

**Dunn City Council
Regular Meeting
Tuesday, July 28, 2026,
6:30 PM - 8:10 PM, Dunn Municipal Building**

Minutes

PRESENT: Mayor William P. Elmore Jr., Mayor Pro Tem April Gaulden, Council Members J. Wesley Sills, Raquel McNeil, Billy N. Tart, Alan Hargis, and Dr. David L. Bradham.

Also present: City Manager Justin Hembree, Finance Director Cary McNallan, Chief of Police Lynn Gay, Parks and Recreation Director Brian McNeill, Public Works Director Dwayne Williams, Collections and Distribution Manager Billy Cottle, Water Plant Manager Ian Stroud, Senior Planner Stephanie Goodrich, Downtown Director Sandra Osman, Code Enforcement Officer Alan Canady, Lt. Apelles Hart, Administrative Support Specialist Christy Sweeney, City Attorney Tilghman Pope, and City Clerk Melissa R. Matti. Assistant City Manager Billy Godwin was absent.

CALL TO ORDER

The City Council Regular Meeting of the City of Dunn was called to order by Mayor William P. Elmore, Jr. at 6:30 PM on Tuesday, July 28, 2026, at the Dunn Municipal Building, 401 East Broad Street, Dunn, North Carolina 28334.

INVOCATION

The invocation was delivered by Apostle David McArthur, Pastor of God's House of Prayer Church of Deliverance, Dunn, NC.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem J. Wesley Sills led the Pledge of Allegiance.

CONSIDERATION & APPROVAL OF THE AGENDA

Motion to approve the agenda was made by Council Member J. Wesley Sills and seconded by Mayor Pro Tem April Gaulden. The motion carried unanimously.

PRESENTATIONS

Retirement Resolution

Angelo McLean, Cemetery Maintenance Supervisor

Parks and Recreation Director Brian McNeil read aloud the Retirement Resolution honoring Angelo McLean upon his retirement effective August 1, 2026. The resolution recognized Mr. McLean's 28 years of service with the City of Dunn, beginning February 16, 1998, as a Cemetery Maintenance Worker. The resolution praised Mr. McLean's dedication, reliability, and consistently positive demeanor.

Motion by Council Member J. Wesley Sills, second by Mayor Pro Tem April Gaulden to adopt the Retirement Resolution in recognition and appreciation of Cemetery Maintenance Supervisor Angelo McLean for his service with the City of Dunn from February 16, 1998 to August 1, 2026. All in favor. The motion carried unanimously. A copy of the Retirement Resolution for Cemetery Maintenance Supervisor Angelo McLean (R2026-19) is incorporated into these minutes as Attachment #1.

Resolution

Designation of July as Parks & Recreation Month

Mayor Elmore noted that while the regular meeting falls near the end of July, it remained necessary for the Council to formally adopt the Resolution Designating July as Parks and Recreation Month.

Motion by Council Member Dr. David Bradham, second by Council Member Raquel McNeil to approve the Resolution designating July as Parks and Recreation Month. All in favor. The motion carried unanimously. A copy of the Resolution Designating July as Parks & Recreation Month (R2026-20) is incorporated into these minutes as Attachment #2.

PUBLIC COMMENT PERIOD

No members of the public had signed up to speak. The public comment period was closed without comment.

CONSENT AGENDA

Mayor Elmore presented Consent Agenda items, which included four (4) items:

- Approval of June 23, 2026 Regular Meeting Minutes
- Approval of June 30, 2026 Special Called Meeting Minutes
- Request for Disposal of Records – Admin. (City Clerk & HR), Finance, and Parks & Recreation
- School Resource Officer Renewal Agreement.

