

Dunn City Council
Regular Meeting
Tuesday, May 27, 2025
6:30 p.m., Dunn Municipal Building

Minutes

PRESENT: Mayor William P. Elmore Jr., Mayor Pro Tem J. Wesley Sills, Council Members April Gaulden, Raquel McNeil, Billy N. Tart, Alan Hargis, and Dr. David L. Bradham.

Also present: City Manager Steven Neuschafer, Assistant City Manager Billy R. Godwin, Finance Director Cary McNallan, Chief of Police Cary Jackson, Parks and Recreation Director Brian McNeill, Human Resources Director Connie Jernigan, Public Works Director Dwayne Williams, Collections and Distribution Manager Billy Cottle, Water Plant Manager Ian Stroud, Wastewater Plant Manager Donrie Dukes, Administrative Support Specialist Sydney McKoy, City Attorney Tilghman Pope, and City Clerk Melissa R. Matti.

CALL TO ORDER

Mayor William P. Elmore, Jr. called the meeting to order at 6:30 PM on Tuesday, May 27, 2025, in the Dunn Municipal Council Chambers. He welcomed those in attendance and those watching online.

INVOCATION

Reverend Tyler Ward from First Baptist Church delivered the invocation.

PLEDGE OF ALLEGIANCE

Council Member Bradham led the Pledge of Allegiance.

ADJUSTMENT AND APPROVAL OF AGENDA

Mayor Elmore noted that Council Member Hargis was not present. He then called for adjustments to the agenda. City Manager Neuschafer requested to add item 8a - Assignment of Authorized Personnel for Banking Access.

Motion by Council Member Bradham, seconded by Council Member Gaulden to add item 8a to the consent agenda for Assignment of Authorized Personnel for Bank Access. Motion carried unanimously.

PRESENTATIONS

Retirement Resolution

Joseph E. Byrd

Chief Jackson presented a resolution expressing appreciation to Lieutenant Joseph E. Byrd upon his retirement after 18 years of service with the Dunn Police Department. The resolution highlighted Lt. Byrd's career progression and commendations. Mayor Elmore thanked Lt. Byrd for his years of service to the city.

**Resolution Declaring Badge
& Service Weapon Surplus
and Awarding to Joseph E Byrd**

Motion by Council Member Gaulden, seconded by Council Member McNell, to adopt the Resolution to Surplus the Badge and Service Weapon carried by Lieutenant Joseph E. Byrd and award them to him. Motion carried unanimously. *Copies of the Retirement Resolution (R2025-26) and the Resolution Declaring the Badge and Service Weapon Carried by Joseph E Byrd Surplus and Awarding them to him on his Retirement (R2025-27) are incorporated into these minutes as Attachment #1.*

**Retirement Resolution
Steven Neuschafer**

Mayor Elmore presented a resolution recognizing City Manager Steven Neuschafer's retirement after over nineteen (19+) years of service to the City of Dunn. The resolution highlighted Mr. Neuschafer's education, military service, prior experience, and accomplishments with the city, particularly his role in downtown revitalization efforts. Mr. Neuschafer thanked the council, mayors, and city staff he has worked with over the years, expressing his appreciation for the opportunity to serve Dunn. *A copy of Steven Neuschafer's Retirement Resolution (R2025-28) is incorporated into these minutes as Attachment #2.*

PUBLIC COMMENT PERIOD

**Tim Jackson
120 Jones Drive**

Mr. Jackson spoke about traffic concerns in his neighborhood, particularly issues with yield signs, trucks using residential streets as shortcuts, and safety concerns for children being dropped off at a nearby preschool. He requested stop signs be installed and No Thru Truck signs be added to certain streets.

**DA Gilmore
4467 Doc Bennett Road, Fayetteville**

Mr. Gilmore spoke about a property at 305 West Greenwood that he recently purchased, which was slated for demolition. He stated an engineer found the structure to be sound and requested the opportunity to rehabilitate it for affordable housing.

**Philip Newton
806 West Granville Street**

Mr. Newton requested the removal of a large dead tree he believes is on city property adjacent to his home. He expressed concerns about falling limbs damaging vehicles and taking down utility lines.

