CMC, NCCMC
City Clerk




William P. Elmore Jr., Mayor