

Dunn City Council
Regular Meeting
Tuesday, June 8, 2021
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, Finance Director Jim Roberts, Public Utilities Director Heather Adams, Planning Director George Adler, Chief Building Inspector Steven King, Chief of Police Clark White, Parks and Recreation Director Brian McNeill, Librarian Mike Williams, Communications Coordinator Kaitlin Adkins, Attorney Wiley Pope, and City Clerk Tammy Williams. Guests recognized by Mayor Elmore: Sheriff Wayne Coats and former Council Member Gwen McNeill.

CALL TO ORDER AND INVOCATION

Mayor Elmore opened the meeting at 7:00 p.m. and Council Member Gaulden gave the invocation. Afterwards, Council Member Sills led in the Pledge of Allegiance.

Mayor Elmore expressed appreciation to residents, staff and council members for their support and prayers during his battle with Covid, adding that "the Lord has really blessed me to be here."

AGENDA ADJUSTMENT AND APPROVAL

Motion by Council Member Turnage and second by Council Member Tart to adopt the June 8, 2021 meeting agenda as presented with changes as listed below:

Agenda Items added to the Consent Agenda:

- Special Called Meeting for Thursday, July 1, 2021 at 12:45 p.m. at the Dunn Community Center for the presentation and decision of the Imagine Dunn Strategic Vision Plan
- Temporary Blocking of Harnett Street for Covid Testing and Vaccinations
- Temporary Blocking for First Presbyterian Church events

Agenda Item added for Discussion and/or Decision

- Adopt Order Granting Conditional Use Permit – CUP-02-21

Motion unanimously approved.

CONSENT ITEMS

- Minutes of the May 4, 2021 City Council Special Called Meeting
- Minutes of the May 11, 2021 City Council Meeting
- Minutes of the May 27, 2021 City Council Special Called Meeting
- Proclamation – State of Emergency – Covid-19, Termination of Amendments 1 and 2. *A copy of the Proclamation (P2021-04) is incorporated into these minutes as Attachment #1.*
- Retirement Resolution – Anne Thompson *A copy of the Resolution (R2021-17) is incorporated into these minutes as Attachment #2.*
- Temporary Blocking of Streets – McNeil Memorial Church Juneteenth Celebration
- Temporary Blocking of Streets and Support – Harnett Area Running Club
- Temporary Blocking of Streets – State Tournament
- Extension of School Resource Officer Agreement – Harnett Primary and Wayne Avenue Schools
- Special Called Meeting for Thursday, July 1, 2021 at 12:45 p.m. at the Dunn Community Center for the presentation and decision of the Imagine Dunn Strategic Vision Plan
- Temporary Blocking of Harnett Street for Covid Testing and Vaccinations
- Temporary Blocking for First Presbyterian Church events

Motion by Mayor Pro Tem Bradham and second by Council Member Gaulden to approve all consent items.

Motion unanimously approved.

PRESENTATIONS

Retirement Resolution – Anne Thompson

Mayor Elmore presented Resolution to Anne Thompson recognizing her for ten years of service to the City of Dunn as Human Resources Director.

Juneteenth Proclamation

Council Member Gaulden read the Proclamation establishing June 19, 2021 as Juneteenth Day in the City of Dunn and presented copies of the Proclamation to members of the Wilkins Cemetery Committee. *A copy of the Proclamation (P2021-05) is incorporated into these minutes as Attachment #3.*

Miss Dunn – Maya Bryant

Mayor Elmore presented Proclamation in recognition of Miss Bryant's service as Miss Dunn. *A copy of the Proclamation (P2021-06) is incorporated into these minutes as Attachment #4.*

Miss Outstanding Teen Dunn – Grayson Johnson

Mayor Pro Tem Bradham presented Proclamation in recognition of Miss Johnson's service as Dunn's Miss Outstanding Teen. *A copy of the Proclamation (P2021-07) is incorporated into these minutes as Attachment #5.*

PUBLIC COMMENT PERIOD

The Public Comment Period was opened by Mayor Elmore at 7:18 p.m. Having no comments, the Public Comment period was closed.

ITEMS FOR DISCUSSION AND/OR DECISION**FY 2021-2022 Budget**

Mayor Elmore opened the Public Hearing at 7:19 p.m. City Manager Neuschafer presented the proposed budget for Fiscal Year 2021-2022. With no additional comments, the Public Hearing was closed.

