

**MINUTES  
CITY OF DUNN  
DUNN, NORTH CAROLINA**

The City Council of the City of Dunn held a Regular Meeting on Tuesday, July 9, 2019 at 7:00 p.m. in the Dunn Municipal Building. Present: Mayor Oscar N. Harris, Mayor Pro Tem Frank McLean, Council Members Buddy Maness, Dr. Gwen McNeill, Billy Tart, Chuck Turnage and Dr. David L. Bradham.

*Also present: City Manager Steven Neuschafer, Assistant to the City Manager Mathew Boone, Finance Director Jim Roberts, Public Utilities Director Heather Adams, Planning Director George Adler, Chief Building Inspector Steven King, Chief of Police Chuck West, Parks and Recreation Director Brian McNeill, Human Resources Director Anne Thompson, Librarian Mike Williams, Community Planner Tasha McDowell, Communications Coordinator Christian Ortiz, Attorney Tilghman Pope, and City Clerk Tammy Williams. Guests recognized by Mayor Harris: Emily Weaver with The Daily Record*

**INVOCATION**

Mayor Harris opened the meeting at 7:00 p.m. and Rev. Roy Johnson, senior Chaplain for Harnett Health, gave the invocation. Afterwards, the Pledge of Allegiance was recited.

**AGENDA ADJUSTMENT AND APPROVAL**

Motion by Council Member Maness and second by Mayor Pro Tem McLean to adopt the July 9, 2019 meeting agenda with changes as listed below.

*Agenda Items Added:*

- Approval of the Deed to the Trustees of Harnett Chapel Freewill Baptist Church

Motion unanimously approved.

**PRESENTATIONS:**

**Cape Fear District Funeral Directors Association and Funeral Directors and Morticians Association of North Carolina honor the late Walter Dafford, Jr., Dallas “Bo” Dafford and the late Nathaniel Tucker Jr. as Past Presidents of the State Association.**

Mayor Harris and representatives from the associations presented plaques to the Dafford family and Tucker family. A plaque was also presented to the Dunn Area History Museum paying tribute to these three men and recognizing Dunn for being the only City with three Past Presidents of the State Association.

**Recognition of First Citizens Bank, Dunn NC 90<sup>th</sup> Anniversary**

Mayor Harris presented a Proclamation to representatives from First Citizens Bank on the 90<sup>th</sup> Anniversary of the Dunn location. *A copy of the Proclamation (P2019-10) is incorporated into these minutes as Attachment #1.*

**Recognition of the 100<sup>th</sup> Anniversary of the American Legion**

Mayor Harris presented a Proclamation to representatives from the American Legion Post 59 and the Auxiliary Unit 59 in recognition of the 100<sup>th</sup> Anniversary of the American Legion and further, proclaimed September 1 through 7, 2019 as “American Legion Centennial Week” in the City of Dunn. *A copy of the Proclamation (P2019-11) is incorporated into these minutes as Attachment #2.*

Mayor Harris recessed the Council meeting at 7:33 p.m. and reconvened at 7:36 p.m.

**PUBLIC COMMENT PERIOD**

The Public Comment Period was opened by Mayor Harris at 7:37 p.m. Having no comments, the Public Comment period was closed.

**CONSENT ITEMS:**

Minutes – Council considered approval of the minutes of June 11, 2019 City Council Meeting.

Resolution Declaring the Badge and Service Weapon carried by Lt. James Ashley Barefoot surplus and awarding both to him on his Retirement. *A copy of the Resolution (R2019-12) is incorporated into these minutes as Attachment #3.*

Resolution adopting the 2019 General Records Retention and Disposition Schedule. *A copy of the Resolution (R2019-13) is incorporated into these minutes as Attachment #4.*

Destruction of Public Records – Finance, Library, Public Works. *A copy is incorporated into these minutes as Attachment #5.*

Resolution declaring certain property surplus and authorizing disposition. *A copy of the Resolution (R2019-14) is incorporated into these minutes as Attachment #6.*

Motion by Council Member Bradham and second by Council Member McNeill to approve all consent items.  
**Motion unanimously approved.**

In appreciation of Lt. James Ashley Barfoot’s years of service to the City of Dunn Police Department, Mayor Harris read the Resolution declaring his badge and service weapon surplus and awarding both to Lt. Barefoot on his retirement.