Motion by Council Member Alan Hargis, second by Council Member Raquel McNeil to approve all consent items. All in favor. Motion unanimously approved. *Copies of the Request for Disposal of Records – Admin (City Clerk & HR Director), Finance, and Parks & Recreation and the School Resource Officer Renewal Agreement is incorporated into these minutes as Attachment #3.*

ITEMS FOR DISCUSSION & POSSIBLE ACTION

Rezoning/Map Amendment - (CZ-26-01)

Cypress View Children's Home

PIN: 1506-76-7447.000

Public Hearing – opened at 6:38 p.m. – closed at 7:15 p.m.

Mayor Elmore opened the Public Hearing at 7:38 p.m. and called upon Senior Planner Stephanie Goodrich to present the staff report. Ms. Goodrich explained that the request sought to rezone parcel PIN 1506-76-7447.000 on Susan Tart Road from R-7, Single Family Conditional District to RM, Residential Multifamily Conditional District. The property, owned by Cypress View Children's Home, is approximately 19.5 acres +/- of currently undeveloped land, situated across from Betsy Johnson Hospital. Surrounding land uses include R-7, Office and Institutional, and Rural District uses.

Ms. Goodrich explained that R-7 zoning was determined to be insufficient for the applicant's proposal, which contemplates several large single-family style houses situated on a single parcel — a configuration that functions more like multifamily than single-family residential. She noted the request had been reviewed by the Planning Board twice: first as a straight rezoning, which was approved, and again with conditions, which was also approved on July 7. Conditions were specifically crafted to restrict the property to uses directly supporting the children's home, requiring any future change in use to come back for a new rezoning. She also noted that a significant portion of the property lies within a floodway, naturally limiting further expansion.

Don Currin of Cary Engineering, appearing on behalf of the applicant, spoke in favor of the request. He described Cypress View Children's Home as a nonprofit 501(c)(3) organization whose goal is to address a critical need for foster care capacity in Harnett County and surrounding communities. He explained that the property was donated for this purpose by a local developer. The proposed development would consist of nine (9) to eleven (11) single-family detached homes on one parcel, designed to look and feel like a residential subdivision, but structured as a single licensed residential care facility. Community amenities such as a playground, recreational facilities, and shared office space were planned to support fostering families and help reduce the high rate of foster family attrition.

Mr. Currin explained that the residential care facility designation — applicable when a facility houses more than six (6) residents — necessitated multifamily or Office and Institutional zoning. Conditions on the rezoning precluded uses such as apartments and townhomes, limiting development to the specific use proposed.

Laura White, Executive Director of Cypress View Children's Home, also addressed the Council. She clarified that this model differs from typical foster care licensing: rather than individual households obtaining individual licenses. Cypress View would employ house parents as staff, with the entire property operating under a single residential care facility license. She drew comparisons to South Mountain Children's Home in Morganton and Black

Mountain Home for Children, as well as Big Oak Ranch in Alabama — facilities that have operated similar models for decades. Ms. White emphasized that the homes would house up to eight (8) children per dwelling, with full-time house parents, and would serve children already in the foster care system in Harnett County, noting that there are currently one hundred eighty (180) children in foster care in the county with only thirty-seven (37) licensed foster homes.

Council members engaged in extended discussion. Council Member J. Wesley Sills and Council Member Hargis questioned why the property could not be subdivided and developed under the existing R-7 zoning with an HOA structure, which would preserve individual platting and property tax generation. Mr. Currin and Ms. White explained that the State licensing requirements for a residential care facility and the organization's 501(c)(3) ownership model make a single-parcel, single-license structure necessary. Ms. Goodrich further clarified that State regulations require Residential Care Facilities of this type to be located at least one-half mile apart from one another, which would effectively limit the property to a single licensed facility, if the homes were individually platted.

Mayor Elmore raised the question of property tax exemption, noting that as a 501(c)(3) organization, Cypress View would not be paying property taxes on what could be a \$10 million development. Council Member Hargis acknowledged the project's merit but expressed concern that the City had previously rezoned the property to R-7 with the expectation of generating taxable single-family homes. Council Members also questioned what would become of the property if the organization ceased operations. Mr. Currin stated that homes already built could be subdivided into individual lots at that point, and Ms. Goodrich confirmed that any other development would require a new rezoning due to the narrowly written conditions.

