

**FAYETTEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
ZOOM MEETING
APRIL 27, 2020
7:00 P.M.**

Present: Mayor Mitch Colvin

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

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
Michael Hill, Fire Chief
Gerald Newton, Development Services Director
Kevin Arata, Corporate Communications Director
Tracey Broyles, Budget and Evaluation Director
Jay Toland, Chief Financial Officer
Cynthia Blot, Economic and Community Development 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 Wright.

3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Mayor and City Council.

4.0 ANNOUNCEMENTS AND RECOGNITION

Mr. Scott Bullard, Emergency Management Coordinator, updated Council on internal measures being taken for emergency management and City employees as related to the Coronavirus pandemic.

Council Member Ingram announced the 2020 Census is still taking place and encouraged citizens to complete the census form.

MOTION: Council Member Wright moved to recuse Mayor Pro Tem Jensen from the reconsideration of the Dismas Charities request for a Special Use Permit vote.

SECOND: Council Member Davis

VOTE: UNANIMOUS (10-0)

MOTION: Council Member Banks-McLaughlin moved to add an item to the agenda; to reconsider the Dismas Charities request for a Special Use Permit.

SECOND: Council Member Davis

VOTE: FAILED due to lack of Super Majority by a vote of 5 in favor (Council Members Colvin, Dawkins, Davis, Wright, and Banks-McLaughlin) to 4 in opposition (Council Members Ingram, Waddell, Haire, and Kinston).

5.0 APPROVAL OF AGENDA

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

6.0 CONSENT AGENDA

MOTION: Council Member Ingram moved to approve the consent agenda with the exception of Item 6.02 for presentation and separate vote.
SECOND: Council Member Waddell
VOTE: UNANIMOUS (10-0)

6.01 Approval of Meeting Minutes:
April 14, 2020 - Regular

6.02 Pulled for presentation and separate vote.

6.03 Airport - Award of Construction Contract to Benjamin Stout Real Estate Services, Incorporated for the Fayetteville Regional Airport - Airline Terminal Improvements - Part 1 Tailwind Kitchen Upfit, and Authorization for the City Manager to Execute the Contract

Award the Construction Contract to Benjamin Stout Real Estate Services, Incorporated, for the FAY Airline Terminal Improvements - Part 1 Tailwind Kitchen Upfit, and authorizing the City Manager to sign the contract.

6.04 Uninhabitable Structures Demolition Recommendations
6444 Starbrook Drive

AN ORDINANCE OF THE CITY COUNCIL OF FAYETTEVILLE, NORTH CAROLINA REQUIRING THE BUILDING INSPECTOR TO CORRECT CONDITIONS WITH RESPECT TO, OR TO DEMOLISH AND REMOVE A STRUCTURE PURSUANT TO THE DWELLINGS AND BUILDINGS MINIMUM STANDARDS CODE OF THE CITY. 6444 Starbrook Drive. PIN 0406-08-9840. Ordinance No. NS2020-009

6.02 Adoption of Resolution Conveying 514 Link Street to Fayetteville Area Habitat for Humanity for the Development of Single-Family Affordable Housing

Council Member Ingram thanked City Council on behalf of the B Street Community and stated the residents are very grateful.

A RESOLUTION TO CONVEY REAL PROPERTY TO THE FAYETTEVILLE AREA HABITAT FOR HUMANITY. RESOLUTION NO. R2020-018

MOTION: Council Member Ingram moved to adopt the Resolution to convey real property to the Fayetteville Area Habitat for Humanity.
SECOND: Council Member Haire
VOTE: UNANIMOUS (10-0)

7.0 PUBLIC HEARINGS

7.01 Approval of 2020-2024 Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) Five-Year Consolidated Plan, 2020-2021 Annual Action Plan, Impediments to Fair Housing, Neighborhood Revitalization Strategic Area (NRSA) and Amendment to the 2019-2020 Annual Action Plan

Ms. Cynthia Blot, Economic and Community Development Director, presented this item and stated the Consolidated Plan is designed to address the areas of decent affordable housing, suitable living environments and economic opportunities. The plan covers the upcoming five-year period from 2020 to 2024 and was developed through citizen and stakeholder engagement, including interviews with not for profit

and City leadership. The outcome of this work was to identify the following Strategic Focus Areas: housing, homelessness, special needs, community/economic development, and administration/planning.

The 2020-2021 Annual Action Plan was developed in conjunction with the five-year plan and responses to a request for proposals in the City of Fayetteville. The proposal process began with a series of training courses for community partners. The Department reviews and recommends funding to the Fayetteville Redevelopment Commission (FRC) and the FRC then recommends funding to City Council. Staff analysis includes a risk assessment and application to the identified strategic goals.

