

Dunn City Council
Regular Meeting
Tuesday, August 9, 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, Assistant City Manager Mathew Boone, Finance Director Jim Roberts, Chief of Police Clark White, Police Major Cary Jackson, Planning Director George Adler, Human Resources Director Connie Jernigan, Librarian Mike Williams, Interim Public Works Director Dwayne Williams, Administrative Support Specialist II Debra Creighton, City Attorney Tilghman Pope, and City Clerk Tammy Williams.

CALL TO ORDER AND INVOCATION

Mayor Elmore opened the meeting at 6:30 p.m. and Rev. Grover Blackburn Jr, Pastor at North Clinton Avenue Baptist Church gave the invocation. Afterwards, Council Member Gaulden led in the Pledge of Allegiance.

AGENDA ADJUSTMENT AND APPROVAL

Motion by Council Member Tart and second by Council Member McLean to adopt the August 9, 2022 meeting agenda as presented. **Motion unanimously approved.**

PRESENTATIONS

Merger Regionalization Feasibility Study

City Manager Neuschafer introduced Ken Orie, PE with WithersRavenel, who presented the findings of the state funded study. He presented various options for partnerships and funding to increase water capacity. *The Merger Regionalization Feasibility Study Report has been filed with the City Clerk.*

PUBLIC COMMENT PERIOD

The Public Comment Period was opened by Mayor Elmore at 6:46 p.m. Quintin Shirley spoke concerning his reason for wanting to purchase 410 S Clinton Avenue from the City. With no additional comments, the Public Comment period was closed.

CONSENT ITEMS

- Minutes of the July 12, 2022 City Council Meeting.
- Resolution Authorizing Signatory Authority for USDA Sewer Rehabilitation and Replacement Project. *A copy of the Resolution (R2022-27) is incorporated into these minutes as Attachment #1.*
- Destruction of Municipal Records – Library and Parks & Recreation
- Resolution Declaring Property Surplus and Authorizing Disposition. *A copy of the Resolution (R2022-28) is incorporated into these minutes as Attachment #2.*
- Rejection of Consideration to Sell Real Property owned by the City of Dunn.
- Approval of Proposal for Redistricting Evaluation

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

ITEMS FOR DISCUSSION AND/OR DECISION

Rezoning – RZ-06-22, 1101 West Cumberland Street

Mayor Elmore opened the Public Hearing at 6:50 p.m. Planning Director Adler presented request to rezone one parcel located at 1101 West Cumberland Street from O&I, Office & Institutional District to C-3, Highway Commercial District. The structure on the parcel was built in 1950 as a residential unit but has been used as an office for the past several years. The request is to rezone in order to allow the commercial uses permitted in a C -3 district. The Planning Board voted unanimously to recommend the rezoning as requested. Adler then reviewed his staff report as follows:

- this rezoning is reasonable based on surrounding conditions
- the impact to adjacent properties would be reasonable as the benefits of rezoning outweigh potential inconveniences.
- Rezoning would expand possible permitted uses and is warranted due to heavy traffic flow at location.
- This rezoning is consistent with the Future Land Use Plan adopted in 2020.

Staff concludes that rezoning this parcel from O&I to C-3 is in keeping with the Future Land Use Plan’s projected development intensity in this area of Cumberland Street. Staff concludes that this rezoning achieves the purpose and is consistent with the Land Use Plan.

Gerald Hayes and Charles Willis spoke in favor of the rezoning. With no additional comments, the Public Hearing was closed.

Motion by Council Member Turnage and second by Mayor Pro Tem Bradham to approve RZ-06-22 to rezone one parcel totaling .25 acres +/- (PIN# 1516-39-0021.000) from O&I to C-3, 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 unanimously approved.**

Rezoning – RZ-07-22, 1103 West Cumberland Street

Planning Director Adler reported that for the request to rezone a portion of one parcel .35 acres +/- located at 1103 West Cumberland Street that the Planning Board voted unanimously to recommend continuation of the rezoning to a later date, as requested by the applicant.

