

**FAYETTEVILLE CITY COUNCIL  
WORK SESSION MINUTES  
LAFAYETTE CONFERENCE ROOM  
JUNE 4, 2018  
5:00 P.M.**

Present: Mayor Mitch Colvin

Council Members Katherine K. Jensen (District 1); Tisha W. Waddell (District 3); D. J. Haire (District 4); Johnny Dawkins (District 5); William J. L. Crisp (District 6); Larry O. Wright, Sr. (District 7); Theodore Mohn (District 8); James W. Arp (District 9)

Others Present: Douglas Hewett, City Manager  
Karen McDonald, City Attorney  
Kristoff Bauer, Deputy City Manager  
Jay Reinstein, Assistant City Manager  
Gina Hawkins, Police Chief  
Rob Stone, Public Services Director  
Michael Gibson, Fayetteville-Cumberland Parks and Recreation Director  
Kevin Arata, Corporate Communications Director  
Cindy Blot, Economic and Community Development Director  
Tracey Broyles, Budget and Evaluation Director  
Jay Toland, Interim Chief Financial Officer  
Brandon Christian, Police Attorney  
Mark Brown, PWC Customer Services Director  
Pamela Megill, City Clerk  
Members of the Press

**1.0 CALL TO ORDER**

Mayor Colvin called the meeting to order.

**2.0 INVOCATION**

The invocation was offered by Council Member Haire.

**3.0 APPROVAL OF AGENDA**

**MOTION:** Council Member Haire moved to approve the agenda with the following changes: (1) removing Item 4.01 from the agenda; (2) moving Item 4.02 before Item 4.04; (3) adding a new item, update on Prince Charles Hotel Renovations and Baseball Stadium - Project Home Run, after Item 4.03; (4) removing Item 4.08 from the agenda; and (5) removing Item 4.012 from the agenda.

**SECOND:** Mayor Pro Tem Mohn

**VOTE:** UNANIMOUS (8-0)

**4.0 OTHER ITEMS OF BUSINESS**

**4.01 Update by Raftelis on Stormwater Program Review**

This item was removed from the agenda.

**4.02 Fleet Maintenance Process Update**

This item was moved before Item 4.04.

**4.03 Resolution regarding the proposed NCDOT Cliffdale Road widening project between Morganton Road and McPherson Church Road**

Mr. Douglas Hewett, City Manager, presented this item and stated NCDOT is proposing a Transportation Improvement Project (TIP), U-4404, to widen Cliffdale Road between Morganton and McPherson Church Roads. Planning efforts for the project are beginning and the project is

scheduled to begin right-of-way acquisition in 2022 and begin construction in 2024. Residents in the area have expressed concerns about the potential impacts the project may have on their properties and the overall nature of the residential area. Council Members Arp and Dawkins have requested staff prepare a resolution for Council consideration that identifies their opposition to the proposed widening of Cliffdale Road between Morganton and McPherson Church Roads, NCDOT project No.: 39048.1.1, TIP U-4404. The resolution, if approved, will be provided to NCDOT representatives and to our state legislative Delegation. NCDOT attended Council's May 7, 2018, work session to provide information on the proposed Cliffdale Road widening project to Council. At the May 23, 2018, Fayetteville Area Metropolitan Planning Organization (FAMPO) meeting, the FAMPO Transportation Policy Board approved a resolution requesting NCDOT carry out a comprehensive and exhaustive public involvement process to create a project with design features that will benefit the residential nature of the community. The conceptual design for the project has not been determined at this preliminary stage of the project process. NCDOT was originally scheduled to conduct a preliminary design public meeting in late summer/early fall 2018. Recent concerns will, however, require sooner and more in-depth public involvement should the project move forward. If the project is removed from the funding list, the funding will be re-allocated through FAMPO to other projects and may not result in funding projects within the City.

Discussion ensued.

**Consensus of Council was to direct staff to place this item on the June 25, 2018, regular City Council meeting agenda for further discussion and consideration. Council Members Waddell and Crisp were in opposition of the consensus.**

#### **Update on Prince Charles Hotel renovations and Baseball Stadium - Project Home Run**

This item was added to the agenda after Item 4.03.

