

Dunn City Council
Regular Meeting
Tuesday, July 12, 2022
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, Frank McLean, Billy N. Tart, and Chuck Turnage.

Also present: City Manager Steven Neuschafer, Finance Director Jim Roberts, Chief of Police Clark White, Police Major Cary Jackson, Planning Director George Adler, Parks and Recreation Director Brian McNeill, Human Resources Director Connie Jernigan, Librarian Mike Williams, Interim Public Works Director Dwayne Williams, Communications Coordinator Kaitlin Adkins, Attorney Wiley Pope, and City Clerk Tammy Williams.

CALL TO ORDER AND INVOCATION

Mayor Elmore opened the meeting at 6:30 p.m. and Apostle David McArthur, Pastor at God’s House of Prayer Church of Deliverance in Dunn gave the invocation. Afterwards, Council Member Sills led in the Pledge of Allegiance.

AGENDA ADJUSTMENT AND APPROVAL

Motion by Council Member Sills and second by Council Member Gaulden to adopt the July 12, 2022 meeting agenda as presented. **Motion unanimously approved.**

PUBLIC COMMENT PERIOD

The Public Comment Period was opened by Mayor Elmore at 6:32 p.m. Joy Williams spoke of concerns that the Wilkins Cemetery was not included in the Land Use Plan. Having no additional comments, the Public Comment Period was closed.

CONSENT ITEMS

- Minutes of the May 23, 2022 City Council Special Meeting.
- Minutes of the June 14, 2022 City Council Meeting.
- Minutes of the June 29, 2022 City Council Special Meeting.
- Special Event Permit – Temporary Blocking of Street – Blue Family Reunion.
- Special Event Permit – Temporary Blocking of Street – First Presbyterian Church VBS.
- Resolution authorizing Disposal of Surplus Property and Authorizing Disposition – Parks and Recreation. *A copy of the Resolution (R2022-25) is incorporated into these minutes as Attachment #1.*
- Resolution authorizing Disposal of Surplus Property and Authorizing Disposition – Various Equipment. *A copy of the Resolution (R2022-26) is incorporated into these minutes as Attachment #2.*
- Destruction of Public Records – Administration and Finance.

Motion by Council Member Sills and second by Council Member McLean to approve all consent items. **Motion unanimously approved.**

ITEMS FOR DISCUSSION AND/OR DECISION

Rezoning RZ-05-22, RP Wellons Ceco, LLC

Mayor Elmore opened the Public Hearing at 6:38 p.m. Planning Director Adler presented request to rezone two parcels, totaling 58.41 acres +/- and located north of Friendly Road in the general vicinity of where Powell Avenue dead ends. The property is currently zoned R-20, Single-family Residential District and is proposed to be rezoned to R-7, Single-family Residential District. Resolution was adopted by Council, with approval by the county, earlier this year, designating the City of Dunn with exclusive development authority over the parcel, PIN #1517-16-0758.000, which lies partially outside Dunn’s Extra-Territorial Jurisdiction (ETJ) as requested by the applicant and permitted under NCGS 160D-203. The Planning Board considered rezoning at May 24 and June 28, 2022 meeting and after much discussion, voted unanimously to recommend adoption of the rezoning of the two parcels from R-20 to R-7, as requested. Adler then reviewed his staff report as follows:

- this rezoning is reasonable based on surrounding conditions
- benefits should outweigh any potential inconveniences to the community
- zoning amendment is warranted due to changing conditions
- Rezoning to R-7 is consistent with the expected residential development planned in the 2030 Future Land Use Plan for this area

Staff concludes that rezoning this parcel from R-20 to R-7 is in keeping with the 2030 Land Use Plan’s projected residential development in this area north of Friendly Road. Staff concludes that this zoning amendment achieves the purpose and is consistent with the Land Use Plan.

Comments in favor of rezoning was made by Dwight Snow (Attorney) and Seth Thompson representing RP Wellons Ceco, LLC. Comments against the rezoning was made by Buddy Maness and Beth Weeks. With no additional comments, the Public Hearing was closed.