**ITEMS FOR DECISION:****Consideration of Resolution Directing the Clerk to Investigate Voluntary Annexation Petition ANX-01-19 1001 Meadowlark Road, owned by John A Willoughby Jr. PIN #1517-65-0443.000**

A petition requesting the voluntary contiguous annexation of +/- 18.96 acres, owned by John A. Willoughby, Jr and Clarice Willoughby, was received under NC General Statute 160A-31. This is the location for a proposed Solar Farm by Cubera Solar. Cubera Solar, as the applicant, and The Willoughby LLC, as the owner of the property, were approved for a Conditional Use Permit (CU-01-18) at the May 8, 2018 City Council meeting. One of the conditions of the permit was that the property owner and applicant would agree to file a petition for a voluntary annexation within 30 days of the beginning of construction.

Motion was made by Council Member Turnage and second by Council Member Maness to adopt the Resolution directing the Clerk to investigate a Voluntary Annexation Petition ANX-01-19 consisting of +/- 18.96 acres, located at 1001 Meadowlark Road, PIN # 1517-65-0443.000 and owned by John A. Willoughby Jr. and Clarice L. Willoughby. **Motion unanimously approved.** *A copy of the Resolution (R2019-15) is incorporated into these minutes as Attachment #7.*

**Consideration of Ordinance to Demolish House – 602 East Pearsall Street, PIN #: 1516-75-1263.000 (Deferred from June 11, 2019 CC meeting)**

Chief Building Inspector King conducted an inspection at 602 East Pearsall Street and based upon his observations, the structure failed to comply with the minimum standards of fitness established by the Minimum Housing Code of the City of Dunn. The owner of the property failed to comply with the Building Inspector's order, and according to N.C.G.S. § 160A-443, the City Council has the power to proceed with the demolition of this property. The Public Hearing was held at the June 11, 2019 Council meeting and the Council deferred the Ordinance to Demolish until the July meeting to allow the property owners time to sell the property. The realtor reported to King that they are unable to sell the house due to a price disagreement between the potential buyer and the owners.

Motion by Council Member Tart and second by Council Member McNeill to adopt the ordinance directing the Building Inspector to proceed with the demolition of the dwelling located at 602 East Pearsall Street (PIN #: 1516-75-1263.000). **Motion unanimously approved.** *A copy of the Ordinance (O2019-06) is incorporated into these minutes as Attachment #8.*

**Resolution of Intent to Consider Permanently Closing the 200 block of East Best Street and unopened portion of Wilson Avenue and to set Public Hearing**

City Manager Neuschafer presented a proposed Resolution of Intent to consider permanently closing the unopened street in the 200 block of East Best Street on the west side of South Clinton Avenue and the unopened portion of South Wilson Avenue between South Clinton Avenue and Phillips property at PIN #1516-44-2191.000. The proposed resolution will also set the public hearing for the next Council meeting on August 13, 2019 at 7:00 p.m. in Council Chambers. The petition from landowner Dunn Commerce Park LLC was also signed by adjoining property owners: Castton Properties LLC and Lester Ray Phillips.

Motion by Council Member McNeill and second by Council Member Bradham to approve the Resolution of intent to consider permanently closing the unopened street in the 200 block of East Best Street on the west side of South Clinton Avenue and the unopened portion of South Wilson Avenue between South Clinton Avenue and the CSX Railroad and to set the Public Hearing for August 13, 2019 at 7:00 p.m. at the Dunn Municipal Building. **Motion unanimously approved.** *A copy of the Resolution (R2019-16) is incorporated into these minutes as Attachment #9.*

**Approval of the Deed to the Trustees of Harnett Chapel Freewill Baptist Church**

City Attorney Pope shared that the County and City approved a joint Resolution at their June meetings to sell real property with "Notice to sell Real Property with Invitation for Upset Bids." The property is jointly owned by the City and County and is a 50 foot x 150 foot vacant tract contiguous to Harnett Chapel. The net proceeds, after payment of advertising expenses, will be evenly divided between the City and County. The proper notice was published on June 20 and no upset bids were received within the required time period. Therefore, the City and County are in position to proceed with approving the final sale of the property. The County will consider approval at the July 15, 2019 meeting of the County Commissioners.

