

**FAYETTEVILLE CITY COUNCIL  
WORK SESSION MINUTES  
LAFAYETTE CONFERENCE ROOM  
SEPTEMBER 3, 2019  
5:00 P.M.**

Present: Mayor Mitch Colvin (departed at 8:03 p.m.)

Council Members Katherine K. Jensen (District 1); Daniel Culliton (District 2) (arrived at 5:40 p.m.); Tisha S. Waddell (District 3); 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)

Absent: Council Member D. J. Haire (District 4)

Others Present: Douglas Hewett, City Manager  
Karen McDonald, City Attorney  
Kristoff Bauer, Deputy City Manager  
Telly Whitfield, Assistant City Manager  
Angel Wright-Lanier, Assistant City Manager  
Gina Hawkins, Police Chief  
Cynthia Blot, Economic and Community Development Director  
Kevin Arata, Corporate Communications Director  
Sheila Thomas-Ambat, Public Services Director  
Tracey Broyles, Budget and Evaluation Director  
Jay Toland, Chief Financial Officer  
Gerald Newton, Development Services Director  
Barbara Hill, Human Resources Development Director  
Brad Whited, Airport Director  
Elizabeth Somerindyke, Internal Audit Director  
Lee Jernigan, Traffic Engineer  
Robert Van Geons, FCEDC CEO/President  
Brook Redding, ICMA Fellow  
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 Crisp.

**3.0 APPROVAL OF AGENDA**

**MOTION:** Council Member Wright moved to approve the agenda with adding an additional item, Hurricane Dorian Update, and moving the order of items on the agenda.

**SECOND:** Council Member Dawkins

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

**4.0 OTHER ITEMS OF BUSINESS**

**4.01A Hurricane Dorian Update**

Mr. Michael Hill, Fire Chief, provided an update on Hurricane Dorian and the potential threat of heavy rains, strong winds, and possible loss of power that may affect Fayetteville beginning Wednesday afternoon and lasting until Friday morning. Wind gusts may reach 50 miles per hour and rainfall.

**4.01B Event Day Parking Downtown**

**MOTION:** Council Member Crisp moved to suspend the rules.

**SECOND:** Council Member Wright

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

**MOTION: Council Member Crisp moved to waive event parking fees for the double header baseball game taking place at Segra Stadium on September 4, 2019.**

**SECOND: Council Member Wright**

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

#### **4.01 Airport Update on Air Service Initiatives**

Mr. Douglas Banez, Hubpoint Strategic Advisors, briefed the City Council on the issues related to the air service activities with the aid of a PowerPoint presentation. Mr. Banez provided an overview of the current situation at the Fayetteville airport, air service development activities, and the next steps and action plan.

Discussion ensued.

Mr. Tony Coleman, Deputy Airport Director, briefed the City Council on the airport renovations, passenger demographics, economic development partnerships and growth, airport website, market considerations, TSA baggage operations, passenger assistance, fare comparisons, and local business use.

Discussion ensued.

Mayor Colvin thanked Mr. Banez and Mr. Coleman for their respective presentations.

#### **4.02 Pathways for Prosperity: Affordable Housing**

Ms. Cynthia Wilson, Pathways for Prosperity, and Mr. Adam Svolta, NC Justice Center, presented this item with the aid of a PowerPoint presentation. Ms. Wilson stated the work of Pathways for Prosperity (P4P) is to bring together community-based organizations and individuals, local government, and private business in a coordinated effort to improve economic prospects for residents confronting extreme economic hardship. Viewed as a critical supportive factor for economic mobility, affordable housing was one of five key focus areas identified by residents during a 2017 community summit. Following the summit, and, later, completion of the Comprehensive Action Plan, a task force comprised of the Economic and Community Development Departments of the City and the County, Kingdom Community Development Corporation, Fayetteville Area Habitat for Humanity, Fayetteville Metropolitan Housing Authority, and P4P coalition members convened to coordinate next steps and near term goals for increasing the stock of safe, affordable housing. The task force developed a non-binding Multi-Party Letter of Agreement designed to organize local efforts through December 31, 2020. In May 2015, Harvard University released a study ranking Fayetteville last among the country's 100 largest economic centers in earnings potential for children growing up in poverty. Convened by the City of Fayetteville, Pathways for Prosperity endeavors to improve economic prospects for all residents and to reduce barriers that limit the ability of individuals and neighborhoods to thrive by bringing together local government leaders, community-based organizations and community members in a coordinated effort. The Fayetteville City Council resolved to become a "community of practice" in fighting poverty and named improving economic mobility as a target for action in early 2017. Serving as convener for the P4P initiative, the City has provided meeting space, staff support and representation during meetings, and funding for events and grant writing. Among the City's 2019 priorities is "Elevating the conversation about how to combat poverty across the City". For more than 9,000 households in the Fayetteville Metropolitan Statistical Area, housing expense presents a severe cost burden, a barrier to economic mobility, a barrier to climbing the economic ladder. The HUD guideline for the maximum amount of monthly income that should go to housing (rent or mortgage) is 30 percent. For many households in the P4P focus communities, more than 50 percent goes to housing costs,