Motion by Council Member Tart and second by Council Member Turnage to adopt the Fiscal Year 2021-2022 Budget as presented to include the Budget Ordinance and Fee Schedule. **Motion unanimously approved.** *A copy of the Ordinance (O2021-11) is incorporated into these minutes as Attachment #6.*

USDA Loan – Police and Water and Sewer Vehicles and Equipment

Mayor Elmore opened the Public Hearing at 7:24 p.m. Finance Director Roberts shared that the paperwork has not been received yet to apply for and accept loans and grants from the USDA for the purchase of police vehicles, equipment, and service trucks. Once the paperwork is received, the needed resolution will be presented. The loans and grants are for four vehicles for police with a total cost of \$149,200, and vehicles and equipment for the Water and Sewer department with total cost of \$244,500. With no additional comments, the Public Hearing was closed.

Motion by Council Member Mayor Pro Tem Bradham and second by Council Member Gaulden to accept the loans and potential grants from the USDA to purchase the police vehicles and equipment and vehicles for the Water and Sewer department. **Motion unanimously approved**

Annexation – ANX-01-21; 1001 Susan Tart Rd and parcels on western margin of Bruce Drive, owned by Susan Tart Property, LLC

Mayor Elmore opened the Public Hearing at 7:26 p.m. City Clerk Williams presented ordinance to extend the corporate limits of the City of Dunn by the voluntary contiguous annexation of +/-65.36 acres lot, owned by Susan Tart Property, LLC. A portion of the property is already located within the city limits. The Public Hearing was duly advertised on May 28, 2021. At the April meeting, the Council adopted a Resolution Directing the Clerk to Investigate a Voluntary Annexation Petition for ANX-01-21. The Clerk has certified the sufficiency of the petition and the Resolution fixing the date of the Public Hearing for June 8, 2021 was adopted at the May 11, 2021 Council meeting. With no additional comments, the Public Hearing was closed.

After comments, motion by Council Member Tart and second by Council Member Turnage to adopt an ordinance to extend the corporate limits of the City of Dunn by the voluntary Contiguous Annexation of +/-65.36 acres lot, owned by Susan Tart Property, LLC, PIN #1506-77-7440.000, 1506-88-2105.000 and 1506-88-1668.000. **Motion unanimously approved.** *A copy of the Ordinance (O2021-12) is incorporated into these minutes as Attachment #7.*

Ordinance to Deem Property Unfit for Human Habitation – 601 E Vance St

Mayor Elmore opened the Public Hearing at 7:29 p.m. Chief Building Inspector King presented Ordinance to deem property Unfit for Human Habitation –601 E. Vance St. for consideration. The Public Hearing was advertised on May 28, 2021 and June 1, 2021. Building Inspector Dwayne Williams conducted an inspection and found the structure in a deteriorated condition that does not meet the requirements of the City of Dunn's Minimum Housing Code. He also found the property dangerous or prejudicial to the public health or public safety and a nuisance in violation of N.C.G.S. §160A-193. King added that they received a lot of complaints on this property. The owner sold the property and the new owner has since evicted tenants and boarded up the structure. He has plans to demolish both 601 and 603 E Vance and build a new house. With no additional comments, the Public Hearing was closed.

After discussion, motion by Mayor Pro Tem Bradham and second by Council Member McLean to adopt the ordinance directing the Chief Building Inspector to post the property Unfit for Human Habitation at 601 E Vance St., PIN#: 1516-87-4274.000. **Motion unanimously approved.** *A copy of the Ordinance (O2021-13) is incorporated into these minutes as Attachment #8.*

Ordinance to Demolish Structures – 809 N Layton Ave

Mayor Elmore opened the Public Hearing at 7:36 p.m. Chief Building Inspector King presented Ordinance to Demolish Condemned Structures at 809 N Layton Ave. for consideration. The Public Hearing was advertised on May 28 and June 1 2021. Building Inspector Slater Johnson conducted an inspection and based upon his observations, the structures were found unsafe and have been condemned in accordance with G.S. §160D-1117. The Building Inspector also found the structures dangerous or prejudicial to the public health or public safety and a nuisance in violation of G.S. §160A-193. With no additional comments, the Public Hearing was closed.

Motion by Council Member Gaulden and second by Council Member Sills to adopt the ordinance directing the Building Inspector to proceed with the demolition of the structures located at 809 N Layton Ave, PIN#: 1517-60-8307.000. **Motion unanimously approved.** *A copy of the Ordinance (O2021-14) is incorporated into these minutes as Attachment #9.*

Ordinance Amendment – OA-01-21; Chapter 160D, Amendments to Chapters 2, 9, 20, 22

Mayor Elmore opened the Public Hearing at 7:40 p.m. Planning Director Adler presented request to amend the Dunn City Code to comply with Chapter 160D requirements of the North Carolina General Statutes. Amendments have been reviewed by the Planning Board in two parts and were also reviewed by City

Attorney Pope. The public hearing was duly advertised on April 20, April 27, May 18 and May 25, 2021. The strikethrough is old text removed and the underlined is new text added. With no additional comments, the Public Hearing was closed.

