

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

The City Council of the City of Dunn held a Special Call Meeting on Tuesday, December 1, 2009, at 3:00 p.m. in the Dunn Municipal Building. Present was Mayor Oscar N. Harris, Mayor Pro Tem N. Carnell Robinson, Council Members Buddy Maness, Bryan Galbreath, Billy Tart, Chuck Turnage and Joey Tart. Also present was City Manager Ronnie Autry, City Planner Steven Neuschafer, Public Utilities Director Dean Gaster, City Attorney P. Tilghman Pope, City Clerk Debra West and Daily Record Reporter Reece Murphy.

INVOCATION

Mayor Harris opened the meeting at 3:00 p.m. and gave the invocation. Afterwards the Pledge of Allegiance was repeated.

ITEMS FOR DISCUSSION AND/OR DECISION

**Traffic Pattern for New
Development, Walgreens**

Manager Autry explained that during a public hearing on July 8, 2008, concerns were voiced from the Divine Street residents about the traffic pattern for the new Walgreens. At the conclusion of this meeting, Planning Director Steven Neuschafer was directed to explore options with regard to traffic.

Mayor Harris stated that the Council is committed to protecting the integrity of the neighborhood affected by this development.

The Council is being asked to consider the obvious traffic related issues with future development along the W. Cumberland Street corridor and identify the short term and long term solutions for those issues.

The public hearing associated with the rezoning and proposed Walgreens development brought to the forefront several concerns of the residents living near the property. Vehicle speed and volume were the primary concerns voiced in the hearing.

A professional traffic study will presumably range in cost between five and ten thousand dollars, while costs for improvements to the streets and utilities, depending upon which improvements are deemed necessary, could be quite substantial. There may be opportunities for assessments to help offset costs incurred for improvements.

Mr. Neuschafer gave a power-point presentation, maps of this area and diagrams of the short and long term options.

Short Term Options:

- Do nothing (*gather data to see if traffic patterns change as a result of the development*)
- Place a dirt berm, guardrail, or concrete dividers across Eleanor Avenue
- Physically narrow the road (*proven method to gain a slower calmer traffic pattern*)
- Place stop signs at each intersection (*3-way or 4-way stop signs to make it uninviting for cut-through traffic*)
- Increase traffic patrols in the area.

Long Term Options:

- Option 1 – Leave Eleanor Avenue open to exiting traffic – right turn in and right turn out – build a concrete median to only allow vehicles to turn right out of Eleanor onto Cumberland and right off of Cumberland into Walgreens (DOT approval required to put pork chop on Cumberland at Eleanor)
- Option 2 – Build a cul-de-sac to terminate Eleanor Avenue – full access between commercial properties - Cumberland Street – right turn in and right turn out

Much discussion was held about possible traffic flow options. It was discussed that a “no right on red” be implemented at the traffic light (at the old Perry Brothers) from Erwin Road onto Cumberland; however, this may back-up traffic on Erwin Road blocking the Walgreens Erwin Road entrance. It was discussed to use Option 1 but without the pork chop in Cumberland. It was discussed to wait and see what the traffic count will be once Walgreens is built to determine the traffic pattern. It was suggested to obtain feed-back from the police department.

With Council consensus, Mayor Harris directed Mr. Neuschafer to approach Walgreens to see if they would be willing to participate in the traffic impact analysis or to participate in the cost of the long term Option 1 modified which removes a portion of the concrete median to allow access to commercial properties but would restrict traffic into the neighborhood and would allow full movement on Cumberland.

**Possible Uses for the City of Dunn
Property Previously used by Hope
Ministries Child Care**

The Council will need to consider if the City will lease or use the space made available with the departure of Hope Ministries.

The Police Athletic League (PAL) has submitted a proposal to utilize the space along with several other organizations.

Issues that need to be addressed include the old boiler heating system, the electrical meter and who will utilize the cafeteria. The Council will need to decide if these costs would be incurred by the City or if leased, by the tenant.

Manager Autry stated that it could cost approximately \$20,000+ to isolate the electrical meter and \$50,000+ to install heat and air in the building. These costs do not include any other upgrades to the building.

Mayor Harris pointed out that the City of Dunn’s budget is strained with the current economic condition of the country and the decline of tax dollars. With Council consensus, Mayor Harris directed Manager Autry to solicit for proposals for this 9,000 square foot building to find out if there is an interest in this building and if an interest is expressed, the costs for electrical, heat and air upgrades would be paid by the proposed tenant.

Council Member Galbreath mentioned the two-story old Harnett High School building that was discussed during the last retreat and suggested soliciting proposals for it as well. Mayor Harris responded there are plans to file an application with the NC Housing Finance Agency to pursue 24 senior apartments in the old school portion of the building.

Mayor Pro Tem Robinson asked Mr. Autry to share with the Council, a copy of an executive summary he received from Faith Institute, an entrepreneur school that will be opening somewhere in North Carolina and has expressed an interest in the 9,000 square foot building.

Council Member Joey Tart left the meeting at 4:14 p.m.

Recycling

City Manager Autry stated that in an attempt to handle the increase at the drop-off site, the two 8 yard containers were replaced by a 20 yard roll-off in hopes that twice a month pickup would be sufficient; however, that has not been the case. With the increase in participation, the roll-off container is being picked up each week. Following are the costs for the City’s recycling operation at this time:

Original cost for commingled recyclables:	\$505.00 per mth. w/2 pick-ups
Cost now for roll-off container:	\$989.00 per mth. w/4 pick-ups
Cost for corrugated cardboard:	\$95.00 per mth. w/1 pick-up

Based on projections, the garbage contract line item in the budget will be increased by approximately \$5,000+ in FY 09-10 depending upon the volume that comes in.

The cost for curbside recycling would probably range from \$3.00 - \$3.50 per household per month.

Based on 3544 households, cost would be \$10,632.00 - \$12,404 per month
\$127,584.00 - \$148,848 per year

Manager Autry stated that the present drop-off site is unsightly but to man this sight could cost upwards of \$50,000 plus. The other option would be curbside recycling. Twice a month pick-up for recycling quote given by Republic Waste is \$2.50 per month per resident if the City of Dunn will purchase the carts at approximately \$180,000.00. He and Planning Director Neuschafer will explore grant opportunities to purchase carts. A cost of \$3.50 per household per month was quoted if Republic supplies the carts. Mr. Autry explained that even if the City purchased carts, each household would be assessed \$3.50 per month to recoup the cost of the carts.

With Council consensus, Mayor Harris directed Manager Autry to pursue the grant application for recycling carts.

With no further business, the meeting was adjourned at 4:28 p.m.

Oscar N. Harris
Mayor

Attest:

Debra G. West
City Clerk