leaving families with very difficult decisions, such as, "Do we give up medicine—to pay for a place to live?" Closer coordination and joint planning with partners as contemplated in the Multi-Party Letter of Agreement represents an opportunity to learn from innovations in other jurisdictions, take full advantage of available funding streams and, ultimately improve residents' quality of life.

Mr. Svolto provided an overview of the P4P Affordable Housing Multi-Party Letter of Agreement.

Discussion ensued.

**Consensus of Council was to direct staff to move this item forward to a regular meeting for an official vote.**

#### **4.03 City-Wide Comprehensive Bicycle Plan Update**

Mr. Scott Lane, Stantec Consultants, presented this item with the aid of a PowerPoint presentation and stated Stantec Consultants was selected to develop the City-Wide Comprehensive Bicycle Plan, Bike Fayetteville. This presentation is to provide an update to City Council on the purpose of the plan, existing conditions, and draft recommendations for improvements. After this presentation, another public outreach opportunity and comment period will commence with a final draft plan scheduled to be presented to Council in December 2019.

City Council's adopted FY 2017 Strategic Plan included a Target for Action to seek an alternative funding source for a bicycle master plan. To meet this direction, staff researched opportunities and learned that the NCDOT was accepting grant applications for pedestrian and bicycle planning studies. On October 24, 2016, Council approved Resolution No. R2016-067 authorizing an application for funding through the NCDOT Bicycle and Pedestrian Planning Grant Initiative. On March 1, 2017, staff received notification that the grant submission was not selected for funding. Staff reapplied for funding following Council approval of Resolution No. R2017-067 at their October 23, 2017, regular meeting. On March 14, 2018, staff received notification that the grant submission had been selected for funding by the NCDOT Division of Bicycle and Pedestrian Transportation. At Council's regular meeting on May 14, 2018, Council adopted and appropriated 50 percent (\$95,000.00) of the total \$190,000.00 estimated funds for the plan. The remaining 50 percent of the estimated funds for the plan will be provided by NCDOT. City staff worked with NCDOT to develop a scope for the project and once complete, NCDOT drafted all the necessary contract documentation to issue a Notice to Proceed to Stantec Consultants on November 8, 2018. Council was updated on the progress of the plan at their April 1, 2019, work session. The draft plan is scheduled to be completed by the end of 2019.

The Comprehensive Bicycle Plan will be an integral part of developing and executing a more complete bicycle transportation system and will guide local and state efforts to improve conditions for bicyclists and other users of our transportation network. The results will assist the City to develop construction project priorities, recommend positive changes to local policies and guidelines, develop awareness initiatives, and identify opportunities for the implementation of education, enforcement, and safety programs. This plan will also complement the recently completed Comprehensive Pedestrian Plan to provide enhanced opportunities for both modes of transportation.

Discussion ensued.

No consensus was given. This item will return to Council at a later date, to be determined.

#### **4.05 Stormwater Drainage Assistance Program**

Mr. John Larch, Assistant City Engineer/Stormwater Manager, presented this item with the aid of a PowerPoint presentation and stated on August 5, 2019, staff provided a plan for the new drainage assistance program. Staff is now seeking Council approval of an administrative fee for the program and establishment of a cost share guideline. Staff identified two purposes for a fee and/or cost share. The first purpose, to reduce administrative costs to the City can be accomplished by imposing an application fee on off right-of-way service requests as they are submitted to the City. The second purpose, to allow funding to provide for the completion of more projects, could be accomplished by requiring property owners to pay a cost share for projects. Staff estimates an average time of two hours is needed to determine eligibility for the drainage assistance program. An application fee of \$75.00 would be appropriate to cover the associated costs. The City would start collecting the fee in July 1, 2020. City staff believes a cost share has limited impact on the number of projects but creates significant staff costs, administrative burdens, need for financial assistance program, and potentially the need for additional personnel. A cost share would not provide a significant amount of funding unless it were relatively large (25 percent of project cost or greater) but would then likely be prohibitively expensive for many property owners. For these reasons, the staff recommends that Council not require a cost share at this time. Council should note that the current policy still provides the ability to limit annual expenditure on off right-of-way drainage maintenance even in the absence of a cost share. For FY 20, City Council budgeted \$1.8 million for the drainage assistance program. The Council can revisit the amount of funding on an annual basis to ensure the City does not overcommit resources to off right-of-way projects. Once the administrative fee and cost share components are agreed upon by Council, an engineering consulting firm will be retained to review the existing backlog of off right-of-way requests. Eligible requests will either be packaged as a contract or ranked for review by the Stormwater Advisory Board (SWAB). Staff anticipates having an initial contract prepared by November 2019 to address smaller requests and a prioritized list provided to the SWAB by January 2020. Going forward, City staff will assume responsibility for the program.