Motion by Council Member Maness and second by Council Member McNeill to approve the joint sell of real property located at East Edgerton Street to the Trustees of Harnett Chapel Freewill Baptist Church and authorize the Mayor to execute the Deed as presented. **Motion unanimously approved.** *A copy of the Deed is incorporated into these minutes as Attachment #10.*

**ITEMS FOR DISCUSSION AND/OR DECISION:****Financial Report/Assessments Update**

Finance Director Roberts provided the following financial report for the period ending June 30, 2019 as follows:

- \$4,381,844 in cash in the General Fund and \$2,325,007 in the Water and Sewer Fund. Through June of 2018, the City had \$3,954,145 in General Fund and \$2,170,595 in Water and Sewer Fund.
- Property tax collections - \$3,885,471 or 101% of budget with last year at \$3,831,768 - 99.9% of budget.
- Sales Tax Revenue - \$1,839,193 or 85% of budget. Benchmark for this report - 92% of budget. The City has one more sales tax month to collect for the year.
- Utilities Sales Tax is \$556,109 or 101% of budget.
- Building Permit Fees were \$82,602 or 110% of budget. Budget for the year is \$75,000.
- Water and Sewer Fund Revenues - \$4,745,517 or 100% of budget. Budget for the year is \$4,760,000.
- Expenditures are at 88.5% of budget in the general fund. Budget was \$11,061,038 with \$9,789,105 expended. The Water and Sewer Fund spent 95% of budget of \$5,328,065 with \$5,033,118 expended. The benchmark for this period is 100% of budget.

Roberts also presented the Tax Report and added that over \$45,000 was collected on weedy lots and assessments in the past year.

Motion by Council Member Tart and second by Council Member Turnage to acknowledge receipt of the Financial Report and Assessments Update. **Motion carried unanimously.**

**ADMINISTRATIVE REPORTS**

Reports received: Tax, Communications/Public Information, Planning and Inspections, Public Works, Public Utilities, Parks and Recreation, Library and Police.

Motion by Council Member McNeill and second by Council Member Bradham to acknowledge receipt of the Administrative Reports. **Motion unanimously approved.**

**City Manager's Report**

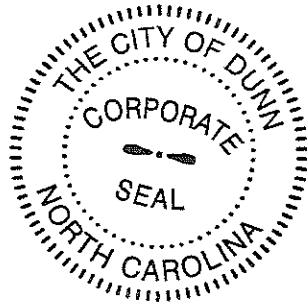
City Manager Neuschafer gave a Paving update. He also told Council members that NC DOT is considering revising the US 421 Bypass study. DOT is planning to divide the project in hopes that it will score better and be funded. The study, to widen Cumberland or to shift Cumberland and Broad into one-way traffic, has ended and is not funded any longer. Neuschafer also shared that the deadline to propose any new projects to DOT is approaching this fall.

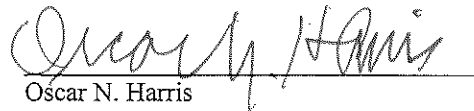
Parks and Recreation Director McNeill gave an update on the ongoing state tournament currently being held in Dunn. He reported that 25 teams are participating. Mayor Harris commended Parks and Recreation Director McNeill and his staff on the great job they have done in preparing the facilities and running the tournament.

**ANNOUNCEMENTS/INFORMATION**

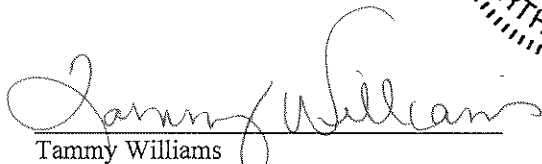
Mayor Harris announced upcoming events and activities. He reported that the City of Dunn recently hosted a meeting of the Mid-Carolina Council of Government and they are in the process of hiring a new director with hopes to revive the organization. Council Member Bradham is serving as the City's representative. He also reminded Council Members that Mark Johnson of Dunn will be sworn in as a member of the Harnett County Board of Commissioners on July 15, 2019. He will replace the late Honorable Abe Elmore.

With no further business to discuss, a motion was made by Council Member McNeill and second by Council Member Maness to adjourn the meeting at 8:06 p.m. **Motion unanimously approved.**



  
Oscar N. Harris  
Mayor

Attest:

  
Tammy Williams  
City Clerk