CONSENT ITEMS

Mayor Elmore presented the consent items for approval, which included:

- Minutes – April 8, 2025 – Work Session
- Approval of SEP-05-25 – Temporary Street Closure – DYB A & AA World Series
- Approval of Renewal Agreement-Continuation of Code Enforcement Services during FY 26
- Assignment of Authorized Personnel for Banking Access

Motion by Council Member Bradham, seconded by Council Member Tart to approve the consent items. The motion carried unanimously. Copies of Renewal Agreement – Continuation of Code Enforcement Services during FY26 and Resolution Granting Bank Access (R2025-29) are incorporated into these minutes as Attachment #3.

ITEMS FOR DISCUSSION AND/OR DECISION

Voluntary Annexation

**ANX-03-25– US 301 N-Jernigan Rd
University Storage, LLC (Step #3)**

PUBLIC HEARING

City Manager Neuschafer explained this was the final step in a voluntary non-contiguous annexation process for 3.95 acres including 4 parcels on US 301 North and Jernigan Road for a storage facility. He noted the Resolution Directing the Clerk to Investigate was adopted in April and the public hearing was set for tonight's meeting.

Mayor Elmore opened the public hearing at 6:55 p.m. There were no speakers. The public hearing was closed at 6:56 p.m.

DECISION

Motion by Council Member Hargis, seconded by Council Member Gaulden, to adopt the Ordinance to Extend the Corporate Limits of the City of Dunn as presented, to be assigned to Ward 5. Motion carried unanimously. A copy of the Ordinance to Extend the Corporate Limits (O2025-09) is incorporated into these minutes as Attachment #4.

Voluntary Annexation

**ANX-04-25– Arrowhead Rd. & US 301 S.
Sam Harnett, LLC (Step #2)**

City Manager Neuschafer explained this was a request from Sam Harnett LLC to annex property at the intersection of Arrowhead Road and US 301. He noted this was step 2 of the process, which involved setting a public hearing date.

Motion by Mayor Pro Tem Sills, seconded by Council Member Gaulden, to adopt the Resolution Fixing the Date of Public Hearing as June 24, 2025 at 6:30 PM for the voluntary non-contiguous annexation petition ANX-04-25 Arrowhead Road and US 301 South, Sam Harnett LLC. Motion carried unanimously. A copy of the Resolution Fixing the Date of Public Hearing (R2025-30) is incorporated in to these minutes as Attachment #5.

Voluntary Annexation

**ANX-05-25– Arrowhead Rd. & US 301 S.
County of Harnett (Step #2)**

City Manager Neuschafer explained this was a similar request from Harnett County for an adjacent parcel on Arrowhead Road and US 301.

Motion by Mr. Bradham, seconded by Council Member Hargis, to adopt the Resolution Fixing the Date of Public Hearing as June 24, 2025 at 6:30 PM for the voluntary non-contiguous annexation petition ANX-05-25 Arrowhead Road and US Highway 301 South, County of Harnett. Motion carried unanimously. A copy of the Resolution Fixing the Date of Public Hearing (R2025-31) is incorporated in to these minutes as Attachment #6.

Temporary Street Closure

Juneteenth Celebration

Tabled at May 13th meeting

City Manager Neuschafer presented a request for temporary street closures for the Juneteenth celebration in downtown Dunn on June 22, 2025 from 3 PM to 8 PM. The request included closing portions of East Broad Street, North Washington Avenue, and North Elm Avenue.

There was brief discussion about the cost for off-duty officers, which was clarified to be \$35 per hour.

Motion by Council Member Gaulden, seconded by Mayor Pro Tem Sills, to approve the Special Event Permit for temporary blocking of streets for the Juneteenth Celebration to include East Broad Street between North Magnolia Avenue and North Wilmington Avenue, North Washington Avenue between East Broad Street and East Edgerton Street, and North Elm Avenue between East Broad and East Edgerton Street, with 3 off-duty officers required for road closure to be paid. Motion carried unanimously.

**Approval of Budget Amendment
for 3M & DuPont Public Water System
Settlement Funds**

Finance Director Cary McNallan explained that the city received \$268,203.82 as part of a settlement with 3M related to PFAS chemical contamination of water sources. He recommended establishing a Capital Projects Fund to reserve this money for future monitoring and filtration of these chemicals from the water system.