**Consensus of Council was to direct staff to move this item with the proposed ordinance forward to the September 23, 2019, regular City Council meeting.**

#### **4.04 Downtown Parking Operations and Management Vendor Recommendation**

Mr. Lee Jernigan, Traffic Engineer, presented this item with the aid of a PowerPoint presentation and stated the Request for Proposals (RFP) for the Operation and Management of the Downtown Parking Program was issued and five (5) responses were received on June 7, 2019, from LAZ Parking, McLaurin Parking, Republic/Lanier Parking, SP+ Municipal Services and UPP Global, LLC. The evaluation team that reviewed these RFPs consisted of representatives from the City Manager's Office, Public Services, Police, Finance, Budget and Evaluation, Greater Fayetteville Chamber of Commerce and the Cool Springs Downtown District. After review of the RFPs, the team recommended face to face interviews with three firms--Republic/Lanier Parking, McLaurin Parking, and SP+ Municipal Services. Interviews were conducted with Republic/Lanier and McLaurin on August 8, 2019, and with SP+ Municipal Services on August 9, 2019.

After review of the RFPs, the evaluation team recommended interviews with three (3) firms--McLaurin Parking, Republic/Lanier Parking, and SP+ Municipal Services. Also recommended by the team was a request to the vendors to supply additional information to the original RFP submittal. This was based in part to the revised parking enforcement hours enacted by Council that began on July 15, 2019. The original RFP scoped enforcement hours from 9:00 a.m. to 5:00 p.m.

Monday through Friday. The revised enforcement hours that began on July 15, 2019, are 9:00 a.m. to 9:00 p.m. Monday through Friday. Additional operating criteria defined by the team included the requirement to use License Plate Recognition (LPR) technology for enforcement, implementation of ParkMobile as the software for a parking app, installation of a maximum of 11 off-street and 23 on-street pay kiosks with a financing model to amortize these costs, reporting methods, validation/reporting options, innovative technology, public outreach strategies and customer service procedures. A detailed description of the requested supplemental information is included in the agenda packet.

Discussion ensued.

**Consensus of Council was to direct staff to move this item forward to the September 23, 2019, regular City Council meeting for a formal vote.**

#### **4.06 Performance Report on City Council Strategic Plan Targets for Action**

Ms. Rebecca Jackson, Strategic Performance Analytics Director, presented this item and provided a handout. Ms. Carter stated over the last 12 months, the Fayetteville City Council has worked very diligently to commit this organization to high performance and to use data and stakeholder input to create a strategic plan for the City that is forward thinking, progressive, relevant and outcome based. The Mayor, City Council, and staff share a duty to ensure that the actions of public officials, employees, contractors, and volunteers of the City are carried out in the most responsible manner possible and that City policy, budgets, goals, and objectives are fully implemented. The City Council's Strategic Plan Vision 2030 was adopted in June 2019, in coordination with the annual budget ordinance. The City's Strategic Plan Vision 2030 included nine FY 20 Targets for Action (TFA). TFA are projects or initiatives identified by Council to move the needle toward defined outcomes laid out in the Council's strategic plan. TFA are defined by a one-year action plan with milestones to focus the work of Council and staff.

##### FY 2020 Targets For Action:

1. Redevelopment and business growth of the Murchison Road corridor
2. Job creation and retention for the local workforce through an internship program
3. Developing Smart City capacity, specifically through pursuing the installation of broadband across the City
4. Collaboration and empowerment by developing a Young Adult Engagement Program
5. Working to develop a quality stormwater program
6. Managing the City's future growth through a comprehensive land use plan
7. Improving connectivity by assessing the feasibility of railroad crossing safety at at-grade crossings
8. Elevating the conversation about how to combat poverty across the City
9. Advancing community revitalization efforts, to include residential and commercial properties.