Mr. Currin offered to table the matter if Council wished additional time to visit comparable facilities in North Carolina.

No additional members of the public spoke. Mayor Elmore closed the Public Hearing at 7:15 p.m.

Decision

Following the close of the Public Hearing, the Council deliberated. A motion to table the item was raised but failed to carry due to lack of second. Council discussion reflected a separation of the admirable goals of the organization from the land use considerations, with some members expressing concern that the multifamily rezoning was inconsistent with the future land use plan and that single-family homes on individual plats within a subdivision structure would be the appropriate framework.

Motion by Council Member J. Wesley Sills, second by Council Member Dr. David Bradham, to deny the map amendment request CZ-26-01, based on competent, material, and substantial evidence in the record, finding the request inconsistent with the future land use plan and not in the public interest. The motion carried 4-2, with Mayor Pro Tem April Gaulden and Council Member Raquel McNeil opposed.

Ordinance Text Amendment (OA-26-01)

At the request of City management, this item was tabled to be placed on the agenda for the August workshop. Council Member J. Wesley Sills made a request during the discussion that City staff also prepare a Draft Data Center Proposal for presentation at that same workshop session.

Motion by Council Member Alan Hargis, second by Council Member J. Wesley Sills to table Ordinance Text Amendment OA-26-01 to the August 11, 2026 Work Session. All in favor. The motion carried unanimously.

Designated Truck Routes Ordinance Amendment

Lieutenant Apelles Hart presented the Proposed Designated Truck Route Ordinance Amendment, the culmination of an ongoing effort to update the City's outdated truck route ordinance in response to neighborhood complaints about commercial truck traffic damaging roads and creating safety hazards.

Lieutenant Hart described the proposed route, which generally follows US-301 north and south and NC-421 east and west — roads already designated by NCDOT as an alternate route for I-95. He noted that the ordinance establishes all non-designated roads as no-through-truck zones by default, with exceptions for trucks making deliveries or accessing businesses along a given road. A separate list of roads with posted no-through-truck signs was also included, reflecting streets where signs had already been erected in response to prior complaints.

Regarding a previously raised request to include Carolina Drive and Jonesboro Road as part of the designated route, Lieutenant Hart confirmed that this addition was in process with NCDOT. Because those roads are State-maintained, formal NCDOT approval is required before they can be added to the City's Designated Truck Route map. The process has been initiated, and TomTom — the GPS provider used by commercial trucking companies — has already been updated for the currently approved route and will update further upon NCDOT approval.

Council Member Alan Hargis raised a concern about heavy truck traffic on South Wilson Avenue, describing trucks using it as a shortcut to avoid the US-301/NC-421 intersection. Lieutenant Hart indicated that adding a no-through-truck sign to that location would be handled through Public Works. Council members also discussed ongoing issues with trucks on Friendly Road, deliveries blocking East Broad Street in front of the Wayne Avenue shopping center, and the impact of commercial truck routing on the City's infrastructure. City Manager Justin Hembree noted that a potential loading zone solution for the Broad Street delivery issue was being evaluated as part of the Broad Street resurfacing project.

Motion by Mayor Pro Tem April Gaulden, second by Council Member J. Wesley Sills to approve as presented the Schedule of Designated Truck Routes and the Schedule of No-Through-Truck Routes, and to adopt the amendments to Sections 12-4 and 12-5 of the Dunn City Code. All in favor. The motion carried unanimously. *Copies of the Ordinance Amending Article I of Chapter 12 of the City Code (O2026-13) and the Schedule of Designated Truck Routes and No-Through-Truck Routes are incorporated into these minutes as Attachment #4.*

Investment Policy

Finance Director Cary McNallan presented a draft Investment Policy for formal adoption. He explained that the City has operated with investment parameters established during the October 2023 approval of an investment management agreement with Kestrel Wealth Management (formerly KS Trust Wealth). While those parameters had been used informally as policy, a formal written policy is required on the semi-annual LGC-203 report submitted to the state. The draft policy in the agenda packet was prepared to formalize and document the City's existing investment practices.