Motion by Council Member Turnage and second by Council Member McLean to table the Rezoning Request RZ-07-22 to include the Public Hearing until the October 11, 2022 Council Meeting. **Motion unanimously approved.**

Demolition Contract and Budget Amendment

Assistant City Manager Boone presented proposal to demolish the following properties: 508 E Wake St., 116 Spring Branch Rd., 1610 Erwin Rd., and 213 N Lee St. Staff has advertised an RFP for demolition contractors to bid on the removal of all four properties and received five submittals with Martin Edwards & Associates being the low bid at \$35,400.00 to completely demolish all four properties. Once the properties are successfully demolished, a lien will be placed on the properties for the cost associated with the demolitions. The demolition budget line currently has \$30,000.00. Staff is requesting an additional \$30,000.00 to be added for future demolition needs, as well as to cover the extra \$5,400.00 for the recommended proposal.

Motion by Council Member Sills and second by Council Member Gaulden to authorize the City Manager to enter into contract with Martin Edwards & Associates for the demolition of the four properties as presented and to approve the budget amendment as presented. **Motion unanimously approved.** *A copy of the Budget Amendment (BA2023-01) is incorporated into these minutes as Attachment #3.*

Audio/Visual Upgrades for Council Chambers and Community Center

Assistant City Manager Boone shared that nearly all of the audio components in both the Council Chambers and Tart Park Community Building are decades old and routinely malfunction. With the growing need to provide access both visually and audibly online, our current systems can no longer adequately meet the city's and community's needs. He presented proposal to upgrade both facilities. Cost to upgrade both buildings including equipment and installation is \$56,978.00. Funds recommended to use will come from last fiscal year's leftover PEG (Public, Educational, Government Channel Access) funds (\$16,978.00) \$20,000 from this year's PEG channel funds and \$20,000 out of the \$50,000 in grant funds received from finishing in the top ten nationally for the T-Mobile "Hometown Techover," which are designated to use on technology-based projects that serve the public in some way.

Motion by Council Member Gaulden and second by Council Member Sills to authorize the City Manager to enter into contract with Tri-Tronics Pro Electronics to begin audio/visual upgrades to both the City Council Chambers and the Community Building at Tart Park and to approve the Budget Amendment as presented. **Motion unanimously approved.** *A copy of the Budget Amendment (BA2023-02) is incorporated into these minutes as Attachment #4.*

Library Consolidation

City Manager Neuschafer presented the proposed consolidation of the Dunn Library into the Harnett County Library System. Each of the other municipalities in the county have agreed to consolidate Library services under the same agreement. Each year there will be additional savings as the county takes on more expenses each of the first three years. Beyond that the existing budget for maintenance of the building and grounds will need to stay in place according to a lease agreement for the county to use the Dunn Library building. Library employees will become county employees and will not lose their current job experience, current pay or benefits.

Mayor Elmore asked for comments from Library Director Williams as the staff was of the most concern to council. Williams gave positive feedback on the proposed change to the county of the city's library system.

Motion by Council Member McLean and second by Council Member Sills to authorize the Mayor to enter into the Harnett County Library Consolidation agreement as presented. **Motion unanimously approved.** *A copy of the consolidation agreement is incorporated into these minutes as attachment #5.*

Bond Order for Water and Sewer System

Finance Director Roberts shared with Council that the City has filed an application with the Local Government Commission of NC for the issuance of revenue bonds in a principal amount not to exceed \$1,436,000 to pay the cost of the project. Funding to repay this loan will come through the income received from payments of customers in our Water and Sewer system.

