

**Dunn City Council**  
**Regular Meeting**  
**Tuesday, February 8, 2022**  
**7:00 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, Billy N. Tart, and Chuck Turnage.

*Also present: City Manager Steven Neuschafer, Assistant City Manager Mathew Boone, Finance Director Jim Roberts, Public Utilities Director Heather Adams, Chief of Police Clark White, Parks and Recreation Director Brian McNeill, Human Resources Director Connie Jernigan, Librarian Mike Williams, Communications Coordinator Kaitlin Adkins, City Attorney Tilghman Pope, and City Clerk Tammy Williams.*

### CALL TO ORDER AND INVOCATION

Mayor Elmore opened the meeting at 7:00 p.m. and 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 8, 2022 meeting agenda as presented. **Motion unanimously approved.**

### PRESENTATIONS

#### School Bus Driver Appreciation Week

Council Member Sills read the Proclamation recognizing School Bus Driver Appreciation Week in the City of Dunn and he and Mayor Elmore presented the proclamations to representatives in attendance: Calvetta Dunkins, Principal and Tamekia Cotton, Assistant Principal from Harnett Primary; Yvette Carson, Principal, Sheri Trudeau, Assistant Principal and Randolph McKoy, Custodian/Bus Driver from Wayne Avenue; and Kim Davis, Assistant Principal and Tamika Sheats, Teacher Assistant/Bus Driver from Dunn Middle School. *A copy of the Proclamation (P2022-01) is incorporated into these minutes as Attachment #1.*

#### NC House of Representatives Howard Penny Presentation

Representative Penny presented a ceremonial check to the City Council from the American Rescue Funds Act allocated by the General Assembly. The check was for \$31.100 million with a \$49,469,350 impact to our community by the allotments to the Crossroads of America, Betsy Johnson Regional Hospital, and Rhodes Pond. Mayor Elmore thanked him for his support to get the much needed funds for the sewer and infrastructure needs for our city.

#### Black History Month

Council Member Gaulden read the Proclamation declaring the month of February as Black History Month in the City of Dunn. Mayor Elmore presented Council Members Gaulden and McLean their own proclamation and thanked them for their service and example to the residents of Dunn. *A copy of the Proclamation (P2022-02) is incorporated into these minutes as Attachment #2.*

### PUBLIC COMMENT PERIOD

The Public Comment Period was opened by Mayor Elmore at 7:19 p.m. Justin Erickson expressed his strong concern about the safety of the alley beside his home on W Divine Street and asked that it be closed. Having no additional comments, the Public Comment period was closed.

### CONSENT ITEMS

#### Resolution Declaring Property Surplus and Authorizing Disposition

Motion by Council Member Gaulden and second by Council Member McLean to adopt the resolution declaring property surplus and authorizing the City Manager to dispose of personal property by electronic means through [www.GovDeals.com](http://www.GovDeals.com). **Motion unanimously approved.** *A copy of the Resolution (R2022-02) is incorporated into these minutes as Attachment #3.*

### ITEMS FOR DISCUSSION AND/OR DECISION

#### FY 2020/2021 Audit Presentation Report

Finance Director Roberts introduced his staff members in attendance, Brittany Barefoot and Alexa Kallesten, and recognized them for their work hard on this audit process. Ben Ripple with the firm of Bernard Robinson & Company, LLP presented the FY 2020-2021 audit.

Motion by Council Member Tart and second by Council Member McLean to accept the audit as presented. **Motion unanimously approved.** *A copy of the Audit Report is on file with the City Clerk's records.*

#### Resolution approving Vacuum Truck Financing

Finance Director Roberts presented loan for consideration for a Vacuum Truck for the Water and Sewer Department for opening and maintaining Sewer and Stormwater lines throughout the City. This purchase was included in the budget process and was approved last June. The City received five proposals for this loan and the seven-year rate from Truist Bank is for 1.88%. The yearly interest and principal payment will be approximately \$68,700 per year. The city will pay a little more than \$34,000 in interest over the life of the loan and will pay \$446,184 +/- in principal for the total purchase.

Motion by Council Member Turnage and second by Mayor Pro Tem Bradham to accept the financing proposal of Truist Bank for the purchase of the Vacuum Truck. **Motion unanimously approved.** *A copy of the Resolution (R2022-03) is incorporated into these minutes as Attachment #4.*

**Resolution Requesting Planning and Development Authority from Harnett County – Wellons Property**  
City Manager Neuschafer shared that the property owner has requested that the City of Dunn have exclusive zoning and development jurisdiction for their property as outlined in the resolution. This request will be sent to the Harnett County Board of Commissioners for their agreement. Once the agreement has been approved by the County, the City's exclusive planning and development regulations will apply to the entire property instead of just a portion of it.

