

Dunn City Council
Regular Meeting
Tuesday, June 24, 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. *A copy of Request for Special Meeting is incorporated into these minutes as Attachment #1.*

Also present: City Manager Steven Neuschafer, Assistant City Manager Mathew Boone, Finance Director Jim Roberts, Public Utilities Director Heather Adams, Communications Coordinator Kaitlin Adkins, City Attorney Tilghman Pope, and Administrative Support Specialist II Debra Creighton.

CALL TO ORDER AND INVOCATION

Mayor Elmore opened the meeting at 6:00 p.m. and gave the invocation. Afterwards, Council Member McLean led in the Pledge of Allegiance.

AGENDA ADJUSTMENT AND APPROVAL

Motion by Mayor Pro Tem Bradham and second by Council Member Turnage to adopt the June 24, 2021 meeting agenda as presented. **Motion unanimously approved.**

ITEMS FOR DISCUSSION AND/OR DECISION

USDA Loan – Police and Water/Sewer Vehicles and Equipment

Motion by Council Member Turnage and second by Council Member Gaulden to table until the July meeting. **Motion unanimously approved.**

Budget Amendments FY2020-2021

Motion by Mayor Pro Tem Bradham and second by Council Member Tart to approve the Budget Amendments providing funding to cover the expenditures across the departments for FY2020-2021. **Motion unanimously approved.** *A copy of Budget Amendments (BA2021-27 and BA2021-28) are incorporated into these minutes as Attachment #2.*

Resolution and Budget Amendment Authorizing Prepayment of Loans

Finance Director Roberts proposed paying off three loans for equipment and vehicles totaling \$80,373.16. The interest saved by prepaying these loans would be \$7,560.00 and the interest rates on the loans varies from 2.12% by FCB to 3.125% and 3.375% by the USDA. The payoff of \$80,373.06 would reduce the budgeted amount to be spent in the FY2021-2022 budget by \$73,730.00 and reduce the payoff in the FY2022-2023 budget by \$25,729.

Motion by Council Member Tart and second by Council Member Gaulden to approve the resolution and budget amendment authorizing the City to move forward with the payoff of three loans from the General Fund. **Motion unanimously approved.** *A copy of Resolution (R2021-19) and Budget Amendment (BA2021-29) are incorporated into these minutes as Attachment #3.*

Resolution Requesting Planning Authority from Harnett County

City Manager Neuschafer requested approval of resolution to allow the City of Dunn zoning jurisdiction on property as requested by the owner. The request for the extension of the City of Dunn's Development Rights are now allowed pursuant to NCGS 160D-203 split jurisdiction. Currently there are four parcels that are split between the City of Dunn's ETJ and the County of Harnett's jurisdiction, with one completely in Harnett County's jurisdiction. These parcels are in the City of Dunn's Future Land Use Map and the property owner has given the City permission to assign planning and development jurisdiction for the parcels to the City. City Manager Neuschafer said the resolution would need to go to the Harnett County Commissioners for adoption and most recently the Town of Lillington completed a similar resolution. He added that the ETJ boundary would not be affected by this, it is strictly for zoning purposes.

Motion by Council Member Turnage and second by Mayor Pro Tem Bradham to adopt the resolution and authorize the City Manager to send Memo and Resolution to Harnett County Board of Commissioners for approval. **Motion unanimously approved.** *A copy of the Resolution (R2021-20) is incorporated into these minutes as attachment #4.*

Discussion on Proposed Donation of Real Property

City Attorney Pope presented proposal from the owner of the Downtown Motor Court located at 401 S Clinton Ave. The property owner has requested to donate the property due to incurring the scheduled demolition charges of \$29,500.00. The Council would need to decide to accept the donation or continue with the demolition, foreclosure process and eventually the City would still own the property but with greater costs associated. The current Harnett County taxes are \$1881.08 and the property owner advised the most they could afford towards the current years taxes would be \$1,000.00. If the Council chooses to accept the offer, it would be less than the cost of foreclosure proceedings and the cost to demolish.

Motion by Council Member Turnage and second by Mayor Pro Tem Bradham to accept the donation of the Downtown Motor Court property. **Motion carried unanimously.**

I95/I40 Crossroads of America Economic Development Alliance

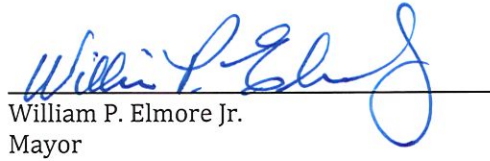
City Manager Neuschafer gave an update on the current status of the I95/I40 Crossroads Alliance since the Town of Benson decided not to participate. He and Mayor Elmore met with the Mayor and Town Manager of Four Oaks who want to continue the Alliance. Mayor Elmore said the Alliance has been budgeted by both City's and moving it forward would be good for both. He added that Dunn would be the first City south of the Crossroads and Four Oaks would be the first City north of the Crossroads. Consensus was to move forward.

Motion by Council Member McLean and second by Council Member Gaulden to enter into Closed Session in accordance with [N.C.G.S 143-318.11(a)(5)] to direct staff concerning negotiations and terms for acquisition of real property. **Motion was unanimously approved.**

The meeting was recessed for Closed Session at 6:29 p.m.

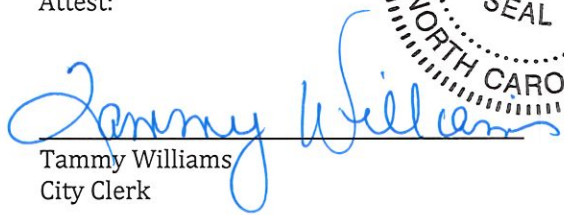
Mayor Elmore reconvened the meeting and with no further business to discuss, motion by Mayor Pro Tem Bradham and second by Council Member Sills to adjourn the meeting at 7:26 p.m. **Motion carried unanimously.**





William P. Elmore Jr.
Mayor

Attest:



Tammy Williams
City Clerk