

**FAYETTEVILLE CITY COUNCIL  
WORK SESSION MINUTES  
COUNCIL CHAMBER  
VIA ZOOM CONFERENCE CALL  
OCTOBER 5, 2020  
5:00 P.M.**

Present: Mayor Mitch Colvin

Council Members Katherine K. Jensen (District 1); Shakeyla Ingram (District 2) (via zoom); Tisha S. Waddell (District 3) (via zoom); D. J. Haire (District 4); Johnny Dawkins (District 5) (departed at 8:45 p.m.); 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  
Angel Wright-Lanier, Assistant City Manager  
Gina Hawkins, Police Chief  
Jay Toland, Chief Financial Officer  
Kevin Arata, Corporate Communications Director  
Taurus Freeman, Planning and Zoning Manager  
Christopher Cauley, Economic and Community  
Development Assistant Director  
Rob Stone, Project Manager  
Tracey Broyles, Budget and Evaluation Director  
Gerald Newton, Development Services Director  
Sheila Ambat-Thomas, Public Services Director  
Michael Gibson, Fayetteville-Cumberland Parks and  
Recreation Director  
Cliff Isaacs, Construction Director  
David Nash, Senior Planner  
Pamela Megill, City Clerk  
Members of the Press

**1.0 CALL TO ORDER**

Mayor Colvin called the meeting to order at 5:00 p.m.

**2.0 INVOCATION**

The invocation was offered by Council Member Wright.

**3.0 APPROVAL OF THE AGENDA**

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

**4.0 OTHER ITEMS OF BUSINESS**

**4.01 Parks and Recreation - Park Bond Report Card**

Mr. Michael Gibson, Fayetteville-Cumberland Parks and Recreation Director, presented this item with the aid of a PowerPoint presentation and stated in March 2016, Fayetteville voters passed a \$35 million bond referendum for parks and recreation. To date, seven substantial projects have been completed totaling over \$3 million. The completed projects include several splash pads, renovations to several parks, and the Rowan Street Skateboard Park. The major projects currently in progress include Senior Center West, Senior Center East, McArthur Road Sports Complex, Jordan Soccer Complex, the Tennis Center, and the Cape Fear River Park. Of these six projects, only Senior Center West is currently behind schedule, but all others are on schedule and within budget. Four of the remaining projects, Senior Center East, McArthur Road Sports Complex, Jordan Soccer Complex, and the Tennis Center, involve partnerships with other entities.

The major projects currently in progress include Senior Center West, Senior Center East, McArthur Road Sports Complex, Jordan Soccer Complex, the Tennis Center, and the Cape Fear River Park. These projects will come before the Council soon for guidance related to project concept approval, approval of Memorandums of Understandings (MOU) or Agreements (MOA), and lease agreements with partnering entities.

Mr. Jay Toland, Chief Financial Officer, presented the budget for these items and stated for the significant projects, the current budgets are as follows:

	Planned Use		
	Bond	Other	Total
	Proceeds	Funding	Projected
Senior Center East	\$5,497,900	\$27,900	\$5,525,800
Senior Center West	\$7,000,000	-	\$7,000,000
McArthur Sports Fields	\$3,677,663	-	\$3,677,663
Jordan Soccer Complex	\$1,535,241	-	\$1,535,241
Tennis Center	\$6,000,000		\$6,000,000
Cape Fear River Park	\$3,681,153		\$3,681,153
Fields Road Site Work*	\$1,513,320	-	\$1,513,320

\*Not active - Out of the \$35 million, there is **\$2,105,448.00** unallocated due to a Council action on May 4, 2020.

- \$1.5M +/- was allocated to site work at Fields Road. There had initially been an allocation of \$3.625M +/- for the Fields Road project.
- Jordan Soccer Complex does not include lease expenses. The funds to cover the lease expense may come from the Bond fund, the property tax revenue earmarked for the debt re-payment.
- The \$3.625M allocation was created from a February 24, 2020, Council action where the \$8.75M for the sports field complex was split three ways:
  - o \$1.5M for Jordan Soccer Complex
  - o \$3.625M for McArthur Sports Field
  - o \$3.625M for Fields Road

A consensus is needed from the Council to allocate the funds to an appropriate project(s).

