

Dunn City Council

Work Session

Tuesday, March 11, 2025

6:30 p.m.

Minutes

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

MEMBERS ABSENT: Council Member April Gaulden

Also present: City Manager Steven Neuschafer, Finance Director Cary McNallan, Parks and Recreation Director Brian McNeill, Administrative Support Specialist Sydney McKoy, City Attorney Tilghman Pope, and City Clerk Melissa R. Matti.

CALL TO ORDER AND INVOCATION

Mayor Elmore opened the meeting at 6:30 p.m. and gave the invocation. Afterwards, Council Member McNeil led in the Pledge of Allegiance.

AGENDA ADJUSTMENT AND APPROVAL

Motion by Council Member Bradham and second by Council Member Tart to adopt the March 11, 2025 meeting agenda as presented. **Motion unanimously approved.**

PRESENTATIONS

Juniper Creek Stormwater Improvements Presentation

By Dori Sabeh with Withersravenel

City Manager, Steve Neuschafer introduced Dori Sabeh from Withersravenel to provide an update on the Juniper Creek stormwater improvements project.

Dori Sabeh presented an overview of the existing stormwater network and drainage patterns in the area. He explained that water collects from various areas and flows through pipes, eventually discharging into Juniper Creek. The presentation included maps showing elevation contours and drainage basins.

Dori noted that flooding occurs in the area during 2-year, 5-year, and 10-year storm events, with depths reaching around 2 feet near Mary Street. He presented two potential options to address the flooding:

- Option 1 would intercept water from the east side and direct it to a constructed wetland, then discharge it to Juniper Creek. This would provide some flood reduction but not a tangible benefit to homeowners.
- Option 2 would include Option 1 plus adding a new pipe system down Mary Street to directly discharge water to Juniper Creek. This option would alleviate flooding from structures.

The estimated cost for Option 1 is \$4.1 million. Option 2 would cost an additional \$4 million, for a total of about \$8.1 million.

Dori discussed potential funding sources, including:

- \$2.8 million SRF loan (already approved)
- \$500,000 Golden Leaf grant
- Potential HMGP grant (100% funded, applications due by October)

Council members asked questions about the project scope, impacts, and funding. There was discussion about exploring other options like retention ponds. Manager Neuschafer noted they would get more direction from the state agency on what could be included in the grant application.

No formal action was taken. Staff will continue exploring options and funding sources for the project. *A copy of the Juniper Creek Stormwater Improvements Presentation is incorporated into these minutes as Attachment #1.*

CONSENT ITEMS

- Consideration of Capital Project Ordinance Amendment – 301 S Highway Water Tower Project
- Consideration of Capital Project Ordinance Amendment – Eastside Pump Station Project
- Consideration of Resolution to Accept State Appropriations Funding – Water/Sewer Project
- Consideration of Resolution to Adopt/Reaffirm existing CDBG Compliance Plans and Policies are still active, current, correct and being implemented.

Motion by Council Member Bradham and second by Council Member Tart to approve all consent items. **Motion unanimously approved.** *A copy of the Capital Project Ordinance Amendment – 301 S Highway Water Tower Project (O2025-05) and (BA-2025-26), the Capital Project Ordinance Amendment – Eastside Pump Station Project (O2025-06 and (BA-2025-27), Resolution to Accept State Appropriations Funding – Black River Wastewater Treatment Plant Effluent Project (R2025-12), Raw Water Pump Station Project (R2025-13), Hwy 301 S Elevated Water Tank Project (R2025-14) and Resolution to Adopt/Reaffirm existing CDBG Compliance Plans and Policies (R2025-15) are incorporated into these minutes as Attachment #2.*

ITEMS FOR DISCUSSION AND/OR DECISION

Conditional Zoning Request CZ-07-24 – E. Wake St. and E. Johnson St. - Discussion

Manager Neuschafer presented information on a conditional rezoning request for approximately 71 acres to allow for 147 single-family residential lots. He noted this was for discussion only and would come before the board for a public hearing at the next meeting.

The Planning Board had previously approved the request. Mr. Neuschafer explained the development would connect to existing streets and abut Resthaven Cemetery.

Council members asked questions about impacts to the cemetery, housing types, stormwater management, and infrastructure capacity. Mr. Neuschafer clarified this was just for initial discussion and more details would be provided at the public hearing.

