

Dunn City Council
Regular Meeting
Tuesday, November 15, 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, 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, Communications Coordinator Kaitlin Adkins, 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. Roy Johnson gave the invocation. Afterwards, Council Member Gaulden led in the Pledge of Allegiance.

AGENDA ADJUSTMENT AND APPROVAL

Motion by Mayor Pro Tem Bradham and second by Council Member Gaulden to adopt the November 15, 2022 meeting agenda as presented. **Motion unanimously approved.**

PUBLIC COMMENT PERIOD

The Public Comment Period was opened by Mayor Elmore at 6:34 p.m. Renee Ellmers, who resides at Canterbury, discussed her concerns with the new development's impact on safety in Canterbury and neighborhoods in the immediate area and asked for Council to keep in mind for future projects, the safety of the residents of the city. Having no additional comments, the Public Comment period was closed.

CONSENT ITEMS

- Minutes of the September 13, 2022 and October 11, 2022 City Council Meetings.
- Set Special Combined Meeting with the Planning Board and Council to review the UDO was set for December 8, 2022 at 6:00 p.m. at the Dunn Community Center.
- Special Event Permits - Temporary Blocking of Streets for Customer Appreciation event and DUMA Food Pantry event.
- Acceptance of the PARTF Grant for Playground and Picnic Shelters at Tart Park.

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

ITEMS FOR DISCUSSION AND/OR DECISION

Alley Closings

Mayor Elmore opened the Public Hearing at 6:40 p.m. City Manager Neuschafer presented selected alleys to be considered to be closed with funds allocated in budget:

- Quadrant I
- 1. between N Fayetteville Ave and N King Ave and W Cole St and W Granville St
- 2. between N Layton Ave and N McKay Ave and W Cole St and W Granville St
- 3. between N Layton Ave and N McKay Ave and W Cole St and W Granville St
- 4. between N King Ave and N Layton Ave and W Cleveland St and W Vance St
- 5. between N McKay Ave and N Layton Ave and W Cleveland St and W Vance St
- 6. between N Ellis Ave and N McKay Ave and W Vance St and W Cleveland St
- 7. between N McKay Ave and N Ellis Ave and W Carr St and W Johnson St
- 8. between N Orange Ave and N Ellis Ave and W Cleveland St and W Carr St
- Quadrant II
- 9. between N Elm Ave and N Magnolia Ave and E Vance St and E Cleveland St
- 10. between N Elm Ave and N Washington Ave and E Vance St and E Harnett St

Staff has had the utilities located at each proposed street closing and the alley between N King and N Layton; and W Cleveland and W Vance did have natural gas lines. The process of closing these alleys would include a survey and recording in the Register of Deeds for proper identification of closed alleys in the Harnett County GIS, which will take a few months for completion. Staff would like additional time to study these alley closings prior to bringing the Resolution and Order for each Alley to Council for adoption.

Garland McDowell, owner at 901 N Layton Ave, expressed his concerns with the alley closure division with the alley not even shown on his deed and property as far back as 1935. Neuschafer added that this is the reason we are working on getting these alleys cleaned up, since this process is the only way GIS will take the alley off the system. With no additional comments, the Public Hearing was closed.

Motion by Council Member Turnage and second by Council Member McLean to table the decision for each closing until after further study by staff until December meeting. **Motion unanimously approved.**

Voluntary Annexation Petition ANX-03-22; owned by RP Wellons CECO LLC

To consider adoption of resolution fixing the date for a Public Hearing for December 13, 2022 for the voluntary contiguous annexation petition ANX-03-22. The Council adopted a Resolution Directing the Clerk to Investigate the Voluntary Annexation and the Certificate of Sufficiency was included in the packet.

Motion by Council Member Sills and second by Council Member Gaulden to adopt the Resolution Fixing Date of Public Hearing as December 13, 2022 at 6:30 p.m. for the Voluntary Contiguous Annexation Petition ANX-03-22. *A copy of the Clerk Certification and Resolution (R2022-46) are incorporated into these minutes as Attachment #1.*

Resolution Adopting the 2023 Regular Meeting Schedule for the Council

Schedule also includes the Budget Retreat schedule.

Motion by Council Member Gaulden and second by Council Member McLean to approve the Resolution adopting the 2023 Regular Meeting Schedule for the Dunn City Council as presented. **Motion unanimously approved.** *A copy of the Resolution (R2022-47) are incorporated into these minutes as Attachment #2.*

Utility Project Update

Public Utilities Director Adams presented a Capital Projects Update to get city in compliance and out of sewer moratorium. City has a lot of sewer line projects going on currently to rehab system and decrease inflow and infiltration. Once all the projects are complete, we will have rehabbed approximately 53,000 LF with the whole system having around 450,000 LF. WWTP project will increase peak flow capacities. The Conveyance Improvements allow us to treat and pump more water into the Cape Fear River. The Eastside Improvements and New Outfall will alleviate pressure off Juniper Creek and decrease overflows. Hopefully, when all these projects are completed, the City will be in compliance and where they want us to be. She further reviewed the individual projects with the percent complete, along with the Enterprise Fund Debt Service. Adams shared that staff is updating Council to prepare us for needed increase of at least 8 percent in rates to cover debt service. Neuschafer added that we have been very fortunate to receive the grants that we have as these projects are very expensive. *A copy of the Update is incorporated into these minutes as Attachment #3.*

Appointment to the Dunn Area Tourism Authority

Motion by Council Member Tart and second by Council Member Sills to appoint Mayor Pro Tem Bradham as the Council representative on the Dunn Area Tourism Authority Board of Directors for a term, January 1 to December 31, 2023. Motion unanimously approved.