Mr. Jordan Jones, PCH, presented this item and stated the private investment is around \$65 million. Mr. Jones provided an update on the lease agreements for restaurants in the Prince Charles Hotel, the Festival Park Plaza purchase, the parking garage, the parking leases, the design and construction of the parking garage and Festival Park Plaza. He stated it was expected by February 2019 residents will be moving into the Prince Charles Hotel. He stated they were very excited to be delivering some of these fantastic projects.

Mr. Charlie Lewis, Barton Malow Construction Manager for the Baseball Stadium project, provided a handout and gave an overview of the construction progress, and stated the project is on schedule and expected to be completed on time.

#### **4.02 Fleet Maintenance Process Update**

This item was moved before Item 4.04.

Mr. Jay Reinstein, Assistant City Manager, presented this item and stated the City of Fayetteville and PWC are currently operating under the original 2005 Fleet Services Agreement which is outdated and does not reflect how both parties currently operate and is not consistent with the requirements of the revised charter. At the May 10, 2017, PWC Commission meeting, the Commissioners requested that City Council make a decision in regard to its intent to continue to participate in fleet maintenance services through PWC. Without a firm commitment from the City, PWC was unable to obligate resources for an expansion of their maintenance facility. The Commissioners voted unanimously, pursuant to Section 4 of the May 31, 2005, Fleet Services Agreement between the City of Fayetteville and the Public Works Commission, to provide notice of their intent to terminate the

agreement effective June 30, 2018. A letter from former PWC Chairwoman Shaw to former Mayor Nat Robertson was sent on May 10, 2017. The cancellation did not indicate PWC's unwillingness to continue to perform fleet services for the City; rather, it was to place a timeframe for the City and PWC to make decisions regarding the fleet maintenance arrangements. In July 2017, the Fleet Maintenance Committee was established, with Council Member Arp serving as Chair, and including Council Members Crisp and Mohn,, and PWC Commissioners Fowler and Rogers, along with staff members from the City Manager's Office, the PWC, Budget, Finance and Purchasing. The Committee was formed to discuss future options for fleet maintenance and to provide direction to staff for the development of an RFI and RFP. Four committee meetings have been held to date on July 27, 2017, October 2, 2017, November 27, 2017, and April 30, 2018.

Mr. Dave Harvell, Fleet Management Consultant, stated based upon PWC's current costs, PWC management has concluded that they are currently providing fleet services to the City at or below the prevailing market rate. However, PWC's current fleet facility is inadequate and needs a major upgrade and the costs of those upgrades would impact PWC's cost basis going forward. On the basis of the incremental capital investment required to serve the City fleet, PWC management has concluded that any plausible and reasonable future cost structure would not allow them to provide fleet services at or below the prevailing market rate. PWC reached that conclusion by using the three vendor proposals (Vector, First Fleet Services and Serco) in combination as a proxy for market rates. As such, PWC can no longer be considered an option to provide fleet services to the City of Fayetteville in the future provided that the proposals are deemed to be valid, in compliance with the RFP, and the City and the selected vendor can come to agreeable terms. However, if during the City's further due diligence on those proposals or during any contract negotiations, the cost structure of the vendor(s) changes or other restrictions or changes come into play that the City feels alters the analysis completed by PWC, they are willing to reevaluate and include any additional parameters or information into their analysis.

Discussion ensued.

**Consensus of Council was to direct staff to move forward with this item.**

#### **4.04 Discussion on Proposed Resolution Introducing a Local Bill Amending the City Charter to Provide for Recall Elections**

Ms. Karen McDonald, City Attorney, presented this item and stated at the April 2018 work session, Council directed staff to research recall provisions and bring the findings back to Council at the May 2018 work session for further discussion. At the May work session, Council directed staff to proceed with drafting legislation to add recall provisions to the City Charter. Council also directed that the legislation should require that the recall petition must bear the signatures of at least 15 percent of the registered voters to be a sufficient petition. A proposed resolution was presented to Council at the May 29, 2018, regular meeting for discussion. Council directed staff to place this item on the June work session for further discussion.