Motion by Council Member Sills and second by Council Member Gaulden to adopt ordinance amendment OA-01-21 as presented. **Motion unanimously approved.** *A copy of the Ordinance (O2021-15) is incorporated into these minutes as Attachment #10.*

Conditional Zoning Request – CZ-01-21; O-I to I-10, 1989 US301 N

Mayor Elmore opened the Public Hearing at 7:43 p.m. Planning Director Adler presented request to rezone a parcel of land currently zoned O-I, Office & Institutional District. The request is to rezone this parcel to I-10, Industrial Conditional Zoning District. This property is .91 acres +/- and is located at 1989 US 301 North. This conditional zoning will permit Mini-storage. Comments in favor of the rezoning were made by the owner, Lloyd Hamilton. With no additional comments, the Public Hearing was closed.

Motion by Council Member Turnage and second by Mayor Pro Tem Bradham to approve the request for a conditional zoning at 1989 US 301 North, PIN #1517-94-5277.000, from O-I, Office & Institution District to I-10, Industrial Conditional Zoning District with the following justifications:

1. The amendment, if small scale, is reasonable based upon surrounding conditions.
REASONING: The rezoning request is small-scale and reasonable based on surrounding conditions. The conditional zoning for mini-storage will require a 6-foot blind fence around the site, with landscaped buffering.
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.
REASONING: The impact to the surrounding property owners will be reasonable. The current building on the parcel will be renovated for conditioned space storage. There is currently no location in Dunn that offers self-storage in temperature-controlled space. The conditional zoning will allow future self-storage in additional structures. Traffic should not noticeably increase with self-storage.
3. The amendment is warranted due to changed or changing conditions in the area.
REASONING: After many years of little population growth, Dunn is on the verge of experiencing an influx of new housing options. Rezoning this parcel to I-10 Industrial Conditional zoning to allow self-storage is a needed service and is in keeping with the changing times.
4. The amendment achieves the purpose and is consistent with the Land Use Plan.
REASONING: Rezoning from O&I to I-10 Conditional Zoning District to allow mini-storage is not greatly increasing the intensity of development anticipated by the 2030 Land Use Map on this corridor. This strategic rezoning intends to achieve the purposes of good planning. **Motion unanimously approved.**

2021 COPS Hiring Grant Consideration

Chief White requested approval for the Police Department to file an application for the COPS Hiring Program Grant through the US Dept of Justice, Office of Community Oriented Policing Services. The grant will cover the cost of salary and benefits up to 75 percent of the entry-level salary and fringe benefits for each approved position for a three-year period with the city's match being 25%. This grant would allow the Police Department to add two new positions to supplement the Community Enhancement Team and Narcotics Division.

Motion by Mayor Pro Tem Bradham and second by Council Member McLean to authorize the Dunn Police Department to apply for the COPS Hiring Program Grant for 2021. **Motion unanimously approved.**

Adopt Order Granting Conditional Use Permit – CUP-02-21

Planning Director Adler presented Order granting Conditional Use Permit – CUP-02-21. A Public Hearing was held May 11, 2021 and Council voted to adopt this Conditional Use zoning amendment allowing an RV Park/Campground as a conditional use of property zoned I-100, Industrial District. These two parcels total approximately 55.22+/- acres and are located off NC 55 East adjacent to Rooms to Go. Per Chapter 160D, to complete the adoption of a Conditional Use Permit, an Order Granting Conditional Use Permit must be adopted by City Council and signed by the Mayor. City Manager Neuschafer added these will be in the consent agenda in the future and will be recorded at the Harnett County Register of Deeds.

Motion by Council Member McLean and second by Council Member Tart to adopt the Order Granting Conditional Use Permit CUP-02-21 for an RV Park/Campground to the parcels mentioned above based on the Order, the evidence submitted, and the findings of fact contained in the Order. **Motion unanimously approved.** *A copy of the Order (Z2021-01) is incorporated into these minutes as attachment #11.*

Dunn Advisory Board Appointments – Dunn Housing Authority and Planning Board

Mayor Elmore appointed Lester Lee and Eddie Draughon to serve another term ending 06-30-2026 and Sadie McLamb to serve another term ending 06-30-2022 on the Dunn Housing Authority.

