

**Dunn City Council**  
**Regular Meeting**  
**Tuesday, October 11, 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, Billy N. Tart, and Chuck Turnage. **ABSENT:** Council Member Frank McLean

*Also present: City Manager Steven Neuschafer, Finance Director Jim Roberts, Public Utilities Director Heather Adams, Chief of Police Cary Jackson, Planning Director George Adler, Parks and Recreation Director Brian McNeill, Human Resources Director Connie Jernigan, 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 asked for prayers for Council Member McLean at the loss of his Mother. Rev Brian Perry, Pastor of the Divine Street United Methodist Church gave the invocation and afterwards, Mayor Pro Tem Bradham led in the Pledge of Allegiance.

**AGENDA ADJUSTMENT AND APPROVAL**

Motion by Council Member Tart and second by Council Member Gaulden to adopt the October 11, 2022 meeting agenda as presented. **Motion unanimously approved.**

**CONSENT ITEMS**

- Acknowledging for the Record – R2022-39 Clerical Errors Corrected. *A copy of the corrected Resolution (R2022-39) is incorporated into these minutes as Attachment #1.*
- Retirement Resolution – Chief Clark A. White. *A copy of the Resolution (R2022-40) is incorporated into these minutes as Attachment #2.*
- Resolution Declaring Badge and Service Weapon Surplus and Awarding to Chief White. *A copy of the Resolution (R2022-41) is incorporated into these minutes as Attachment #3.*
- Resolution Declaring Certain Property Surplus and Authorizing Disposition. *A copy of the Resolution (R2022-42) is incorporated into these minutes as Attachment #4.*
- Veterans Day Proclamation. *A copy of the Proclamation (P2022-08) is incorporated into these minutes as Attachment #5.*
- Special Events Permits – Temporary Closing of Streets for Cotton Festival, Shrine Ceremonial Parade, Christmas Tree Lighting, and Christmas Parade.
- Resolution Urging a Safe and Courteous Halloween – October 31, 2022. *A copy of the Resolution (R2022-43) is incorporated into these minutes as Attachment #6.*

Motion by Council Member Gaulden and second by Council Member Tart to approve all consent items. **Motion unanimously approved.**

**PRESENTATIONS**

**Special Recognition – Chief A. White Retirement**

Mayor Elmore and City Manager Neuschafer presented Retirement Resolution to Chief White in recognition of his service to the City of Dunn.

**Introduction of Employees**

Chief Jackson introduced Kevin Moore, Police Office 111 – Community Enhancement Team and Public Utilities Director Adams introduced Timothy Matthews, Collections/Distribution Superintendent.

**Reading of Veteran’s Day Proclamation**

Mayor Elmore recognized Council Member Turnage to read the Veterans Day Proclamation and expressed his appreciation to Turnage, and other veterans in attendance. Council Member Turnage then read the Proclamation.

**PUBLIC COMMENT PERIOD**

The Public Comment Period was opened by Mayor Elmore at 6:45 p.m. David Shouse of Cary spoke on behalf of the Stoney Run Watershed. With no comments, the Public Comment period was closed.

**ITEMS FOR DISCUSSION AND/OR DECISION**

**Conditional Rezoning CZ-03-22, 2004 NC 301 North**

Mayor Elmore opened the Public Hearing at 6:50 p.m. Planning Director Adler presented request to rezone one parcel located at 2004 US 301 North from C-3, Highway Commercial District to R-M, Multi-Family Dwelling District CZD (Conditional Zoning District) in order to permit only the development of a private school, Brookside Christian Academy. The Planning Board voted unanimously to recommend approval. Adler presented the staff evaluation and shared that staff concludes that this amendment is consistent with the Future Land Use Plan adopted in June 2022 for Gateways & Corridor Character Areas for the purpose of



permitting a K-12 school to be developed. Betsy Dean spoke in favor of the request. With no additional comments, the Public Hearing was closed.

After discussion, motion by Council Member Turnage and second by Mayor Pro Tem Bradham to approve CZ-03-22 to rezone the 13.49+/- acres at 2004 US 301 North, PIN being 1527-04-2039.000, from C-3, Highway Commercial District to R-M, Multi-Family Dwelling District CZD to permit only the development of a private school. This conditional zoning, as presented, conforms to the Future Land Use Map. **Motion unanimously approved.**

#### **Rezoning RZ-07-22 – Withdrawn by Applicant**

Mayor Elmore recognized that this request was redrawn by the applicant. No action was taken.