Discussion ensued.

**Consensus of Council was to direct staff to provide more specificity and bring this item back for further discussion and consideration at the August 2018 work session agenda.**

Mayor Colvin recessed the meeting at 7:06 p.m., and reconvened the meeting at 7:14 p.m.

#### **4.05 City Hall Security Pilot Study**

Mr. Kristoff Bauer, Deputy City Manager, presented this item and stated improving the security of City Hall is a significant objective being considered during the development of design alternatives. Staff is proposing an interim change in the control of access to the building as a test to identify issues that may need to be addressed in the final design. Staff will briefly discuss the elements of the pilot security changes to City Hall for Council's information and discussion. The renovation of the third floor of City Hall was completed in 2016. Funding has been appropriated for the remodel of the first and second floors and the first floor redesign is in process. One important issue, however, is the design of access to the building and addressing growing concerns regarding security. City Hall currently has three access points that are open to the general public during business hours. Only one of these entrances is actively monitored by security personnel. The other two are covered by cameras, but this does not effectively provide an opportunity for security personnel to screen entrants. It is not unusual for unauthorized individuals to gain access to the building without checking in with security making their way throughout the building. Staff has become used to seeing members of the public in the building and have become insensitive to appropriate security practices. It is not unusual for staff to hold the door or to even open secure doors for visitors to the building. The City's Police personnel, charged with security policy, recommend strongly moving to a system where guests are directed to a single entrance that is monitored by security personnel. Concerns have been raised, however, that doing so would inconvenience the City's customers seeking service from development services. The belief is that most of these customers park behind City Hall and enter through the unmonitored back door. Staff proposes to initiate a pilot program consisting of utilizing signage, revising access control, training staff, and adjusting parking in the front of the building. The purpose of this program will be twofold. First, to increase the security of the building and test recommended safety practices. Second, to monitor the impact on the City's customers and test strategies to mitigate those impacts. This information will be used to refine the design of the first floor remodel.

Discussion ensued.

This item was for information only.

#### **4.06 Joint Fayetteville State University Wellness/Senior Center Feasibility Analysis Update**

Mr. Kristoff Bauer, Deputy City Manager, presented this item and stated the City's Parks and Recreation Bond included two senior centers--one in western Fayetteville and one in the east. The Western Senior Center is to be located adjacent to Lake Rim and is under design. The design firm, HH Architecture, has completed the Schematic Design phase and is beginning the Design Development phase as staff finalizes the contract with the Construction Manager at Risk firm, Metcon. The work is part of the pre-construction contract with Metcon which has been executed. The construction contract is being negotiated for consideration by Council. The location of the Eastern Senior Center has not been established, but has been anticipated to be in the vicinity of the current center located on Blue Street which it will replace. The Council initially identified \$5 million for the development of the Eastern Senior Center through the Park Bond Initiative passed in 2016. The Council has recently approved enhancing that funding to \$5.5 million. Beginning in 2012, the City worked with Fayetteville State University (FSU) to clean up the Old Washington Drive school site and place this property into FSU ownership. FSU and the FSU Association acquired additional properties in the area and initiated some masterplan efforts of the area. Those plans have not been implemented. FSU has identified \$5.5 million in funding to address two pressing needs for its campus; a wellness facility and additional facilities to support female athletics. The

