

Dunn City Council
Work Session
Tuesday, June 9, 2026
6:30 p.m. Dunn Municipal Building

Minutes

PRESENT: Mayor William P. Elmore Jr., Council Members J. Wesley Sills, Raquel McNeil, Alan Hargis, and Dr. David L. Bradham.

ABSENT: Mayor Pro Tem April Gaulden and Council Member Billy N. Tart.

ALSO PRESENT: *City Manager Justin Hembree, Assistant City Manager Billy R. Godwin, Finance Director Cary McNallan, Police Chief Lynn Gay, Senior Planner Stephanie Goodrich, HR Director Connie Jernigan, Code Enforcement Officer Alan Canady, Administrative Support Specialist Christy Sweeney, City Attorney Wiley Pope and City Clerk Melissa Matti.*

CALL TO ORDER

Mayor William P. Elmore, Jr. called the City Council Work Session to order at 6:30 PM on Tuesday, June 9, 2026, at the Dunn Municipal Building, 401 East Broad Street, Dunn, North Carolina. Mayor Elmore welcomed those in attendance, including a member of the press (Emily Weaver), and acknowledged two (2) absent Council Members, noting that a quorum was nonetheless present.

INVOCATION & PLEDGE OF ALLEGIANCE

The invocation was led by Council Member Dr. David Bradham, who also led the Pledge of Allegiance.

CONSIDERATION & APPROVAL OF THE AGENDA

Motion by Council Member Sills, seconded by Council Member Hargis to approve the agenda as presented. The motion carried unanimously.

PRESENTATIONS

Juneteenth Proclamation

Mayor Elmore introduced Council Member Raquel McNeil, Chairperson of the Dunn Juneteenth Celebration Committee, who read the official proclamation aloud on behalf of the Mayor. The Proclamation recognized June 19th, 2026 as **Juneteenth** in the City of Dunn, acknowledging the holiday's historical significance in marking the abolition of slavery in the United States, and commended its observance to all residents.

Following the reading, Ms. McNeil announced that the annual **Juneteenth Celebration** would be held on Sunday, June 21st, in the lot adjacent to City Hall on Broad Street. The event will feature vendors, food trucks, and youth entertainment from Davis Chapel. Four (4) community members are to be honored: Mr. Joseph Smith (Flowers by Riverside), Mr. Shepherd Massey (education honoree), Mr. Corey Williams and Mr. Reese Cameron (humanitarian honoree from a local barbershop). The City Manager was noted as this year's welcome speaker. The Mayor encouraged all residents to attend. *A copy of the Juneteenth Proclamation (P2026-12) is incorporated into these minutes as Attachment #1*

CONSENT AGENDA

The Consent Agenda included one (1) item:

- Approval of May 26, 2026 Regular Meeting Minutes

Motion by Council Member Bradham and seconded by Council Member Hargis to approve the May 26, 2026 Regular Meeting Minutes. The motion carried unanimously.

ITEMS FOR DISCUSSION & CALENDARING FOR JUNE 23, 2026

Medical Retirement of K9 Max

Chief of Police Gay presented the matter of K9 Max, a police canine who has been diagnosed with an inoperable brain tumor. Chief Gay explained that after evaluating all available options, the recommended course of action was a medical retirement, allowing K9 Max to live out his remaining time with his handler, Officer Cody Chavis, at his farm. The City Manager added that the dog is currently not in pain or suffering but is no longer fit for active duty.

Chief Gay noted that Officer Chavis fully understands and accepts the terms of the medical retirement, including a hold harmless release, and intends to pursue natural remedies to maintain the dog's quality of life. The handler does not seek any future recourse from the City. Chief Gay also confirmed that the City's insurance carrier had been consulted and that no insurance claim would be applicable in this situation.

On a positive note, Chief Gay informed the Council that a previously approved grant is being used to procure a replacement canine. Since the department's handler is already trained, onboarding the new dog is expected to be a smooth process. Council Member Bradham inquired about the appropriate number of canines for a City of Dunn's size; Chief Gay indicated that two (2) dogs—one (1) for day shift and one (1) for night shift—would be ideal and expressed hope to work toward that staffing level over time. Council Member Hargis raised the question of canine life insurance for future animals, and Chief Gay confirmed this was worth exploring going forward.

Motion by Council Member Hargis and seconded by Council Member Bradham to adopt the attached resolution to medically retire K9 Max, declare him surplus property, and transfer ownership to his handler, Officer Cody Chavis. The motion carried unanimously.

A copy of the Retirement Resolution (R2026-14) is incorporated into these minutes as Attachment #2.

Public Hearing

FY27 Recommended Budget

Mayor Elmore opened the advertised Public Hearing on the FY27 Recommended Budget at 6:43 p.m. No members of the public came forward to speak, and the Public Hearing was closed at 6:44 p.m.

The City Manager presented a significant update regarding the status of the Recommended Budget. He explained that the Budget had been developed under the assumption that Senate Bill 889—the Property Revaluation Moratorium Bill—would become law and therefore was built around the existing schedule of values rather than Harnett County's new revaluation figures. The City Manager reported that SB 889 had passed through the House State and Local Government Committee and the Rules Committee that same day, received a favorable vote on second reading before the full House, and was expected to pass its final reading the following day.