#### **Resolution Directing Clerk to Investigate Voluntary Annexation – ANX-03-2022**

City Manager Neuschafer presented petition requesting the voluntary contiguous annexation of property located North of Friendly Rd at the T intersection with Powell Avenue, PIN #1517-16-0758.000 and 1517-15-4356.000, with a total combined of 58.41+/- acres. This petition was received under NC General Statute 160A-31 and was received on September 22, 2022.

Motion by Council Member Sills and second by Council Member Gaulden to adopt the Resolution Directing the City Clerk to Investigate the Voluntary Annexation Petition ANX-03-22 as presented. **Motion unanimously approved.** *A copy of the Resolution (R2022-44) is incorporated into these minutes as Attachment #7.*

#### **Redistricting Evaluation Report**

City Manager Neuschafer presented the analysis from the Mid-Carolina Council of Governments for the determination of the need for redistricting for the City of Dunn. The analysis was completed by Allen Serkin with the Cape Fear Council of Governments. Based upon the analysis, redistricting is not required by the City of Dunn as all wards are within  $\pm 5\%$  of the target population distribution for both total population and voting-age population.

Motion by Council Member Tart and second by Council Member Gaulden to accept the recommendation of the City of Dunn Redistricting Analysis confirming there is not a need to redistrict in order to comply with legal requirements under the Equal Protection clause of the US Constitution and Voting Rights Act. **Motion unanimously approved.**

#### **Administrative Reports**

City Manager Neuschafer informed Council about all the signs around town for the proposed alley closings. Goals and priorities report is included in the packet.

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

- The City has \$9,540,844 cash, compared to \$9,352,282 last year.
- Water and Sewer Revenues for the month were \$595,174 with total collected year to-date at \$1,786,459 or 26.69% of budget, compared to \$1,625,170 in 2021.
- Property Taxes are \$257,562, compared to \$260,953 last year.
- Sales Tax receipts were \$276,551, with total collected year to-date at \$799,843.
- Utilities Sales Taxes are reported quarterly. For second quarter, taxes received is \$154,285, with total received for the year at \$154,285, compared to \$144,369 in 2021.
- Building Permit Fees for the month were \$7,861, with total collected of \$28,210 or 19% of budget, compared \$54,214 last year.
- General Fund expenditures for month are \$850,199, with total expensed to-date at \$3,191,081 or 24.1174% of Budget, compared to \$2,598,800 in 2021.
- Water and Sewer fund expenditures for the month are \$600,908, with total expensed to-date at \$2,043,250, or 25.86% of budget, compared to \$1,379,071 last year.
- Stormwater fund expenditures for the month were \$90,100, with total expenses to-date of \$93,000, or 32.07% of budget. Revenues to-date are \$14,141.
- The benchmark for this period is 25% 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 and Police Report.

#### **Announcements/Information**

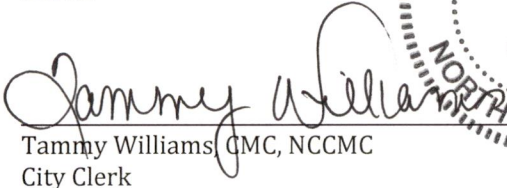
Mayor Elmore announced upcoming events and activities.

Motion by Council Member Turnage and second by Council Member Gaulden to enter Closed Session to Consult with the City Attorney [N.C.G.S. 143-318.11(a)(3)]. Motion unanimously approved.

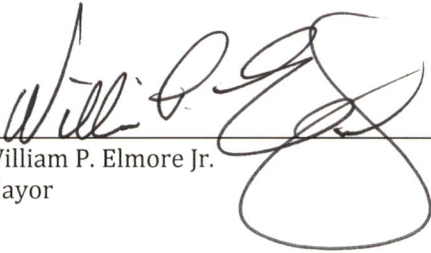
The meeting was recessed at 7:19 p.m.

The meeting was reconvened and with no further business to discuss, motion by Council Member Sills and second by Council Member Turnage to adjourn the meeting at 8:12 p.m. Motion unanimously approved.

Attest:

  
Tammy Williams, CMC, NCCMC  
City Clerk



  
William P. Elmore Jr.  
Mayor