Roberts then presented the Bond Order, which was sent to Council for review prior to the meeting. "bond order authorizing the issuance of water and sewer system revenue bonds to provide funds to acquire, construct and equip improvements to the city's water and sewer system; providing for the issuance of additional revenue bonds; providing for the issuance of revenue bond anticipation notes in anticipation of the issuance of revenue bonds; providing for the collection of service charges for the use of the system; providing for the creation of certain special funds; pledging to the payment of the principal of and the interest on the revenue bonds and notes certain net revenues of the system; setting forth the rights and remedies of holders; and setting forth the details of certain related matters contained in this Order."

Motion by Council Member Turnage and second by Council Member McLean to approve the resolution attached authorizing the issuance of water and sewer system revenue bonds in an amount not to exceed \$1,436,000. **Motion unanimously approved.** *A copy of the Resolution (R2022-29) is incorporated into these minutes as attachment #6.*

Water Sewer Revenue Bond Anticipation Note

Finance Director Roberts presented the Revenue Bond Anticipation Note, which provides for funding through First Citizens Bank for a period of two years, allowing money to be used until the USDA permanent financing is in place for the Water Sewer projects previously approved by the City Council. Funding to repay this loan will come through the USDA at the completion of the project. Repayment of the USDA comes from the money we charge our water and sewer customers.

Motion by Council Member Sills and second by Council Member Gaulden to approve the resolution providing for the sale and issuance of a \$1,436,000 water and sewer system revenue bond anticipation note, series 2022. **Motion unanimously approved.** A copy of the Resolution (R2022-30) is incorporated into these minutes as attachment #7.

Administrative Reports

City Manager Neuschafer presented goals update and also updated council on staff shortages and recruiting efforts.

Mayor Pro Tem Bradham asked about the homeless issue in the city, which is getting out of control, and expressed his concern for his neighborhood and city. Chief White responded sharing that the Police Department was working on the homeless situation. He stated that homelessness is everywhere and not just a City of Dunn issue. A violation of law or no trespassing agreement with the property owner must be in place to allow for enforcement. Neuschafer added that code enforcement and public works have also been assisting with the police on this issue. Panhandling was also discussed.

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

- Based on the July 31, 2022 bank statements, the City has \$10,859,411 cash, compared to \$8,466,290 last year.
- Water and Sewer Revenues for the month were \$600,538, with total collected year to-date at \$600,538 or 8.97% of budget, compared to \$528,287 in 2021.
- Property Taxes are \$50,477, compared to none last year.
- Sales Tax receipts for May were \$267,502, which is \$14,872 more than last year.
- Utilities Sales Taxes received is \$189,123, compared to \$186,377 in 2021.
- Building Permit Fees for the month were \$10,914 or 7% of budget, compared \$19,113 last year.
- General Fund expenditures for month are \$1,181,140 or 8.92% of budget, compared to \$957,421 in 2021.
- Water and Sewer fund expenditures for the month are \$896,283 or 11.35% of budget.
- The benchmark for this period is 8.33% of budget.
- Roberts also updated on debt service, liens and assessments.

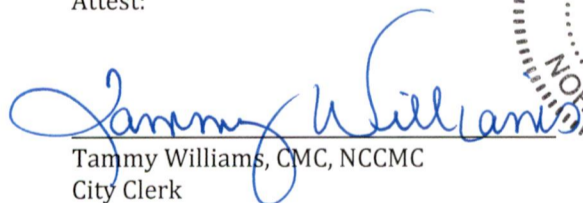
Reports were also received as follows: Planning and Inspections Report, Public Works Report, Public Utilities Report, Parks and Recreation Report, Library Report and Police Report.

Announcements/Information

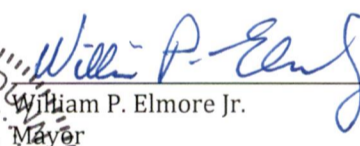
Mayor Elmore announced upcoming events and activities.

With no further business to discuss, motion by Council Member Sills and second by Council Member McLean to adjourn the meeting at 7:54 p.m. **Motion unanimously approved.**

Attest:


 Tammy Williams, CMC, NCCMC
 City Clerk




 William P. Elmore Jr.
 Mayor