Discussion ensued.

Mr. Cliff Isaacs, Construction Management Director, stated the newly created Construction Management team is committed to getting projects completed on time and on budget.

Mr. Douglas Hewett, City Manager, stated this item will come back to Council in November; to include the licensing agreement with Fort Bragg.

This item was for information only; no action was taken.

#### **4.02 Introduction of Second Amendment to the FY 2020 Annual Action Plan for an Additional Allocation of Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funding for Community Development Block Grant**

Mr. Christopher Cauley, Economic and Community Development Assistant Director, presented this item with the aid of a PowerPoint presentation and stated the CARES Act was passed into law on March 27, 2020. The legislation included \$5 billion in funding for the Community

Development Block Grant program (CDBG). Of that total, \$2 billion was allocated to state and local governments based on the CDBG allocation formulas used for Fiscal Year 2020, and the City was awarded \$902,653.00 through this allocation methodology. A subsequent allotment of funds has resulted in an additional \$943,468.00 in directly allocated CDBG funds.

While CDBG funds can be used for a wide variety of activities, the allocation referred to as CDBG-CV3 can only be used to prepare, respond, and recover from COVID-19. In the prior allocation, the Economic and Community Development Department (ECD) posted a Request for Proposals for the entire month of May 2020. Substantial outreach was conducted and personal consultation was offered to all interested applicants. This activity produced a limited response and ultimately resulted in the funding to two large efforts directed at individuals and small businesses. These recommendations were based on direction from the three council committees established to respond to COVID-19. Staff is requesting direction from Council on the prioritization and allocation of funds. ECD is also requesting direction on developing not for profit partners to carry out CDBG-CV3 activities.

CDBG funds can be used for a wide variety of activities that benefit low- and moderate-income people. CDBG-CV and CDBG-CV3 is intended to prepare, respond, and recover from COVID-19.

Economic and Community Development accepted applications for the entire month of May and conducted extensive outreach activities: Emailed all community service partners, Outreach to Continuum of Care, Press release to media, Fayetteville in Five, Social media video, and Personal Consultation.

Mr. Cauley stated the proposed path forward is to add funds to the Small Business Assistance Program, by an in-house program to be run by ECD staff, with \$243,000.00 of new funds. Add funds to the Rental, Mortgage, Utility Assistance Program, by developing new agencies, provide additional funding to current high performing agencies with \$700,000.00 new funding. Staff recommends the Council direct staff to develop the recommended funding partners to be presented at the October 26, 2020, regular Council meeting.

Discussion ensued.

**Unanimous Council consensus was to direct staff to distribute the \$943,000.00; \$243,000.00 for Small Business Assistance Program, and \$700,000.00 for Rental, Mortgage, Utility Assistance Program.**

**Unanimous Council consensus was to direct staff to work with local partners/non-profits rather than issue a second RFP.**

Council Member Banks-McLaughlin asked for reconsideration of the funding allocation and requested \$60,000.00 for homelessness assistance. Council consensus was to deny the \$60,000.00 funding request. Council Members Banks-McLaughlin, Ingram, and Waddell were in favor of the funding request.

#### **4.03 Discussion of Redistricting and the 2020 Census**

Mr. David Nash, Senior Planner, presented this item and stated the 2020 Census is now underway. It is expected that the Census Bureau will release state-level apportionment counts by the end of December 2020. It is expected that the Census Bureau will release block-level redistricting counts in March of 2021. When the block-level redistricting counts are released, the City Council will have a responsibility to use the new data to determine if population imbalances exist among the current nine single-member districts. If population imbalances do exist, then state law authorizes the City Council to revise the district boundaries to correct the population imbalances. These revisions will need to be made quickly because the

filing period for the 2021 municipal election is expected to begin in July.

One basic question facing the City Council is whether to hire a consultant to assist in the redistricting process. A consultant should be able to make the process effectively and efficiently. A second question is whether the Council members will focus only on making revisions to the current nine single-member districts, or whether members will consider other options. If other options are considered, the process might not go as smoothly and quickly. The answers to these questions might determine whether the 2021 municipal elections can be held on time.

Discussion ensued.