Motion by Council Member Turnage and second by Mayor Pro Tem Bradham to appoint Andrew Currin to the Planning Board for term ending June 30, 2022. **Motion unanimously approved.**

Budget Amendment – Demolition of Various Properties

City Manager Neuschafer presented proposed budget amendment establishing funds to pay for the demolition of three city-owned properties and a condemned privately-owned property that an ordinance to demolish was adopted in February, 2021. Martin Edwards and Associates Inc. was the low bidder at \$76,431.00. The cost to demolish 410 S Clinton Ave is \$29,500.00 and the city anticipates being reimbursed that cost after the completion of the demolition from the current owner.

Motion by Mayor Pro Tem Bradham and second by Council Member McLean to approve the Budget Amendment to fund the demolitions of 501 E Broad St, 503 E Broad St, 906 W Broad St and 410 S Clinton Ave. **Motion unanimously approved.** A copy of Budget Amendment (BA2021-20) is incorporated into these minutes as Attachment #12.

Budget Amendments FY2020-2021

Finance Director Roberts presented proposed budget amendments needed to balance the budget after the City Council has approved purchases and or directed the administration to enter into contracts. The various budget amendments include: Legal Fees; Police Department; Brownfields Grant; Automatic Meter Reading Fund closing; and Water and Sewer fund accounts.

Motion by Council Member Sills and second by Council Member Gaulden to approve Budget Amendments to the General Fund, Water and Sewer Fund, Brownfields Grant, and the Automatic Meter Reading Fund, amending the city's 2020-2021 budget by \$575,670.66. **Motion unanimously approved.** A copy of Budget Amendments (BA2021-21 thru BA2021-26) are incorporated into these minutes as Attachment #13.

Resolution for Accepting American Rescue Plan Funds

To adopt a resolution allowing the City of Dunn to accept monies from the American Recovery Plan of 2021 and carry those funds over to subsequent years while spending them as directed by the Federal Guidelines. Funding of approximately \$2.8 million must be spent by the end of 2024. The city will be responsible for reporting to the Federal Government through the State of North Carolina on a yearly basis. Separate accounts will be in place to track income and expenses related to these funds.

After discussion, motion by Council Member Gaulden and second by Council Member Tart to approve the resolution to accept the funds from the American Rescue Plan and allow the city to carry these funds over from year to year until all funds are spent or we reach the end of the Federal directed project. **Motion unanimously approved.** A copy of the Resolution (R2021-18) is incorporated into these minutes as Attachment #14.

Council Goals/Reports

City Manager Neuschafer reviewed the reports for Council goals established at the Retreat. He updated that DOT is including sidewalk and crosswalks for US 301 to help with the trail from Tart to Tyler Park. The engineers are working on the trail and hopefully, the city can coordinate with DOT to save some money in finalizing the project. Recreation Director McNeill gave an update on the Tart Park project.

Administrative Reports

City Manager Neuschafer updated that the Johnson St Bridge is closed due to accident and will be closed until the bridge is inspected. He also reported that some staff members will be participating in required training for the CDBG grant awarded to the city for sewer improvements.

Finance Director Roberts provided the following financial report for the period ending June 30, 2021:

- General Fund and the Water-Sewer Fund combined had \$8,398,893 in cash as of May 26, 2021 compared to \$7,175,161 on May 31, 2020.
- Property Tax revenues received through April 30, 2021- \$3,904,736, approximately 104% of our projected budgeted revenue compared to April 2020 - \$3,809,365.
- Sales Tax Revenue continues to be very strong with total July through March - \$1,919,395 compared to \$1,823,469 last year.
- Utilities Sales Taxes received \$491,922 compared to \$525,935 last year.
- Building Permit Fees for the month of May were \$10,148 with total collected this year of \$155,341 or 155% of budget compared to last year's total - \$112,952.
- Water and Sewer Revenues collected - \$5,324,663 or 91% of budget compared to \$5,208,759 in 2020.
- General Fund expenditures to date - \$9,703,303 or 81.3% of Budget compared to \$9,522,714 in 2020.
- The Water and Sewer fund expenditures to date is \$5,667,977 or 74.6% of budget compared to \$4,309,059 last year. The benchmark for this period is 91.6% of budget.

Roberts also gave updates on Debt Service payments, Liens and Accounts Receivables.

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.

With no further business to discuss, motion by Council Member McLean and second by Council Member Gaulden to adjourn the meeting at 8:26 p.m. **Motion unanimously approved.**



William P. Elmore Jr.

William P. Elmore Jr.
Mayor

Attest:

Tammy Williams

Tammy Williams
City Clerk