After much discussion concerning the need for a traffic study, motion was made by Council Member Sills and second by Council Member Turnage to approve RZ-05-22 to rezone two parcels totaling 58.41 acres +/- (PIN # 1517-16-0758.000 and 1517-15-4365.000) from R-20 to R-7, which has been found to be consistent with the Future Land Use Map and the Imagine Dunn Vision Plan and is determined to be reasonable rezoning based on surrounding developments and conditions. **Motion approved with Mayor Elmore, Council Members Sills, Turnage and Gaulden in favor and Council Members Bradham, McLean and Tart opposed.**

Ordinance to extend Corporate Limits by Voluntary Annexation, ANX-01-22, Harnett Health Systems, Inc.

Mayor Elmore opened the Public Hearing at 7:22 p.m. City Manager Neuschafer presented request to extend the corporate limits of the City of Dunn by the voluntary contiguous annexation of property located on a portion of 800 Tilghman Drive, contained in TRACT I in the "Legal Description of Property of Betsy Johnson Health Care Systems, Inc." and identified in the Harnett County Registry as PIN #1506-86-9966.000. The contiguous annexation is being considered under NCGS 160A-31. The Clerk certified the sufficiency of the petition and the Resolution fixing the date of the Public Hearing was adopted at the June 14th meeting and proper notice has been published.

Ben Thompson, representing Harnett Health, spoke in favor of the annexation. With no additional comments, the Public Hearing was closed.

Motion by Council Member Turnage and second by Council Member Sills to adopt the ordinance to extend the corporate limits of the City of Dunn as presented. **Motion unanimously approved.** *A copy of the Ordinance (02022-09) is incorporated into these minutes as Attachment #3.*

Offer to purchase 411 N Magnolia Ave using CDBG Funds

Skip Green presented request for the City to acquire the property at 411 N Magnolia with CDBG federal funds for \$45,000, which is the current appraised value as of June, 2022. A condition of any sell or development of the property, due to using CDBG funds, is that it must benefit a family with low to moderate income.

The purchase of this property will then trigger a relocation and allow the developer, selected by the Dunn Community Development Corporation (DCDC), to build a new home at 511 E Townsend St, which was donated by the City to the DCDC in May 2022. The property, located at 411 N Magnolia Ave, poses a health/safety hazard to the household and has severe structural damage.

After discussion, motion by Council Member Sills and second by Council Member Gaulden to purchase 411 N Magnolia Ave using CDBG funds allocated to the City under the Small Cities Neighborhood Revitalization Program. **Motion unanimously approved.**

Request to Increase Clean Water State Revolving Fund Loan Amount for a Collections System Rehabilitation Project.

Finance Director Roberts presented proposal to request additional funds from the Division of Water Infrastructure to complete a funded sewer collection system rehabilitation project. Staff is proposing the loan increase from \$2 million to 3.2 million with \$500,000 loan forgiveness. The interest rate is 3.1% for 30 years with an annual payment under \$90,000. The Project was initially estimated in March 2021 and since this date, the cost of materials and construction has increased considerably. In order to complete the project as originally scoped, the City will need to request these additional loan funds based on the most current engineering estimate of \$3,120,000.

After discussion, motion by Council Member Gaulden and second by Council Member McLean to authorize the City Manager to move forward with requesting additional State Revolving Loan funds from the Division of Water Infrastructure in order to complete the Sewer Collection System Rehabilitation Project and furthermore adopt the Capital Project Budget Ordinance as presented. **Motion unanimously approved.**

02022-10 (Attach # 4)

Approval of Updated Engineering Design and Construction Standards

City Manager Neuschafer presented the updated Engineering Design and Construction Standards Manual for approval. The manual, prepared by Davis Martin Powell, provides needed guidance for developers. Several pages has been updated due to recommendation from Public Utilities Director Adams but another update will most likely be required due to the UDO. The Manual was last approved in 2011 and should be updated periodically to reflect current design and construction practices.

