

**MINUTES  
CITY OF DUNN  
DUNN, NORTH CAROLINA**

**The City Council of the City of Dunn held a Special Call Meeting on Thursday, March 15, 2007, at 10:00 a.m. in the Dunn Municipal Building. Present was Mayor J. Dal Snipes, Mayor Pro Tem Donnie Olds, Council Members Buddy Maness, Bryan Galbreath, Billy Tart, Billy R. Godwin, Jr. and Joey Tart. Also present was City Manager Ronnie Autry, Human Resources Officer Moses Gallion, Fire Chief Austin Tew, City Planner Steven Neuschafer, City Attorney P. Tilghman Pope, City Clerk Debra West, and Daily Record Reporter Steve Reed.**

**INVOCATION**

Mayor Snipes opened the meeting at 10:05 a.m. and asked Council Member Maness to give the invocation. Afterwards the Pledge of Allegiance was repeated.

All items for Discussion and/or Decision were tabled at the March 1, 2007 regular Council meeting. *Motion was made by Mayor Pro Tem Olds and seconded by Council Member Maness to take all items of business off the table Motion unanimously approved.*

**ITEMS FOR DISCUSSION AND/OR DECISION**

**MACHINE AND WELDING  
DEMOLITION AND PROPOSED  
PARKING LOT – 100<sup>TH</sup> BLOCK OF  
E. EDGERTON STREET**

Mayor Snipes explained that he along with Manager Autry, Planner Neuschafer and John Snipes of the Dunn Area Chamber of Commerce, met with the Aldredge family (which donated this property to the City of Dunn) to present the City's proposal for a parking lot.

Manager Autry and Mayor Snipes stated that the Aldredge family was very receptive to the idea of constructing a downtown parking lot. They volunteered financial assistance to make additions to the green space, particularly a bronze welding statute on the corner of Railroad and Edgerton. The parking lot would consist of 38 parking spaces. Bricks from the demolition of the Machine Welding Building would be cleaned and re-used to erect a wall around the perimeter of the parking lot as well as using a portion of the brick in the adjacent alleyway.

Motion by Mayor Pro Tem Olds, seconded by Council Member Godwin to proceed with the demolition of the Machine and Welding building owned by the City of Dunn and proceed with the site preparation to erect a parking lot. **Motion unanimously approved.**

**MCKAY HOUSE DISPOSITION  
100<sup>th</sup> BLOCK OF E. DIVINE STREET**

City Attorney Pope explained that before the Council is a draft of a proposed option for Historic Preservation Foundation of NC to purchase the McKay House. At the March 1, 2007 City Council meeting, this item was tabled and he was directed to investigate two apparent proposals that were put on the table; one being from Harnett County and the other from Preservation NC.

Attorney Pope contacted County Manager Neil Emory to inquire about Ms. Crudup, who appeared before the Council at the March 1, 2007 meeting on behalf of Harnett County. Mr. Pope explained that Mr. Emory advised him that Ms. Crudup had no authority or directive to appear before the Dunn City Council on behalf of Harnett County. Any comments made by her were on her own accord. Mr. Emory informed Mr. Pope that the County had no interest in acquiring the McKay House and no interest in appropriating monies to renovate it.

Attorney Pope stated that Mr. Emory informed him that the Historic Commission that the County is forming is not complete, but once it is complete, the primary purpose of that Commission is to identify and locate historic properties in Harnett County and/or create historic districts within the County and/or to recommend ordinances and zoning to the Planning Board and the County Commissioners that might assist in the preservation of historic property but not to acquire properties, renovate, and maintain them by the County.

Attorney Pope stated that the only proposal on the table is to negotiate with Preservation NC. Taking into consideration the comments made by the City Council at the last Council meeting, Mr. Pope and Mr. Ruedrich exchanged correspondence and the following proposal with Preservation NC is being presented:

- The City of Dunn will grant an option to Preservation NC to purchase this property from the City
- Preservation NC will market the property to locate a buyer
- Preservation NC plans to ask \$60,000 for the McKay House
- The City of Dunn will receive 50% of the net sales proceeds
- The City of Dunn will keep the twenty foot strip of land adjacent to the Library provided that the National Historic Registry has no objections
- The City will incur expenses of an amount not to exceed \$4,000 to stabilize the structure (roof repair, clean-up inside, stabilize front column)
- City has the option to let Mr. Ruedrich oversee the repairs at no cost
- Once the property sells, the City will recoup costs for stabilizing the property
- If Mr. Ruedrich proposes to sell the property for less than \$50,000, Council approval will be required