Motion by Council Member J. Wesley Sills, second by Council Member Dr. David Bradham to approve the attached City of Dunn Investment Policy and authorize the dealers listed therein. All in favor. The motion carried unanimously. *A copy of the City of Dunn Investment Policy is incorporated into these minutes as Attachment #5.*

Close Out of the Pearsall Street Project

Finance Director Cary McNallan presented the Budget Amendments and Capital Project Ordinances necessary to close out the Pearsall Street Stormwater Culvert Project, which has been completed at a final cost of \$2,599,392. The project was funded through a combination of General Fund, Stormwater, Water, and Sewer funds. A significant stormwater grant received from the State in early 2026 freed up the majority of the other funding sources previously committed to the project.

Mr. McNallan proposed returning the excess Water and Sewer fund contributions to their respective Reserves and redirecting the remaining General Fund surplus as follows: approximately \$148,000 to fund the Codrington Park Townsend property purchase in full, and approximately \$233,000 to establish a new Government Facility Improvement Project fund to address deferred maintenance needs at City facilities. City Manager Hembree presented photographs taken during a recent heavy rain event showing active leaks in the Police Department and City Hall, illustrating the urgency of such a fund. He also noted that Representative Penny had secured \$350,000 in the State Budget for City Hall improvements.

Motion by Council Member Alan Hargis, second by Council Member J. Wesley Sills to approve the Capital Project Ordinances and related Budget Amendments for the Pearsall Street Culvert Project, Codrington Park Improvements Project, and the Government Facility Improvement Project. All in favor. The motion carried unanimously.

Copies of the Capital Project Ordinance Amendment IV – Pearsall Street Stormwater Culvert (O2026-14), Capital Project Ordinance Amendment I-Codrington Park Improvement Project (O2026-15), Capital Project Ordinance – Governmental Facility Improvements Project (O2026-16), and Budget Amendment(BA-2026-2) is incorporated into these minutes as Attachment #6.

REPORTS & UPDATES

City Manager's Report

City Manager Hembree presented photographs documenting active water leaks at the Police Department and City Hall, taken during recent heavy rainfall, to provide context for the newly established Facility Improvement Project fund. He also reported that Representative Penny had secured \$350,000 in State Budget funds designated for City Hall improvements.

City Manager Hembree also reported that an ongoing stormwater investigation near South Magnolia Street and East Divine Street had uncovered failing catch basins and deteriorated clay pipe, necessitating a street closure for public safety. Public Works Director Dwayne Williams confirmed that crews had begun excavating to assess the extent of the damage, with contractor involvement anticipated for repairs. Mr. Williams noted that brick catch basins with no masonry had been found, indicating infrastructure of considerable age. The streets were expected to remain closed for several more days while work continued.

City Manager Hembree introduced Sandra Osmond, the City's newly hired Downtown Director, who had been on the job for approximately two (2) weeks and had already begun meeting with Broad Street merchants, attending her first Downtown Development Board meeting, and engaging on plans for the downtown pocket park.

City Manager Hembree also distributed information from the County Manager regarding a proposed joint meeting between the City Council and the Harnett County Board of Commissioners, and asked Council members to review the proposed dates and provide their availability.