However, a significant complication emerged. A separate bill, Senate Bill 474, was amended and moved through the same legislative process on the same day. This bill would exempt certain categories of counties from the moratorium—including counties under 12,000 in population, counties impacted by Hurricane Helene (effectively Buncombe County), and counties under 150,000 in population. Harnett County falls into that last category, meaning that if SB 474 also becomes law, the City of Dunn could be subject to the new schedule of values rather than the moratorium. The City Manager noted that the sponsors of both bills are largely the same, suggesting the two (2) pieces of legislation may have been developed in coordination.

Given this uncertainty, the City Manager recommended against adopting any budget before the legislative picture clarifies. He noted that the North Carolina School of Government had recently published guidance advising Local Governments in affected counties to wait as long as possible into June before adopting a budget. He indicated that the situation should be much clearer by the end of the week, potentially as soon as the following day.

Council Member Hargis asked whether the Council could simply affirm a spending level and allow the tax rate to adjust accordingly, rather than revisiting the entire budget. The City Manager acknowledged that while the philosophical conversation about spending priorities is valid, State Statute requires that a governing body formally adopt a specific Tax Rate based

on an established schedule of values at the time of Budget adoption, making it necessary to know which schedule applies before a Budget can be legally adopted.

The City Manager recommended that the full Council remain on standby for a potential Special Called Budget Workshop Meeting. With a 48-hour notice requirement for special meetings, he proposed waiting until at least the end of the week to assess the legislative outcome before scheduling that meeting. The goal would be to hold a workshop to revisit priorities and revenue figures under whichever schedule of values applies, with the intention of bringing the Final Budget to a vote at the regular June 23rd Council Meeting. The Budget adoption deadline of June 30th was noted. No motion was required on this item.

REPORTS & UPDATES

City Manager's Report

Cotton Gin Demolition

The City Manager reported that three (3) bids had been received for demolition of the Cotton Gin structure and were being evaluated. He indicated that work was expected to begin within approximately three (3) to four (4) weeks, once the selected contractor is mobilized. He emphasized that the project also includes grading and seeding the lot following demolition to ensure the area is left in clean, presentable condition. He acknowledged the demolition has been long-anticipated and noted the building presents structural liability concerns in its current state.

Additional Discussion: West Broad Street Paving

Council Member Bradham asked for an update on paving conditions along West Broad Street, particularly in the area near Kim's Barbecue, which he described as the worst-traveled street in the City. The City Manager reported that a survey of the area had just been completed, with two (2) primary goals: to determine the City's right-of-way boundaries (noting that pavement responsibility had historically crept beyond what the City should be maintaining) and to assess the placement of utility poles with a view toward potentially adding a lane to accommodate delivery truck traffic without fully blocking the street. Staff planned to meet with Public Works personnel the following morning and would subsequently consult with the paving contractor to determine the best approach, including whether curb and gutter work should be incorporated for a more permanent solution.

Council Member Hargis raised a separate concern about abandoned utility poles throughout the City. He described a pattern where Duke Energy had installed new, taller poles and consolidated equipment from old poles onto them, but the old, shortened poles had not been removed, leaving double poles on many blocks. He requested that staff identify the responsible utility companies and follow up to have the unused poles removed. The City Manager agreed to investigate the matter.

Council Member Wes Sills inquired about the status of the stormwater project in the Westover area. The City Manager confirmed that final grant funding approval had been received, a project number had been established with the funding agency, and engineering and construction drawings were being finalized. He stated that the project should be underway before Council Member Sills' term expires, though he acknowledged he could not confirm completion within that timeframe.

ANNOUNCEMENTS

Mayor Elmore provided the following announcements:

- The next Regular City Council Meeting is scheduled for Tuesday, June 23, 2026, at 6:30 PM.
- The next Work Session is scheduled for Tuesday, August 11, 2026, at 6:30 PM. No work session will be held in July.
- The Budget Adoption deadline is Tuesday, June 30, 2026. The Council anticipates receiving further guidance from the City Manager before the end of the week.
- The Dunn Juneteenth Celebration will be held on Sunday, June 21, 2026, adjacent to City Hall on Broad Street. The Mayor encouraged all residents to attend.

CLOSED SESSION

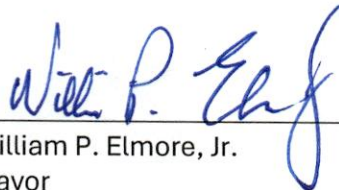
Mayor Elmore announced that the Council would convene in closed session following the meeting for a consultation with the City's attorney.

Motion by Council Member Hargis and seconded by Council Member Sills to enter closed session pursuant to G.S. 143-318.11(a)(3) to consult with the City Attorney in order to preserve the attorney-client privilege. The motion carried unanimously.

Members of the public were dismissed prior to the closed session at 7:10 p.m.

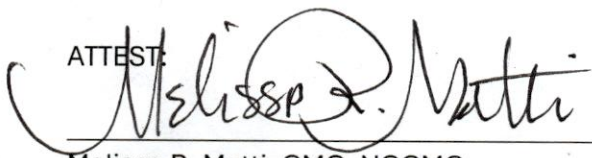
ADJOURNMENT

A Motion was properly made and seconded to adjourn the meeting. Motion carried unanimously.



William P. Elmore, Jr.
Mayor

ATTEST:



Melissa R. Matti, CMC, NCCMC
City Clerk