Budget Amendment Request For Restroom Renovations at Dunn Community Center

Parks & Recreation Director, Brian McNeill presented a budget amendment request for \$80,000 to renovate restrooms at the Dunn Community Center prior to the upcoming World Series tournament. The renovations would include updates to counters, partitions, plumbing, and adding a wall at the entrance.

Several council members expressed concern about the high cost. There were questions about the specific work to be done and why it was so expensive. Director McNeill explained much of the cost was for plumbing upgrades.

After discussion, the council decided to have staff obtain formal bids and bring back more detailed information, including photos of existing conditions and proposed improvements.

Council Member Hargis made a motion to have management get bids and bring back more information including photos at the next meeting, seconded by Council Member McNeil. The motion carried unanimously.

DYB World Series Unfunded Improvements End of Year Funding Request Discussion

Parks & Recreation Director, Brian McNeill presented a list of proposed projects and purchases totaling \$113,000 to prepare for the upcoming World Series tournament and address other needs. The items included:

- Mulching and landscaping city properties (\$40,000)
- Bunker rake for ball fields (\$20,000)
- Vyas Center parking lot repairs (\$30,000)
- Field tarps and netting (\$18,000 - to be reimbursed by booster club)
- Carpet replacement at Vista Center (\$10,000)
- Health building improvements at Tyler Park (\$5,000)

There was extensive discussion about the costs and necessity of various items. Some council members felt the total amount was too high. Others emphasized the importance of having facilities in good condition for the tournament.

Mayor Pro Tem Sills made a motion to approve the \$113,000 budget amendment for parks and recreation, seconded by Council Member Bradham. The motion passed 3-2, with Council Member Hargis and Council Member McNeil voting against.

Professional Services Contract Transystems Corporation Paving Rehabilitation Project

City Manager Neuschafer presented a proposed contract with TransSystems Corporation for engineering services related to upcoming paving projects. The contract includes three tasks:

1. Update the pavement condition survey (\$27,000)
2. Develop bid documents for 2025 paving work (\$104,000)
3. Prepare USDA loan application for larger paving project

Some council members questioned the need to update the survey from 2021. Steve explained it was necessary to account for recent utility work and other changes.

Council Member Bradham made a motion to authorize the City Manager to execute the contract pending completion of legal review by the city attorney, seconded by Council Member McNeil. The motion carried unanimously.

Temporary Street Closure Policy For Discussion Only

City Manager Neuschafer presented a draft policy for temporary closure of public streets for events. He explained this was in response to discussions at the recent council retreat. Key points included:

- The policy would focus on large, citywide events
- Costs for city services would be passed on to event organizers
- The council would retain ability to waive fees
- The draft is being reviewed by the city's insurance provider

Council members discussed concerns about impacts to smaller events and nonprofits. There were questions about insurance requirements and costs. Steve emphasized this was an initial draft for discussion and would be refined based on feedback.

The council agreed to revisit the policy once the insurance review is complete and more details are available.

Appointment to Mid-Carolina Regional Council Rural Transportation Planning Organization

Council Member Tart made a motion to appoint Allen Hargis to the Mid-Carolina Regional Council Rural Transportation Planning Organization position, seconded by Council Member Bradham. The motion carried unanimously.

Announcements/Information

Mayor Elmore announced the next regular council meeting would be held on Tuesday, March 25th at 6:30 PM.

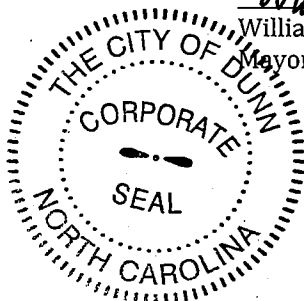
Closed Session

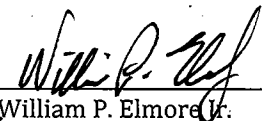
Motion by second by to go into closed session to discuss personnel matter at 8:20 p.m.

Mayor Pro Tem Sills made a motion to go into closed session to consider the qualifications, competence; performance, and condition of appointment of a public officer, seconded by Council Member Hargis. The motion carried unanimously.

Attest:


Melissa R. Matti, CMC, NCCMC
City Clerk




William P. Elmore Jr.
Mayor