feasibility analysis has examined the preliminary programming needs of both entities and site constraints in order to develop preliminary cost estimates based on the constraints of the identified location. This information and other key facts will be provided during the work session. As discussed earlier, FSU is interested in moving this project forward sooner than the City has previously planned. Staff is bringing this update forward at this time in order to create an opportunity for the project to progress during the months of June and July 2018 in consideration of FSU's desired time frame. Consistent with recent direction from Council to seek additional partners, staff has been working with the Cumberland County School System regarding their interest in having an indoor aquatic facility to support school athletic programs. A location large enough and adequately designed to support not only daily practices, but also competitions and tournaments. A natatorium, an athletic pool with seating for spectators, can be added to the joint facility with FSU efficiently and staff is exploring the ability of Cumberland County Schools contributing \$5 million to the project for this purpose. With the presentation to be provided to Council at the work session, the preliminary architectural and engineering work will have been completed. The next phase of hard work that will need to be undertaken relates to the framework of the partnership. The three different funding sources each have differing characteristics and constraints. The timing of the project and the funding sources need to be aligned. Similar to the development of the stadium project, a framework for the ongoing operation of the facility needs to be developed. All of this work must be completed with the involvement and through the development of durable consensus among all parties. Staff is seeking comment and consensus regarding initiating this next phase of joint project development.

Discussion ensued.

**Consensus of Council was to send this item to the Parks and Recreation Bond Committee to have discussions with Fayetteville State University representatives.**

#### **4.07 City Council Agenda Item Request - Discussion on Election Fees - Council Member Crisp**

Council Member Crisp stated City-wide elections cost in excess of \$100,000.00. If three candidates are running for a district, it costs approximately \$100,000.00 to eliminate the slate to two persons. He stated he would like to see the registration fee changed to 1 percent of the Mayor and Council Member's salary. Council Member Crisp stated he would also like to see the Primary Elections eliminated.

Council Member Arp stated these are two separate issues and we should have a separate vote for each item.

Discussion ensued.

**Consensus of Council was to move the filing fee increase item forward to a regular meeting agenda for further discussion and consideration.**

**Consensus of Council was to direct staff to further research eliminating primary elections.**

#### **4.08 City Council Agenda Item Request - Resolution to Oppose the NCDOT proposed widening of Cliffdale Road - Council Members Arp and Dawkins**

This item was removed from the agenda

**4.09 City Council Agenda Item Request - Explore Recycling of City Lap Tops and Desk Computers to Cumberland County School Programs - Mayor Colvin**

Mayor Colvin stated he has an interest for staff to explore recycling of City computers. Mr. Douglas Hewett, City Manager, stated staff would be willing to conduct further research and bring this item back for further discussion.

Council Member Arp stated the City needs to check with the School District to ask if they have an interest to manage a program like this.

**Consensus of Council was to direct staff to conduct further research on this item and bring it back to a future work session.**

**4.010 City Council Agenda Item Request - Red Rock Global Reengagement- Mayor Colvin**

Mayor Colvin asked for a re-brief of the Red Rock Global study.

Council Member Arp stated he would also like to have a briefing regarding the Business Park.

Mr. Douglas Hewett, City Manager, stated the City will be issuing a Request for Proposal (RFP) to update the plan.

**Consensus of Council was to direct staff to bring this item back to the August work session.**

**4.011 City Council Agenda Item Request - Consideration of a Covers for Westover and College Lakes Recreation Pools - Council Member Waddell**

Council Member Waddell extended her thanks and appreciation to Council Member Jensen for her support of this item.

Mr. Michael Gibson, Fayetteville-Cumberland Parks and Recreation Director, presented an overview of how the program would operate with the aid of a PowerPoint presentation. Mr. Gibson also provided a hand out of the PowerPoint presentation.

Discussion ensued.

**Consensus of Council was to direct staff to move this item forward to a City Council regular agenda and to ask staff to work on a Policy for All Season Pool Usage.**

**4.012 City Council Agenda Item Request - Better Block Project - Council Member Dawkins**

This item was removed from the agenda.

**4.013 City Council Agenda Item Request - Murchison Road and MLK Highway - Council Member Haire**

Mayor Colvin asked if Council has an interest to ask the delegation to look at this proposal.

Council Member Haire stated he has engaged in many discussions with residents regarding the vision to improve traffic flow on Murchison Road, construction of additional road connections to Bragg Boulevard, improve development surrounding Glenville Lake, Martin Luther King park improvements, and Phase 2 of the NC Veterans Park.

Discussion ensued.

**Consensus of Council was to direct staff to research this item.**

## **5.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 8:45 p.m.

