

**FAYETTEVILLE CITY COUNCIL  
WORK SESSION MINUTES  
ST. AVOLD CONFERENCE ROOM, CITY HALL, AND  
VIA ZOOM CONFERENCE CALL  
APRIL 6, 2020  
5:00 P.M.**

Present: Mayor Mitch Colvin

Council Members Katherine K. Jensen (District 1) (via Zoom); Shakeyla Ingram (District 2) (via Zoom); Tisha S. Waddell (District 3) (via Zoom); D. J. Haire (District 4) (via Zoom); Johnny Dawkins (District 5) (via Zoom); Chris Davis (District 6); Larry O. Wright, Sr. (District 7) (via Zoom); Courtney Banks-McLaughlin (District 8) (via Zoom) (arrived at 5:24 p.m.); Yvonne Kinston (District 9)

Others Present: Douglas Hewett, City Manager  
Karen McDonald, City Attorney  
Kristoff Bauer, Deputy City Manager  
Angel Wright-Lanier, Assistant City Manager  
Gina Hawkins, Police Chief  
Kevin Arata, Corporate Communications Director  
Sheila Thomas-Ambat, Public Services Director  
Jay Toland, Chief Financial Officer  
Gerald Newton, Development Services Director  
Cynthia Blot, Economic and Community Development  
Director  
Tracey Broyles, Budget and Evaluation Director  
Pamela Megill, City Clerk  
Jennifer Ayre, Deputy 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 Davis.

**3.0 APPROVAL OF THE AGENDA**

Council Member Waddell requested permission to add an item to the agenda. Ms. Karen McDonald, City Attorney, advised a super-majority vote of the Council would be required to add an item to the agenda.

Discussion ensued.

**MOTION:** Council Member Waddell moved to add an item to the agenda.  
**SECOND:** Council Member Ingram  
**VOTE:** FAILED by a vote of 3 in favor to 6 in opposition (Council Members Colvin, Jensen, Haire, Dawkins, Davis, and Wright)

**MOTION:** Council Member Davis moved to approve the agenda.  
**SECOND:** Council Member Kinston  
**VOTE:** UNANIMOUS (10-0)

**4.0 OTHER ITEMS OF BUSINESS**

**4.01 COVID-19 Update**

Mr. Scott Bullard, Emergency Management Coordinator, presented this item and stated the curve showing the growth of coronavirus cases in Cumberland County has not been rapidly escalating like other areas of the Country, where the virus is growing exponentially. City Officials are concerned about the health and medical lifeline but the plans are holding. The curve trend for our county is very much the same shape of the one for the state of North Carolina and things have

not been rapidly escalating, even though the next two weeks are probably going to be a little shaky and a little different than anything we have ever experienced before. Our hospital system is ready with a surge plan that is very sound and robust. The sour note in the health care system is the shortage of personal protective equipment; orders have been placed and items have been trickling in, but we also have to be creative.

The City is already starting the coronavirus pandemic recovery process, and the City has filed a request for public assistance from the federal government. The coronavirus pandemic has been in the state for 34 days and the state of emergency was declared in the City 22 days ago. The first positive case was 18 days ago, and State-wide there have been 2,870 cases with 33 deaths across 89 counties. As of this evening, Cumberland County now has 56 positive cases.

#### **4.02 Option to Join Mid-Carolina Council of Governments**

Mr. Justin Hembree, Executive Director of the Mid-Carolina Council of Governments (MCCOG), presented this item and stated MCCOG is an organization formed under state law as a partnership including the county governments of Cumberland, Harnett, and Sampson Counties and member local governments within those counties. Regional Councils of Governments (COGs) are authorized by N.C.G.S. § 160A, Article 20, Part 2. Their formation is a stable form of an interlocal agreement between the partnership members and as such a COG can basically exercise all powers delegated to it by the local government members. While the functions performed by COGs can and does vary across the state, this section of the enabling legislation identifies the core areas of operation:

To study regional governmental problems, including matters affecting health, safety, welfare, education, recreation, economic conditions, regional planning, and regional development.

The MCCOG recently went through a reorganization process. The City of Fayetteville has not been a member of the MCCOG for some time. The MCCOG has prepared an option for the City to join the MCCOG. It is a three-year phased in approach with voting rights coming in the third year of the plan. It may be possible for the City to contract with the MCCOG without joining the partnership. The proposed membership option would have the City contributing the following:

- Year 1 - \$16,045.00
- Year 2 - \$32,090.00
- Year 3 - \$48,135.00

No funding has been budgeted for this purpose at this time.

Discussion ensued.

This item was for information purposes only.

#### **4.03 2020-2024 Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) 5-Year Consolidated Plan, 2020-2021 Annual Action Plan, Impediments to Fair Housing, and Neighborhood Revitalization Strategic Area (NRSA)**

Mr. Walt Haglund, Urban Design Ventures, presented this item with the aid of a PowerPoint presentation and stated every five years the City is required to update its Consolidated Plan for the Community Development Block Grant and Home Investment Partnership Grant with the United States Department of Housing and Urban Department (HUD). The proposed 2020-2024 Consolidated Plan reflects the current needs of the community based on extensive outreach in the City. The City is also required to prepare an Annual Action Plan that reflects the goals and objectives of the Consolidated Plan for the upcoming year. In

addition, the City has completed an Impediments to Fair Housing study and a Neighborhood Revitalization Strategic Area Plan. City staff are also requesting a substantial amendment to the 2019-2020 Annual Action Plan.