Financial Report

Finance Director McNallan presented the Financial Report for the end of the fiscal year through June 2026. Cash and Investments totaled \$13.7 million, compared to \$10 million at the same point the prior year, with the increase largely attributable to Capital Project activity and grant reimbursements. The City retained \$2.4 million in the East Side Pump Station Construction account. Property Tax Collections through May totaled \$5.98 million against a budgeted estimate of \$5.93 million, representing a slight surplus. Sales Tax receipts for April were \$340,000, up \$27,000 over the same period in the prior year, with two (2) additional payments expected in August and September. Building Permit Revenues for the fiscal year totaled \$213,000, compared to \$148,000 the prior year. Final Fund Balance figures will be available by the end of September.

Departmental Reports & Project Updates

Code Enforcement

Code Enforcement Officer Alan Canady reported on two (2) previously referenced complaints that had been resolved. The North Powell Avenue access road serving the Belk's

Department Store had been repaired following extended coordination with the property owner and tenants. A nuisance complaint regarding 109 Jackson Street, referred by a Council member, was resolved within three (3) days of notification.

Officer Canady reported on the status of the yard waste contamination compliance program with Republic Services. In the first week, twenty-two (22) addresses were identified as non-compliant. The second week saw that number reduced to fourteen (14), with only two (2) repeat addresses between the two (2) periods. Officer Canady indicated the following week's list was expected to be lower still. He noted that some violations appeared to be willful — instances of carts filled substantially with regular household trash — while others may have been inadvertent. A related issue of residents removing Republic's notification labels from carts was identified.

Mayor Pro Tem April Gaulden raised the persistent issue of trash carts being left at the curb well beyond the required removal period. City Manager Hembree acknowledged the breadth of the problem and indicated staff were exploring enforcement strategies, including posting notices on carts left out too long, while considering practical challenges related to the scale of enforcement required.

Mayor Elmore requested that Officer Canady also monitor the placement of unauthorized clothing donation collection boxes throughout the City, reminding staff that a permitting ordinance governing such boxes has been in place for several years. *A copy of Ordinance Amendment OA-07-21 to regulate the location, approval process, and maintenance of unattended donation bins approved by Dunn City Council on December 14, 2021 is incorporated into these minutes as reference information.*

Parks & Recreation

Parks and Recreation Director Brian McNeil provided an update on summer All-Star activity. The Girls' Softball Team won their District Tournament and competed at the State Tournament, representing the district competitively before being eliminated. The 10U Boys' Baseball Team earned runner-up honors at the State Tournament and, as a result of a bid provision taking two (2) North Carolina teams to the National Tournament, earned a berth in the World Series held in Laurel, Mississippi — the first such appearance since 2018. The team finished in the top six (6) in the tournament before being eliminated by Florida. Director McNeil highlighted community connections made at the tournament, including a Dunn alumna who attended every game in a Dunn High School shirt and another Dunn native encountered in Florida.

Other Reports & Updates

City Manager Hembree reiterated the request for Council Members to respond regarding availability regarding the proposed joint meeting with the Harnett County Board of Commissioners, noting the County had proposed an evening meeting with dinner provided.

ANNOUNCEMENTS

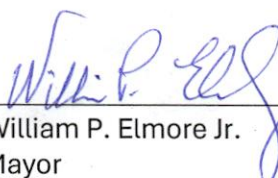
Mayor Elmore announced the following upcoming events and meetings:

- July 30, 2026 — Ribbon cutting for Brian's Auto Repair, located behind the Triangle Waffle House across from Bojangles, from 1:00 PM to 2:00 PM.
- August 6, 2026 — Ribbon cutting for Rumble Pizza in Downtown Dunn at 10:30 AM.
- August 11, 2026 — City Council Workshop at 6:30 PM.
- August 25, 2026 — City Council Regular Meeting at 6:30 PM.

ADJOURNMENT

Motion by Council Member Alan Hargis and seconded by Mayor Pro Tem April Gaulden to adjourn. All in favor. The motion carried unanimously.

The meeting was adjourned at 8:10 p.m.


 William P. Elmore Jr.
 Mayor

Attest:

Melissa R. Matti

Melissa R. Matti
City Clerk