Council Member Hargis expressed concern about setting this money aside when water and sewer rate increases were being considered. He suggested using the funds to offset rate increases instead. Other council members noted the likelihood of needing these funds for future mandated water treatment requirements.

Motion by Mayor Pro Tem Sills, seconded by Council Member Gaulden, to approve the PFAS Capital Project Ordinance and related budget amendment. Motion carried unanimously. A copy of the Capital Project Ordinance(R2025-10) is incorporated in to these minutes as Attachment #7.

Approval of Stop Signs

E Morris Circle at W Cole St. and W. Granville St.

City Manager Neuschafer requested additional time for staff to study options for this intersection, including lane isolation that had been considered previously. He suggested tabling the item for 30 days to bring back multiple options.

Motion by Council Member Bradham, seconded by Councilman Tart to table this item until the June 24th meeting to allow staff time to study and bring back options. Motion carried unanimously.

Approval of No Thru Truck Signs

Cole and Granville between Ellis Ave. and Ashe Ave.

City Manager Neuschafer explained the proposal to add "No Thru Truck" signs on Cole and Granville Streets between Ellis Avenue and Ashe Avenue. This would create an enforceable no through truck zone.

Motion by Council Member Bradham, seconded by Council Member Hargis, to approve creating a No Thru Truck Designation on Cole and Granville between Ellis Avenue and Ashe Avenue. Motion carried unanimously.

FY26 Budget Discussion

Finance Director McNallan presented budget options, focusing on proposed sewer rate increases. He explained six (6) options with varying rate increases and impacts on the fund balance. Council members expressed concerns about the impact on residents, particularly those on fixed incomes. After discussion, there was a consensus to pursue option B1, which would require using \$274,000 from fund balance but provide a consistent rate for the full year.

Director McNallan noted the proposed budget would be published by the end of the week, with a public hearing scheduled for June 10th. The council expressed interest in potentially adopting the budget on June 10th rather than waiting until June 24th.

ADMINISTRATIVE REPORTS

City Manager's Report/Update

City Manager Neuschafer, in his final meeting before retirement, praised the city staff for their dedication and willingness to carry out the council's directives. He expressed pride in the team and gratitude for the opportunity to serve the city.

Financial Report/Assessment Update

Finance Director McNallan presented the financial report for April 2025. He reported:

- Cash and investments totaled \$7.6 million, down from \$11.4 million a year ago, but noted pending reimbursements for capital projects.
- A new account of \$8.6 million for bond proceeds for the east side pump station project.
- General property tax collections of \$117,000 for March, with year-to-date collections of \$5.6 million against a budget of \$5.7 million.
- Sales tax receipts for January were \$269,000, up \$14,900 from the previous year, but February receipts were down \$15,000 from the previous year.
- Building Permit fees for April were \$4,200, with year-to-date collections at \$107,000, about 67% of the budgeted amount.

Department Reports

There were no specific department reports presented. In response to earlier public comments, staff provided updates on the status of a condemned property recently purchased and ongoing legal proceedings regarding a property at Fayetteville and Pope Street.

Announcements

Mayor Elmore announced upcoming meetings:

- Work session on Tuesday, June 10th at 6:30 PM
- Regular scheduled meeting on June 24th at 6:30 PM

He noted that while this was City Manager Neuschafer's last regular meeting, he would be available if needed during his remaining vacation time.

Council members took turns expressing their appreciation for Mr. Neuschafer's service, particularly noting his willingness to return to the position after a tragedy and his dedication to the city over nearly 20 years of service.

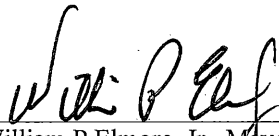
Information

No information items were discussed.

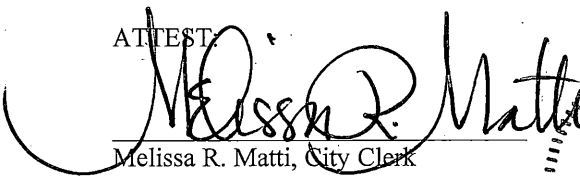
Adjournment

Motion by Council Member Hargis, seconded by Council Member Tart to adjourn the meeting. Motion carried unanimously.

The meeting was adjourned at 7:56 p.m.



William P Elmore, Jr., Mayor

ATTEST


Melissa R. Matti, City Clerk