*10:20 a.m. – Council Member Billy Tart arrived.*

Motion by Council Member Joey Tart, seconded by Council Member Billy Tart to approve an option to Historic Preservation Foundation of North Carolina, Inc. to purchase the McKay House described in the Harnett County Registry as all of the real property in Book 2022, Page 298. **Motion unanimously approved.** *A copy of the Option to Purchase Real Property for Historic Preservation is incorporated into these minutes as Attachment #1.*

## **SOLID WASTE CONTRACT**

Manager Autry stated that the current solid waste contract will expire June 30, 2007. He contacted managers from surrounding municipalities to receive cost comparisons for household pickup and found that local municipalities are paying \$5.55 to \$9.29 per household per month. Those who are billed \$5.55 also have an additional fuel surcharge to pay. The City of Dunn is presently paying \$5.15 per month with no fuel surcharge added.

He stated that none of the other surrounding municipalities have a clause in their contract as Dunn does, which allows for a deduction of \$5.00 per unit, from the monthly service fee, if service is not received within their prescribed time.

Mr. Autry spoke with representatives of Republic Waste Services several times with regard to the current garbage contract. They have been very receptive in working with the City to exercise the option of extending the contract for an additional three (3) year period.

The following items have been discussed:

1. **PRICE INCREASE :** CPI based on February 2007 which is projected to be approx. 2.1 %. Presently the cost per household is \$5.15.
2. **EQUIPMENT :** Letter will be submitted confirming delivery of a new household garbage truck to be used in the City of Dunn.
3. **PENALTY :** Republic Waste is requesting the penalty remain at \$5.00 due to the fact the penalty is almost one (1) month's charge for the pickup.

Additional discussion was held about the service and price provided by Republic Waste Services during the current contract term.

Mr. Autry recommended renewing the contract based on price comparisons and service of surrounding municipalities.

Discussion was held about securing the contract for an additional five year period since the City only pays a yearly CPI increase compared to the rates paid by surrounding local municipalities. Republic Waste prefers a five year contract.

*Motion by Mayor Pro Tem Olds, seconded by Council Member Joey Tart to approve the solid waste contract with Republic Waste Services for an additional five year period provided the City Manager will address any problems that exist as it relates to the contract.*

Attorney Pope explained that the motion on the table authorizes the City Manager to make an offer to Republic Waste for a five year contract on certain terms and conditions rather than authorizing the extension that is already allowed. Mr. Pope suggested that the Council approve a three year extension and allow Republic Waste to propose an additional two year amendment to the contract with specific terms and conditions at a cost based on the yearly CPI and bring this recommendation back to the Council for consideration.

*Mayor Pro Tem Olds withdrew his motion.*

*Motion by Mayor Pro Tem Olds, seconded by Council Member Joey Tart to approve the 3 year extension for the solid waste contract between the City of Dunn and Republic Waste Services and allow Manager Autry to negotiate a 2 year amendment to the contract.*

Discussion was held about Republic Waste informing Mr. Autry of their intent to provide new equipment for the City of Dunn in addition to a new residential truck.

Council Member Maness asked that Manager Autry obtain a commitment in writing, from Republic Waste, documenting the type of additional new equipment they will provide for the City of Dunn.

***Motion unanimously approved.***

## **OTHER REPORTS**

Manager Autry reported that Highway 421 and Broad Street have reopened. This project is nearing completion. In conjunction with this project, he stated that the Council will need to decide upon proceeding with the installation of gabions in the area between Cumberland and Divine.

Mayor Snipes, Manager Autry, Recreation Director Hudson, Engineer Ed Powell and Architect Senell met at the Civic Center yesterday to look at the structural make-up of this building as it relates to the proposal presented at the budget retreat.

Mayor Snipes reported that he recently met with Mac Campbell, Board member of DOT, to request that he follow-up on the status of a traffic light at Erwin Road and Tilghman Drive. Mayor Snipes received a letter from Mr. Campbell advising that funding will be secured at the April DOT meeting to install this traffic light.

With no further business to discuss, the meeting was adjourned at 10:58 a.m.

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J. Dal Snipes  
Mayor

Attest:

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Debra G. West  
City Clerk