Motion by Council Member Turnage and second by Council Member Bradham to approve the Engineering Design and Construction Standards dated June 15, 2022, contingent upon the NC Department of Environmental Quality's review and approval. **Motion unanimously approved.** *A copy of the Engineering Design and Construction Standards Manual has been filed with the City Clerk.*

Council Goals/Reports

City Manager Neuschafer reviewed the progress on goals and priorities set by Council. He shared that he met today with group starting Stormwater Mapping and the project should begin in about three weeks with information going out to property owners soon. He added that NC DOT is currently installing handicap ramps in different locations, as requested by the City, and staff feels very optimistic about DOT helping with the Park to Park Trail and about DOT's willingness to coordinate paving and additional street projects for contracts. Mayor Elmore asked about repairs to streets including cracked streets and potholes. Discussion followed on the process and the potholes that should had already been filled. Neuschafer updated on the waterline abandonment project, which was supposed to be finished by July 1, but is not due to various issues. The paving will not be done until the end of the project. When asked about the \$500 a day penalty on contract, he told Council this will be worked out between engineers and contractors as some of the problems are due to unidentified lines. He also told Council that the city is currently trying to hire someone to operate the paver.

Parks and Recreation Director McNeill updated on the Dixie Youth Tournament event happening at Tyler Park and added that three of Dunn's teams were doing really well in tournaments. He also thanked Chief White and his staff for the police presence at the event. Mayor Elmore thanked McNeill and his team for their hard work and for the compliments being received about the staff and facilities.

Administrative Reports

Finance Director Roberts provided the following financial report for the period ending June 30, 2022:

- Based on the May 31, 2022 bank statements, the City has \$10,043,444 cash, compared to \$8,398,893 last year.
- Water and Sewer Revenues for the month were \$514,233, with total collected year to-date at \$5,636,174 or 92.25% of budget, compared to \$5,324,663 in 2021.
- Property Taxes are \$3,962,637, compared to \$3,904,736 last year.
- Sales Tax receipts were \$211,708, with total collected year to-date at \$2,362,740.
- Utilities Sales Taxes are reported quarterly. For third quarter, taxes received is \$163,021, with total received for the year at \$486,135, compared to \$491,922 in 2021.
- Building Permit Fees for the month were \$13,793, with total collected of \$145,760 or 94% of budget, compared to \$155,341 last year.
- General Fund expenditures for the month are \$783,476, with total expensed to-date at \$11,140,684 or 88.74% of Budget, compared to \$9,703,303 in 2021.
- Water and Sewer fund expenditures for the month are \$1,102,536, with total expensed to-date at \$6,395,404 or 81.05% of budget, compared to \$5,266,613 last year.
- The benchmark for this period is 92% of budget.
- Roberts 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.

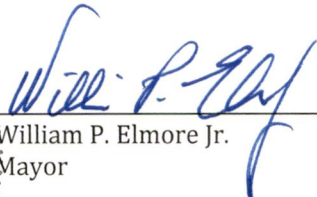
Announcements/Information

Council Member Turnage asked about the Sewer Allocation Policy under information. He stated that there needs to be a step by step process to help Council make an educated determination on these allocations. Neuschafer shared that he would handle allocations up to certain thresholds before the process went to council. The developer will complete an application to determine points, based on amenities and design features, and staff and council will look at score sheet to determine allocations. The minimum points needed is 55. Council Member Turnage suggested that a process is needed for instances when more than one project comes up at the same time. What is the best way to handle this allocation process until the city is out of the moratorium and to abide by the SOC? After further discussion, Mayor Elmore directed staff to schedule a special meeting for a work session for Council to get additional information on the Sewer Allocations Policy and to also discuss Street Maintenance.


With no further business to discuss, motion by Council Member Sills and second by Council Member Tart to adjourn the meeting at 8:11 p.m. **Motion unanimously approved.**

Attest:





William P. Elmore Jr.
Mayor



Tammy Williams, CMC, NCCMC
City Clerk