Council Member Turnage asked if the City should work with the County on handling these properties in advance and City Manager Neuschafer replied at a certain point, we may need to enter a conversation with the County to address properties with portions in both jurisdictions.

Motion by Mayor Pro Tem Bradham and second by Council Member Turnage to approve the resolution and authorize the City Manager to send the Resolution and the attached Memorandum to the Harnett County Board of Commissioners for their approval. **Motion unanimously approved.** *A copy of the Resolution (R2022-04) is incorporated into these minutes as Attachment #5.*

#### **Consider Construction Contract Award – S Elm and E Bay Waterline Replacement**

Public Utilities Director Adams presented for consideration awarding a construction contract to replace the 12-inch water line on S Elm Avenue from Cumberland to Bay Street and the 12-inch water line on E Bay Street from Elm to Magnolia Avenue. At the August 2021 Council Meeting, the City elected to move forward with Davis Martin Powell to design the waterline replacement project. The City has experienced three water main breaks on the Elm Avenue 12-inch waterline and each break resulted in nearby residents filing damage claims due to the amount of water discharged into yards and underneath homes. Also, there is approximately 400 LF of 12-inch on E Bay (connects to Elm) that did not get replaced during a 2013 upgrade project. The project was bid on January 27, 2022 and six bids were opened. Corbett Contracting out of Selma, NC was the low bid at \$665,860 with the total budget for the project including engineering cost of \$753,860. \$200,000 was budgeted in the 2021-2022 Water and Sewer budget. The Finance Department will need to solicit a 5-year loan for the remaining balance.

Motion by Council Member Turnage and second by Council Member Gaulden to award a construction contract to Corbett Contracting for a waterline replacement project on S Elm and E Bay in the amount of \$665,860 and furthermore approve a budget amendment in the amount of \$553,860. **Motion unanimously approved.** *A copy of Budget Amendment (BA2022-24) is incorporated into these minutes as Attachment #6.*

#### **Council Goals/Reports**

City Manager Neuschafer presented the reports from staff. He added that Watauga was painted today. Mayor Pro Tem Bradham asked about dredging Black River. Neuschafer replied Emergency Management was contacted and said they will check into this project once the Upper Litter River project is complete. These projects are now handled by the Dept of Agriculture and the Corp of Engineers does not participate anymore.

#### **Administrative Reports**

Finance Director Roberts provided the following financial report for the period ending January 31, 2022:

- The City has \$10,352,148 in all accounts combined compared to \$8,018,787 in 2021.
- Water and Sewer Revenues for the month of January were \$485,275, with total collected to-date of \$3,677,506 or 60.19% of budget compared to \$3,461,735 last year.
- Property Taxes through December were \$2,837,158, compared to \$2,817,958 in 2020. Total Taxes collected so far this year are \$3,080,995.
- Sales Taxes November receipts were \$242,909, about \$5,000 more than last month and \$38,399 more than last year.
- Utilities Sales Taxes are reported quarterly. For this year's second quarter, the city has received \$185,238 compared to \$193,352 in 2020.
- Building Permit Fees for the month of January were \$9,053, with total of \$92,156 or 71% of budget compared to \$92,263 last year.
- General Fund expenditures in January were \$879,965, with total expensed to-date of \$6,324,445 or 52.6% of Budget, compared to \$5,410,686 in 2021. Revenue to-date is \$7,341,096.
- Water and Sewer fund expenditures in January were \$759,544 with total expensed of \$3,558,203, or 44.2% of budget compared to \$2,989,047 for 2021. Water Sewer revenue to-date is \$3,947,731.
- The benchmark for this period is 58% of budget.

He also updated on debt service and liens and assessments.

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

#### **Announcements/Information**

Mayor Elmore announced upcoming events and activities.

Motion by Council Member Turnage and second by Council Member Gaulden to enter closed session for the purpose to instruct the staff concerning the negotiation of the price and terms of a contract concerning the acquisition of real property in accordance with [N.C.G.S. 143-318.11(a)(5)].

With no further business to discuss, motion by Council Member Tart and second by Council Member McLean to adjourn the meeting at 8:34 p.m. **Motion unanimously approved.**



*William P. Elmore Jr.*  
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William P. Elmore Jr.  
Mayor

Attest:

*Tammy Williams*  
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Tammy Williams, CMC, NCCMC  
City Clerk