The Consolidated Plan is designed to address the areas of decent affordable housing, suitable living environments and economic opportunities. The Annual Action Plan contains goals and objectives and describes projects and activities that implement strategies established in the Consolidated Plan. It sets forth a description of activities for the use of funds that are expected to become available in the upcoming fiscal year. The 2020-2021 Annual Action Plan is based on priorities, goals, and objectives of the 2020-2024 Consolidated Plan. This plan is a comprehensive plan addressing the City's housing, homeless, community development and economic development needs through 2021. The plan contains goals, objectives, and implementation strategies for each of the plan's elements. It also describes the activities to be funded or implemented and is consistent with the 2020-2024 Consolidated Plan. In an effort to provide citizens an opportunity to participate in the process of developing the Five-Year Consolidated Plan and Annual Action Plan, the Community Development staff held four citizen participation meetings in several community neighborhoods, in an effort to have full citizen participation. Urban Design Ventures met with local government and other City representatives on multiple occasions in various locations throughout the City. A public meeting was held on March 5, 2020. A draft copy of the plan was made available in various locations for review and comments for 30 days March 6-24, 2020. This was cut short due to all locations being closed starting March 25, 2020, related to the COVID-19 pandemic. However, draft copies of the plan were still available in the community and online, and comments were accepted by email until 5:00 p.m. on April 6, 2020, in accordance with the 30-day comment period. A presentation of the proposed budget and activities was made at the public meetings for consideration by citizens. This information is being provided to City Council for feedback prior to consideration of adoption at the April 27, 2020, public hearing and City Council meeting.

The Neighborhood Revitalization Strategic Area Plan lays the ground work for focused efforts in a particular area and enables alternative methods to utilize Federal Funds in that area. There are three primary factors for the NRSA designation as follows:

- A grantee must define a geographical area that comprises a neighborhood that is primarily residential and contains a percentage of low- and moderate-income residents that is 70 percent or equal to the community's "upper quartile percentage".
- Documentation of consultations with community members and stakeholders.
- An assessment of the housing market and economic conditions of the area and a comprehensive strategy that will produce measurable results.

Urban Design Ventures, Inc., was hired jointly by the City's Economic and Community Development and County Community Development Departments to develop the Impediments to Fair Housing, NRSA, and respective CDBG and HOME plans. The Fayetteville Redevelopment Commission (FRC) has reviewed the various plans and is in support of the identified programs.

This substantial amendment to the original action plan submitted and approved by HUD for program year 2019-20. The Hoke Loop Commons Project was not listed as a funded project in the original plan and the City had previously committed to a second year of funding in prior years for the affordable housing project. This project is now included

in the list of projects and details of the project are provided in the substantial amendment.

The City's Community Development Block Grant (CDBG) allocation for next year is \$1,534,426.00 compared to \$1,443,783.00 for the current year. The HOME Investment Partnership Grant (HOME) allocation for next year is \$905,172.00 compared to \$769,913.00 for the current year. This results in an increase of \$225,902.00 for both programs. The 2020-2024 Consolidated Plan focuses on the following goals:

Goal 1: Decent Affordable Housing. Provide decent, safe and affordable housing to improve the quality of lives, households, neighborhoods and community stability.

Goal 2: Suitable Living Environments. Create environments that promote neighborhood improvement, eliminate slum and blight, increase accessibility and support the homeless.

Goal 3: Economic Opportunities. Create community investment programs designed to support entrepreneurship, economic empowerment, retention of businesses and job creation opportunities.

The HOME Investment Partnership Grant requires a match in the amount of \$226,293.00. Additionally, the CDBG grant reimburses the City approximately \$110,000 for cost allocation.

Discussion ensued.

Ms. Cynthia Blot, Economic and Community Development Director, stated this item was for information purposes only, and will be on the April 27, 2020, regular City Council meeting agenda for consideration and action.

#### **4.04 City Council Agenda Item Request - Metropolitan Statistical Area (MSA) Expansion - Mayor Mitch Colvin**

Mayor Colvin presented this item and stated he is seeking Council approval to direct staff to research what processes and steps need to be taken to increase the MSA.

A metropolitan statistical area is a geographical region with a relatively high population density at its core and close economic ties throughout the area. Such regions are neither legally incorporated as a city or town would be, nor are they legal administrative divisions like counties or separate entities such as states. Because of this, the precise definition of any given metropolitan area can vary with the source. The statistical criteria for a standard metropolitan area were defined in 1949 and redefined as metropolitan statistical area in 1983. A typical metropolitan area is centered on a single large city that wields substantial influence over the region. However, some metropolitan areas contain more than one large city with no single municipality holding a substantially dominant position. MSAs are defined by the U.S. Office of Management and Budget and used by the Census Bureau and other federal government agencies for statistical purposes.

Discussion ensued.

Unanimous consensus of Council was to move this item forward and direct staff to work on this item.

#### **4.05 City Council Agenda Item Request - Homelessness - Council Member Banks-McLaughlin**

Council Member Banks-McLaughlin presented this item and stated she would like Council to vote on whether they want a Homeless Shelter or a Homeless Day Center.

Discussion ensued.

Council Member Banks-McLaughlin stated she wants staff to provide data to verify if the City could build a homeless shelter instead of a Day Center with the FEMA Grant (Hurricane Matthew) funding, and would like the information by the end of this week.

**4.06 City Council Agenda Item Request - Emergency Childcare - Council Member Banks-McLaughlin**

Council Member Banks-McLaughlin stated she is proposing the City utilize Parks and Recreation facilities to operate emergency childcare.

Discussion ensued.

Mayor Colvin polled the Council. The request failed by a vote of 1 in favor to 9 in opposition (Council Members Colvin, Jensen, Ingram, Waddell, Haire, Dawkins, Davis, Wright, and Kinston)

**5.0 ADMINISTRATIVE REPORTS**

**5.01 Memorandum of Agreement - Shopping Cart**

This item was for information only, and was not presented.

**6.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 7:48 p.m.