

Dunn City Council
Regular Meeting
Tuesday, November 14, 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, Billy N. Tart, and Chuck Turnage. **ABSENT:** Council Member Frank McLean

Also present: City Manager Steven Neuschafer, Assistant City Manager Billy R. Godwin, Finance Director Cary McNallan, 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, Assistant Public Utilities Billy Cottle, Administrative Support Specialist Amber Groves, 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. Roy Johnson gave the invocation. Afterwards, Council Member Sills led in the Pledge of Allegiance. Mayor Elmore recognized the two newly elected Council Members Elect, Alan Hargis and Raquel McNeil and that Council Member McLean was absent due to health issues.

AGENDA ADJUSTMENT AND APPROVAL

Motion by Council Member Turnage and second by Council Member Tart to adopt the November 14, 2023 meeting agenda as presented with the following additions:

CONSENT – Acceptance of Donation

ITEMS FOR DISCUSSION AND DECISION – Stormwater Budget Amendment for Street Sweeper.

Motion unanimously approved.

PUBLIC COMMENT PERIOD

The Public Comment Period was opened by Mayor Elmore at 6:35 p.m. Having no comments, the Public Comment period was closed.

CONSENT ITEMS

- Minutes of the September 27, 2023 Special Meeting
- Minutes of the October 17, 2023 Regular Meeting
- Destruction of Public Records – Public Works
- Temporary Closing of Streets – Another Barber Shop Thanksgiving Event
- Temporary Closing of Streets – Martin Luther King Jr. Parade
- City of Dunn FEMA Designees - *A copy of the Resolution (R2023-46) is incorporated into these minutes as Attachment #1.*
- Acceptance of Donation - *A copy of Budget Amendment (BA2024-07) is incorporated into these minutes as Attachment #2.*

Motion by Council Member Tart and second by Council Member Gaulden to approve all consent items.
Motion unanimously approved.

ITEMS FOR DISCUSSION AND/OR DECISION

CZ-03-23: Conditional Zoning for one parcel, Susan Tart Road

Motion by Mayor Pro Tem Bradham and second by Council Member Sills to table until the December meeting.
Motion unanimously approved.

Annexation ANX-02-23 Corner of Longbranch Rd and US 301S, EC Edgerton Jr LLC

City Manager Neuschafer presented resolution to fix the date for a Public Hearing for the voluntary non-contiguous annexation petition ANX-02-23. The Council adopted a Resolution Directing the Clerk to Investigate the Voluntary Annexation ANX-02-22 and the Certificate of Sufficiency has been completed.

Motion by Council Member Sills and second by Council Member Turnage to adopt the Resolution Fixing Date of the Public Hearing as December 12, 2023, at 6:30 p.m. for the Voluntary Non-Contiguous Annexation Petition ANX-02-23. **Motion unanimously approved.** *A copy of the Resolution (R2023-47) is incorporated into these minutes as Attachment #3.*

Appointment to the Dunn Area Tourism Authority

Motion by Council Member Tart and second by Council Member Turnage to appoint Mayor Pro Tem Bradham as the Council representative on the Dunn Area Tourism Authority Board of Directors for a term, January 1 to December 31, 2024. **Motion unanimously approved.**

Friendly Road Development Project Agreement

City Manager Neuschafer presented a request from Staff regarding the development along Friendly Rd, being completed by Wellons Construction. This development affords the city the opportunity to enter into a development agreement to have much needed City improvements completed by Wellons during development related improvements. This work will include a new concrete curb and gutter along Friendly from N Maple Ave to N Powell Ave with widening for turn lanes into existing Westfield Subdivision streets. A sidewalk on the north side of Friendly Rd is also proposed.

The condition of Friendly Road has deteriorated over the last decade. As more travelers use the throughfare as a route to West Cumberland Street, the need to complete the street is becoming more apparent. Currently there are only concrete curbing bounding one side of the street and poor drainage on the north edge of the street. These conditions have allowed quicker deterioration of the asphalt surface.

The rough budget for the improvements is \$1.6M with the city participating in approximately 50% of the costs. The work which is required by the development is completely borne by Wellons and that which the city requests is to be paid for by the city. The portion that benefits both the City and Wellons will be split.