The City Manager's Office has directed the Office of Strategy and Performance Analytics to meet regularly with teams to advance the

Council's TFA and to report progress to City Council on a quarterly basis during a City Council meeting. Commitment to performance management and strategic planning strengthens the operations of the City of Fayetteville, ensuring excellent services and a high quality of life for residents. It allows for long-range planning at the organizational level with alignment to departmental operations and performance expectations. With this system in place, the City is able to allocate resources appropriately and build strategies for continuous improvement.

Discussion ensued.

**Consensus of Council was to accept the report.**

#### **4.07 New Economic and Community Development Programs**

Ms. Cynthia Blot, Economic and Community Development Director, presented this item with the aid of a PowerPoint presentation and stated at the February 2019 retreat City Council discussed expanding Economic and Community Development efforts outside of CDBG program restrictions. Council has allocated \$500,000.00 for the development and implementation of an Economic Vitality Program and a Housing Program. A follow-up presentation was made to Council on April 1, 2019. At that time City Council prioritized several potential programs, requesting a more detailed analysis of development strategies and focus areas for implementation in the City's corridors. Staff met with the Corridor Committee in early August to discuss the Committee's ongoing efforts in corridor revitalization. Staff has prepared a presentation of the two programs as well as selected corridors for implementation. Staff is seeking consensus from Council to proceed with assigned TFA: Advancing Community Revitalization Efforts, to include residential and commercial properties.

Ms. Blot and Police Chief Hawkins provided an overview of the Residential Program--Good Neighbor Next Door. Ms. Blot provided an overview of the Commercial Program, the Commercial Corridor improvement program will support revitalization efforts in the City's targeted commercial corridors by stimulating private investment in high-quality improvements.

Discussion ensued.

**Consensus of Council was to direct staff to move this item forward with \$400,000.00 allocated to the Housing program and \$100,000.00 allocated to the business corridor program.**

#### **4.08 Shopping Cart Policy and Program Options**

Mr. Brook Redding, ICMA Fellow, presented this item with the aid of a PowerPoint presentation and stated the City of Fayetteville has received a steady increase in the number of shopping carts reported at bus stops, residential areas, and empty public lots. The shopping carts pose a hazard to pedestrians and motorists. Additionally, they increase blighting issues and are an ugly menace in the City's neighborhoods. The City of Fayetteville has previously discussed shopping cart blight in December 2018. In June 2019, *The Fayetteville Observer* investigated and attempted to answer a residents question in the article, "Why are shopping carts left all over the place?" The uptick in reports show that this is a re-occurring issue within the City. The City of Fayetteville does not have a program to recover shopping carts from public property around the City. The lack of policy surrounding the issue forces several City departments to remove the carts. These ad hoc cleanups are often conducted by FAST and/or the Parks and Recreation Department. The department directors have established communication with stores regarding their displaced carts, but some stores are reluctant or unable to retrieve them. In many cases carts that are damaged are left as blight and not recovered. This problem is not exclusive to Fayetteville. There are 28 states containing legislation guiding the actions of municipalities regarding

shopping carts. North Carolina has established legislation classifying the removal of a shopping cart as a Class 3 misdemeanor. North Carolina does not regulate impoundment of shopping carts. It does not define or limit a length of time a shopping cart can be in place before it is considered abandoned and can be retrieved by the City. The lack of state regulation provides opportunity for cities to regulate shopping cart issues.

There are several cities across America that have implemented city-organized and funded programs to prevent issues with shopping cart blight.

Discussion ensued.

**Consensus of Council was to direct staff to conduct further research on this item and report back to Council at a later meeting date, to be determined.**

#### **4.09 City Council Member Agenda Item Request - Request for Discussion on Resurfacing/Overlay of Wendover Street Council Members Mohn and Crisp**

Council Members Crisp and Mohn presented this item. Council Member Crisp stated although the streets in Wendover were not accepted by the City, we feel strongly that if water and sewer lines are extended into a neighborhood, the streets should be returned to the original condition as we are doing with other streets in the City. We believe this can and should be examined on a case-by-case basis. We are requesting Council consider a proposal to pay all or a portion of the cost of overlaying following sewer installation. We could accept the streets like we have other paved streets that are not built to City standards and enter into an agreement that would specify we would not bring them up to City standards; but we will maintain them.

Discussion ensued.

**Consensus of Council was to direct staff to move this item forward and pursue options and report back to City Council.**

#### **5.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 10:17 p.m.