

**Dunn City Council**  
**Special Meeting**  
**Tuesday, October 24, 2022**  
**6:00 p.m., Dunn Municipal Building**

## Minutes

**PRESENT:** Mayor Pro Tem Dr. David L. Bradham, Council Members J. Wesley Sills, April Gaulden, Frank McLean, Billy N. Tart, and Chuck Turnage. **Absent:** Mayor William P. Elmore Jr.

*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, Communications Coordinator Kaitlin Adkins, City Attorney Tilghman Pope, and City Clerk Tammy Williams.*

### **CALL TO ORDER AND INVOCATION**

Mayor Pro Tem Bradham opened the meeting at 6:30 p.m. and updated everyone that Mayor Elmore is under the weather. Afterwards, he gave the invocation and led in the Pledge of Allegiance.

### **ITEMS FOR DISCUSSION AND/OR DECISION**

#### **Sewer Allocations Consideration**

City Manager Neuschafer presented sewer allocation request from Avonlea Subdivision to be located at 1000 Susan Tart Rd. The subdivision consists of 103 single family homes and the development has already been approved. The subdivision is made up of infill housing along Bruce Dr and the balance on new streets in the subdivision, which is accessed off of Susan Tart Rd. Staff is recommending sewer allocations of fifty single family homes for 20,000 gallons per day for the first phase on Bruce Dr. After 80 percent construction complete, they will be back to request additional allocations. The total amount of flow for this subdivision is 45,720 gallons per day by way of the statute calculation. The total amount we can issue at this point is 202,000 gallons per day. They are hoping to break ground as soon as possible.

Motion by Council Member Sills and second by Council Member Gaulden to approve issuing fifty single family dwelling units and a maximum of 20,000 gallons per day of sewer allocation to the Avonlea Subdivision. **Motion unanimously approved.**

#### **Street Maintenance Project Proposal Review**

City Manager Neuschafer presented proposed Street Maintenance Projects as recommended by SEPI. The project has been authorized and bank loan has been received to go with Powell Bill funds for a project between \$1.5M and \$2M. The project will be bid out in different phases. Plans are for milling and overlay to be done in the spring and SEPI did indicate that we should be able to complete some crack seal and patching through the winter. There were some streets removed due to planned utility work to be completed in the next two years. Next step is to break up in separate projects and start bidding it out.

Motion by Council Member McLean and second by Council Member Turnage that council has reviewed and discussed the proposal and council would like to proceed. **Motion unanimously approved.**

#### **Pearsall Street Crossing of Juniper Creek**

City Manager Neuschafer shared concerns related to the needed repairs on the Pearsall Street culvert. The Pearsall St crossing has been closed to traffic due to a concrete failure on the western culvert. There have been two bids for emergency replacement, with estimates between \$300,000 and \$450,000, to replace the one failed culvert. There is a sewer line that runs through both culverts, which complicates its replacement.

A conversion of the stream crossing from dual pipe culverts to a single span arch culvert is the preferred design for the future and that design will be explored in a design proposal from a professional engineer. The current culvert is over 50 ft. wide (length), which makes it difficult to manipulate with several pipes going through and we would also like to rectify this situation. Applied for grant that included this in the project. Emergency repair can be done with a loan but engineers feel this could jeopardize chances for the grant. We are asking Council to consider changing culvert to narrow travel lane, which will result in a smaller box and also narrow roadway for traffic calming. Replacing these old culverts was something discussed at the retreat. Currently, we have \$579,000 in the stormwater fund balance, so a \$450,000 would significantly impact and limit future projects. Even with borrowing the needed money for repairs, we are looking at \$111,600 a year for five years. Neuschafer stated that it would be better economically to wait on grant award and proceed from there.

Council Member Turnage stated that he had spoken to most of the residents impacted by the culvert and they do understand the situation. Mayor Pro Tem Bradham expressed concerns for residents in the area not having access to the street. Neuschafer added that the grant is supposed to be awarded in February, so that will delay at least six months for design and hopefully in a year, the repairs can be finished. We will have a better idea of what direction to proceed in February.

After additional discussion, consensus was to wait for decision on stormwater grant before proceeding with repair. Mayor Pro Tem Bradham added that an update was needed at the February meeting and if grant has not been awarded, the city needs to proceed with repairs.



### **Reduction of Speed Limit on Broad Street in Downtown Dunn**

City Manager Neuschafer presented request for Council to consider reducing the speed limit on Broad Street in Downtown from 35 miles per hour (mph) to 20 mph. The length selected is based upon the number of pedestrians accessing the businesses in the adjacent blocks, which is significant in the area of Wilmington and Washington Avenues as well as near Layton Ave. Staff is recommending a reduction of the speed limit on Broad St to match the NCDOT speed limit on US301/Clinton Ave in downtown of 20 mph, to allow for better pedestrian traffic flow and safety. Mayor Pro Tem Bradham expressed concerns of allocating of Police time from protecting residents to writing tickets for over 20 mph.

After discussion, motion by Council Member Turnage and second by Council Member McLean to approve the Resolution authorizing reduction of the speed limit on Broad Street from Wilmington Ave to Layton Ave from 35 mph to 20 mph in Downtown Dunn. **Motion approved with Mayor Pro Tem Bradham and Council Member Sills voting against.** *A copy of the Resolution (R2022-45) is incorporated into these minutes as attachment #1.*

Motion by Council Member Turnage and second by Council Member Tart to enter Closed Session to instruct the staff concerning the negotiation of the price and terms of a contract concerning the acquisition of real property in accordance with [N.C.G.S. 143-318.11(a)(5)] and [N.C.G.S. 143-318.11(a)(3)] to Consult with the City Attorney in order to protect the attorney-client privilege. **Motion unanimously approved.**

Mayor Pro Tem Bradham recessed the meeting at 6:30 p.m.

The meeting was reconvened at 6:47 p.m.

City Manager Neuschafer shared business to be considered. The Downtown Dunn Association owns three parcels on the corner of E Broad and Railroad and they want to transfer ownership to the city, so that the city can apply for grants. The property has an outstanding debt of \$44,000, which the city would have to assume.

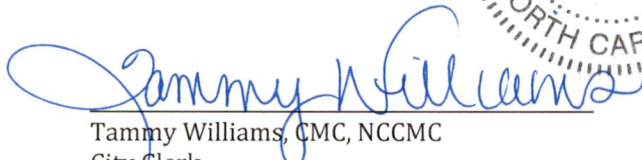
Motion by Council Member Turnage and second by Council Member Gaulden to approve acceptance of the three parcels and to assume the debt of \$44,000. **Motion unanimously approved.**

With no further business to discuss, motion by Council Member McLean and second by Council Member Sills to adjourn the meeting at 6:48 p.m. **Motion unanimously approved.**

Attest:



William P. Elmore Jr.  
Mayor

  
Tammy Williams, CMC, NCCMC  
City Clerk