Mayor Elmore thanked Council Member Tart for all his years of service on the Tourism board.

Boom Truck Purchase Financing

Finance Director presented resolution and loan to purchase a Boom Truck for the Public Works Department. Requests for Proposals was distributed to all local banks and four banks responded with proposals with United Community Bank having the best rate. The repayment of this loan will begin in six months and will be paid from budgeted funds both this year and in the future years. The yearly payment will be approximately \$29,700. This is a loan for \$175,000 to be paid over 84 months at an interest rate of 4.85% through United Community Bank.

Motion by Council Member Gaulden and second by Council Member McLean to accept the resolution and loan conditions by United Community Bank for a \$175,000 loan to be used for the purchase of a Boom Truck. **Motion unanimously approved.** *A copy of the Resolution (R2022-48) is incorporated into these minutes as attachment #4.*

Administrative Reports

City Manager Neuschafer shared that the goals are included in the packet. Finance Director Roberts introduced new Finance Director, Cary McNallan, who is replacing him at his retirement.

Roberts then provided the following financial report for the period ending October 31, 2022:

- The City has \$9,424,414 cash, compared to \$9,435,354 last year.
- Water and Sewer Revenues for the month were \$552,194 with total collected year to-date at \$2,338,683 or 34.94% of budget, compared to \$2,163,658 in 2021.
- Property Taxes are \$636,806, compared to \$801,771 last year.
- Sales Tax receipts were \$269,278, with total collected year to-date at \$1,069,121.
- Utilities Sales Taxes are reported quarterly. For second quarter, taxes received is \$154,285, compared to \$152,051 in 2021.
- Building Permit Fees for the month were \$3,654, with total collected of \$31,864 or 21% of budget, compared \$72,080 last year.
- General Fund expenditures for month are \$1,506,763, with total expensed to-date at \$4,727,374 or 35.72% of Budget, compared to \$3,594,191 in 2021.
- Water and Sewer fund expenditures for the month are \$553,358, with total expensed to-date at \$2,598,396, or 32.89% of budget, compared to \$1,679,021 last year.
- Stormwater fund expenditures for the month were \$48,523, with total expenses to-date of \$141,523, or 4.88% of budget. Revenues to-date are \$29,614.
- The benchmark for this period is 33% 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

Council Member Turnage congratulated the Triton Hawks Football team Cheerleaders, Coaches, Principal, Athletic Director, student Blue’s Crew and Hawk Nation fans that have supported the Hawks this season. The Hawks have won the first two games of the High State playoffs and will now play in the third round Friday night against Jacksonville High School in Jacksonville. The team is made up of players from Dunn, Coats, and Erwin but they play as one and represent many of the best of our hometown’s student-athletes and leaders of tomorrow. Let’s Go Hawks!

Mayor Elmore announced upcoming events and activities.

Mayor Elmore reported that the NC DOT has approved naming the I-95 Bridge over US 421, the Oscar N. Harris Bridge in honor of our former Mayor, and he then read the proclamation by the Transportation Board. *A copy of the Proclamation is incorporated into these minutes as attachment #5*

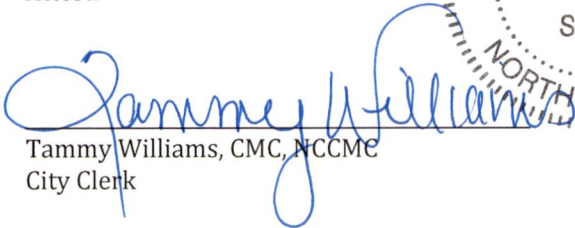
Council Member Gaulden made an announcement about the upcoming Customer Appreciation Event hosted by Another Barber Shop and she also commended Cristy and Amber of the Dunn Area Tourism Authority for the success of the Cotton Festival and congratulated Elyse Johnson and the Harnett County Arts Council on the Chalkfest.

Council Member McLean expressed his appreciation to everyone for the cards, acts of kindness, thoughts and prayers during the loss of his mother.

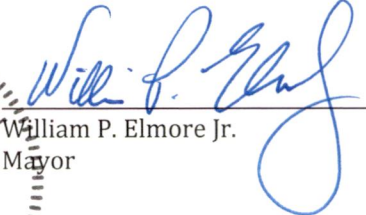
Council Member Sills thanked the Ethan Nicholas Foundation Food Bank for passing out food at Harnett Central.

With no further business to discuss, motion by Council Member Sills and second by Council Member McLean to adjourn the meeting at 7:39 p.m. **Motion unanimously approved.**

Attest:


Tammy Williams, CMC, NCCMC
City Clerk




William P. Elmore Jr.
Mayor