Motion by Council Member Turnage and second by Council Member Sills to authorize and direct the City Manager to complete a Development Agreement between the City and Wellons Construction for the widening of Friendly Rd. **Motion unanimously approved.**

Stormwater Budget Amendment for Street Sweeper

Finance Director McNallan presented a request for approval for trade-in and purchase of a street sweeper and to amend the Stormwater Fund budget. In October 2022, the City purchased a new Elgin Pelican street sweeper which was funded with a combination of USDA (United States Department of Agriculture) grant and loan proceeds. Since that time, the Public Works department has had numerous maintenance and performance issues with the street sweeper. After discussions with the equipment dealer, it was determined that it would be best to trade in the current sweeper for a new Elgin Regen X model which has a better maintenance record and will provide the performance desired by the department. The net cash difference for the trade-in would require the City of Dunn to pay \$93,530 from the Stormwater Fund.

The City has discussed this trade-in proposal with the USDA, and they have given their approval to keep the amounts of the grant and loan arrangement in place and would only require a transfer of the lien to the new street sweeper.

Motion by Council Member Sills and second by Council Member Gaulden to authorize City staff to enter into an agreement for the street sweeper exchange and approve the budget amendment as presented. **Motion unanimously approved.** *A copy of Budget Amendment (BA2024-08) is incorporated into these minutes as Attachment #4.*

Administrative Reports

City Manager Neuschafer reported on FAMPO, Fayetteville Area Metropolitan Planning Organization that has requested communities along I95, including Erwin, to join their organization. Currently, the City is part of the Rural Transportation Organization, which is part of the Mid Carolina Council of Government. Staff does not see a compelling reason to leave the organization that we are currently with to join FAMPO. He requested the council to advise staff if they would like a presentation or additional information.

He updated on the cost to extend the waterline at the Ashe Avenue extension which would require 1,880 lf with the cost estimated at \$209,000. We are going to look at some additional options. He reported that Pearsall Street Culvert is still in design. Cemeteries were discussed with Greenwood filling up, but Memorial has an abundance of space and space is also available at Resthaven.

Finance Director McNallan provided the following financial report for the period ending October 31, 2023:

- The City has \$5,169,448 cash, compared to \$10,670,565 last year. The decrease is due primarily to unreimbursed grant/loan proceeds for capital water and sewer projects.
- Water and Sewer Revenues for the month were \$652,198, with total collected year to-date at \$2,317,524 or 29% of budget, compared to \$2,338,682 in 2022.
- Property Taxes are \$739,804.
- Sales Tax receipts were \$292,876, \$23,598 more than in the same period last year.
- Building Permit Fees total collected is \$72,098 or 45.1% of budget compared to total collected last year of \$31,864.
- General Fund expenditures for month are \$1,191,555, with total expensed to-date at \$4,255,708 or 31.1% of Budget, compared to \$4,727,374 in 2022. Revenues to date are \$2,086,050.
- Water and Sewer fund expenditures for the month are \$456,867, with total expenses to-date at \$2,157,813, or 20% of budget, compared to \$2,598,396 last year. Revenues to date are \$2,478,408.
- Stormwater fund expenditures to-date of \$64,766, or 16.2% of budget. Revenues to date are \$68,651.
- The benchmark for this period is 33.3% of the budget.
- McNallan also updated 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

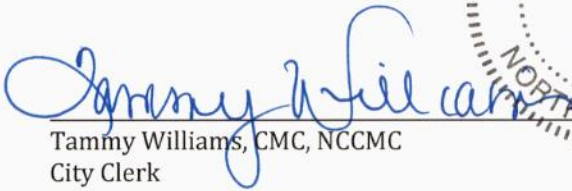
Mayor Elmore recognized City Neuschafer for 18 years of service to the City of Dunn. He also announced upcoming events and activities.

Motion by Council Member Turnage and second by Council Member Gaulden to enter a Closed Session to establish or instruct staff on the negotiation for the acquisition of real property. **Motion unanimously approved.**

Mayor Elmore recessed the meeting.

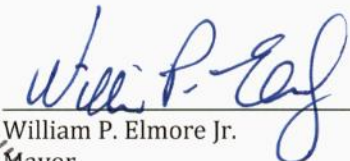
The meeting was reconvened and with no further business to discuss, motion by Council Member Sills and second by Council Member Gaulden to adjourn the meeting at 8:35 p.m. **Motion unanimously approved.**

Attest:



Tammy Williams, CMC, NCCMC
City Clerk





William P. Elmore Jr.
Mayor