**Unanimous consensus of Council was to direct staff to establish small group meetings of Council members and staff to further discuss this item.**

**Council Member Waddell requested consensus for directing staff to research the cost of hiring a consultant. Consensus of Council was to deny the request.**

Mayor Colvin recessed the meeting at 7:39 p.m. and reconvened the meeting at 7:49 p.m.

#### **4.04 Proposed 2021 City Council Meeting Dates Calendar**

Ms. Pamela Megill, City Clerk, presented this item and stated staff has provided a proposed 2021 City Council Meeting Dates Calendar. The calendar also identifies Council retreats, budget work sessions, and conferences for elected officials. This document ensures that citizens are aware of all public meetings and events and that the City adheres to the NC Open Meetings Act. The calendar takes into account all of the City holidays, Council retreats and conferences identified by staff.

**Consensus was to direct staff to move this item forward to the October 12, 2020, regular City Council meeting agenda.**

#### **4.05 Proposed City Council Policy 120.10 - Attending Closed Sessions**

Ms. Pamela Megill, City Clerk, presented this item and stated at the September 14, 2020, discussion of agenda items, City Council meeting, Mayor Colvin asked what the interest is of the Council, regarding adopting a policy on attending closed session meetings; virtually or in person. Mayor Colvin stated he recommends calling in to a closed session should only be permitted under extenuating circumstances.

Ms. Karen McDonald, City Attorney, stated closed sessions are only open to the Council members and desired staff or invited guests. Council members are prohibited from disclosing the content of closed sessions.

**Consensus was to direct staff to move this item forward to the October 12, 2020, regular City Council meeting agenda.**

#### **4.06 City Council Agenda Item Request - Removal of Market House - Council Member Banks-McLaughlin**

Council Member Banks-McLaughlin presented this item and stated she is the voice of her community, and wants to have an up or down vote on this item this evening.

Council Member Wright stated he is the Chair of the Mayor's External Committee, and the Committee has the Market House as one of their items they are working through and will be having community input sessions.

Mayor Colvin stated he is very reluctant to move on this item without first gathering community input.

**MOTION: Council Member Banks-McLaughlin moved to suspend the rules.**

**SECOND: Council Member Waddell**

**VOTE: FAILED by a vote of 6 in favor to 4 in opposition (Council Members Colvin, Jensen, Haire, Dawkins, Davis, and Wright)**

**4.07 City Council Agenda Item Request - Utility Rent/Mortgage Assistance Update - Council Member Banks-McLaughlin**

Council Member Banks-McLaughlin stated she was withdrawing this item as it has already been addressed earlier in the meeting.

**4.08 City Council Agenda Item Request - Hoke Loop Bus Route - Council Member Banks-McLaughlin**

Council Member Banks-McLaughlin presented this item and stated Hoke Loop Road intersects between Cliffdale Road and Raeford Road. This area has grown tremendously over the last several years. There are a considerable number of subdivisions off Hoke Loop Road in addition to two schools, a recreation center, several churches, a subsidized apartment under construction, and a Neighborhood Walmart Market. With an increase of population and continuous growth, I would like for Council members to support and request staff to conduct research of adding a bus route on Hoke Loop Road. This will provide services to citizens with no transportation, providing easy access to commute to and from work, agencies, grocery stores, pharmacies, and retail stores.

**Consensus of Council was to direct staff to conduct research for adding an additional bus route for the Hoke Loop Road area, and report back to Council with findings.**

**4.09 City Council Agenda Item - Homeless Shelter - Council Member Banks-McLaughlin**

Council Member Banks-McLaughlin presented this item and stated for the second time, she is seeking Council support to direct staff to research the building of a homeless shelter, which will include cost to build, location, cost to operate, and partnering with our community organizations.

Discussion ensued.

**Consensus of Council was to not move this item forward.**

**4.010 City Council Agenda Item Request - Mayor/Mayor Pro Tem Meetings Review - Council Member Waddell**

Council Member Waddell presented this item and stated she is seeking Council support for structure and guidance for how the Mayor/Mayor Pro Tem meetings should be run.

Discussion ensued.

**Consensus of Council was to not move this item forward.**

## **5.0    ADJOURNMENT**

      There being no further business, the meeting adjourned at  
9:13 p.m.