The Analysis of Impediments to Fair Housing is used to determine what actions and activities should be undertaken by the community to address Fair Housing Goals. The analysis identified the following impediments: fair housing education and outreach, quality of rental housing versus affordability, lack of affordable homeownership housing, continuing need for accessible housing units, economic issues affecting housing choice, and impacted areas of concentration. The analysis then recommends a series of goals and strategies to improve access to fair housing.

The Neighborhood Revitalization Strategic Area (NRSA) seeks to describe a neighborhood area in manner that allows for official recognition from the Department of Housing and Urban Development (HUD). This recognition allows for the relaxation of certain administrative procedures and enables the City to consider all Federal spending in the area to benefit low- to moderate-income persons. City Council has selected the Murchison Road Corridor, from Filter Plant Drive to Pamalee Drive and bounded on each side by Cross Creek and Little Cross Creek, for HUD's consideration.

The 2019-2020 Action Plan required a substantial amendment to the original action plan submitted and approved by HUD. 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.

To provide citizens an opportunity to participate in the process of developing the Five-Year Consolidated Plan and Annual Action Plan, the Economic and Community Development Department held four 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. This meeting was noticed in *The Fayetteville Observer* on April 12, 2020.

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 combined. 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.

The City has been awarded additional funds related to the COVID-19 emergency, but is awaiting administrative guidance that is forthcoming from HUD.

The HOME Investment Partnership Grant match requirement has been waived for Fiscal Years 2020 and 2021 due to the recent COVID-19 disaster. Additionally, the CDBG grant reimburses the City approximately \$110,000.00 for cost allocation.

This is the advertised public hearing set for this date and time. The public hearing was opened.

Ms. Cynthia Wilson, 228 Summertime Road, Fayetteville, NC, appeared in favor and requested Council approve the item.

There being no one further to speak, the public hearing was closed.

Discussion ensued.

MOTION: Council Member Haire moved to approve the 2020-2024 Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) Five-Year Consolidated Plan, 2020-2021 Annual Action Plan, Impediments to Fair Housing, Neighborhood Revitalization Strategic Area (NRSA) and Amendment to the 2019-2020 Annual Action Plan as presented.

SECOND: Council Member Wright

VOTE: UNANIMOUS (10-0)

7.02 Emergency Bridge Loan Fund 2019-2020 - Budget Ordinance Amendment Change 2020-10

Ms. Cynthia Blot, Economic and Community Development Director, presented this item and stated to facilitate the aid to the recent COVID -19 crisis, the City is soliciting the assistance of the Center for Economic Empowerment and Development (CEED), a North Carolina nonprofit corporation. CEED is a qualified 501(c)(3) organization that receives donations and grants to provide services and training to disadvantaged families, businesses, and people in the community to promote economic self-sufficiency and prosperity in alignment with the City's goals and priorities. The City is engaging CEED to administer loans to small businesses impacted by COVID-19. CEED is a nonprofit community development corporation based in Fayetteville, NC, that has been in existence for 30 years and offering small business lending and training experience as a partner of the Small Business Administration (SBA) for 20 years. CEED will leverage its current capacities to operate the fund, maximize impacts, and minimize operating expenses. Loans will be designed to provide low-cost "bridge funding" to help businesses stay open and limit job losses until businesses can qualify for longer term disaster funding from SBA or others. Local businesses are in need of economic recovery funding during the COVID-19 crisis.

This is the advertised public hearing set for this date and time. The public hearing was opened.

Ms. Nicole Walcott, 2530 Huntington Road, Fayetteville, NC 28303, expressed concerns regarding the complexities of applying for the bridge funding for small businesses.

Ms. Christine Michaels, 159 Maxwell Street, Fayetteville, NC 28301, representing the Chamber of Commerce, appeared in favor.

Mr. Robert Van Geons, 201 Hay Street, Fayetteville, NC 28301, representing the Fayetteville-Cumberland Economic Development Corporation, appeared in favor.

There being no one further to speak, the public hearing was closed.

Discussion ensued.

MOTION: Council Member Banks-McLaughlin moved to move this item to the May 4, 2020, work session agenda.

SECOND: Council Member Ingram

Discussion ensued.

Council Member Ingram withdrew her motion.

MOTION: Council Member Davis moved to appropriate the \$260,000.00 funds without identifying or defining the administering agency and refine program clarity at the May 4, 2020, work session.

SECOND: Council Member Dawkins

VOTE: PASSED by a vote of 9 in favor to 1 in opposition (Council Member Waddell)

8.0 ADJOURNMENT

There being no further business, the meeting adjourned at 9:14 p.m.