



FAYETTEVILLE CITY COUNCIL
AGENDA
JANUARY 28, 2013
7:00 P.M.
City Hall Council Chamber

1.0 CALL TO ORDER

2.0 INVOCATION

3.0 PLEDGE OF ALLEGIANCE

4.0 APPROVAL OF AGENDA

5.0 CONSENT

5.1 Addition of Certain Streets to the City of Fayetteville System of Streets

5.2 Community Development - Authorization of the City Manager to execute documents pertaining to the acquisition of property in Catalyst Site 1 of the Murchison Road Redevelopment Plan Area

5.3 Community Development - Approve acquisition of two houses in Catalyst Site 1 of the Murchison Road Corridor Redevelopment Plan.

5.4 Capital Project Ordinance Amendment 2013-24 (Fire Station #19 located on Walsh Parkway)

5.5 Capital Project Ordinance Amendments 2013-25 and 2013-26 (FY2012 and FY2013 Street Resurfacing Projects)

5.6 Community Development - Revisions to the HOME Investment Partnership Recapture-Resale Provisions

5.7 Approve Meeting Minutes:

November 5, 2012 WKS

November 13, 2012 Discussion of Agenda Items

5.8 Special Revenue Fund Project Ordinance Closeout 2013-7 and Capital Project Fund Ordinance Closeouts and Partial Closeouts 2013-9 through 2013-17

5.9 Tax Refunds Greater Than \$100

6.0 PUBLIC HEARINGS

For certain issues, the Fayetteville City Council may sit as a quasi-judicial body that has powers resembling those of a court of law or judge. The Council will hold hearings, investigate facts, weigh evidence and draw conclusions which serve as a basis for its decisions. All persons wishing to appear before the Council should be prepared to give sworn testimony on relevant facts.

6.1 P12-55F Request for Special Use Permit to construct a Child Daycare Facility in an SF-10 district on property located on the north west side of Lakewood Drive across from Meadowmont Lane, Containing a portion of a 48.6 acre tract and being the property of Hairr Family LLC.

Presenter(s): Craig Harmon, AICP, CZO - Planner II

6.2 P12-57F Request for a Special Use Permit to construct Monitored Electrified Fencing on property zoned CC - Community Commercial and located at 432 Rankin Street, Containing 1.26 acres more or less and being the property of ASC Equipment Co.

Presenter(s): Craig Harmon, AICP, CZO - Planner II

6.3 P12-59F Request for a Special Use Permit for warehousing on property zoned Community Commercial and located at 430 Chicago Drive. Containing 0.98 acres more or less and being the property of Lacast Commercial LLC.

Presenter(s): Craig Harmon, AICP, CZO - Planner II

6.4 PWC - Phase 5 Annexation Areas 14 and 15 Public Hearing

Presenter(s): Steven K. Blanchard, PWC CEO/General Manager

6.5 Public Hearing Regarding Proposed Transit Fare Increases

Presenter(s): Randall Hume, Transit Director

7.0 OTHER ITEMS OF BUSINESS

7.1 A. Fayetteville Cumberland County Chamber of Commerce Economic Development 2nd Quarter Report

B. FY 2013 Strategic Plan 2nd Quarter Report

Presenter(s): Rebecca Rogers-Carter, Management Services Manager

7.2 Community Development - HOPE VI Business Park Redevelopment Plan

Presenter(s): Victor Sharpe, Community Development Director

8.0 ADMINISTRATIVE REPORTS

8.1 Monthly Statement of Taxes for December 2012

8.2 Tax Refunds of Less Than \$100

9.0 ADJOURNMENT

CLOSING REMARKS

POLICY REGARDING NON-PUBLIC HEARING AGENDA ITEMS

Anyone desiring to address the Council on an item that is not a public hearing must present a written request to the City Manager by 10:00 a.m. on the Wednesday preceding the Monday meeting date.

POLICY REGARDING PUBLIC HEARING AGENDA ITEMS

Individuals wishing to speak at a public hearing must register in advance with the City Clerk. The Clerk's Office is located in the Executive Offices, Second Floor, City Hall, 433 Hay Street, and is open during normal business hours. Citizens may also register to speak immediately before the public hearing by signing in with the City Clerk in the Council Chamber between 6:30 p.m. and 7:00 p.m.

POLICY REGARDING CITY COUNCIL MEETING PROCEDURES SPEAKING ON A PUBLIC AND NON-PUBLIC HEARING ITEM

Individuals who have not made a written request to speak on a non-public hearing item may submit written materials to the City Council on the subject matter by providing twenty (20) copies of the written materials to the Office of the City Manager before 5:00 p.m. on the day of the Council meeting at which the item is scheduled to be discussed.

COUNCIL MEETING WILL BE AIRED

**January 28, 2013 - 7:00 p.m.
COMMUNITY CHANNEL 7**

COUNCIL MEETING WILL BE RE-AIRED

**January 30, 2013 - 10:00 p.m.
COMMUNITY CHANNEL 7**

Notice Under the Americans with Disabilities Act (ADA): The City of Fayetteville will not discriminate against qualified individuals with disabilities on the basis of disability in the City's services, programs, or activities. The City will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City's programs, services, and activities. The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services, and activities. Any person who requires an auxiliary aid or service for effective communications, or a modification of policies or procedures to participate in any City program, service, or activity, should contact the office of Ron McElrath, ADA Coordinator, at rmcelrath@ci.fay.nc.us, 910-433-1696, or the Office of the City Clerk at cityclerk@ci.fay.nc.us, 910-433-1989, as soon as possible but no later than 72 hours before the scheduled event.

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of Council
FROM: Giselle Rodriguez, PE, Interim City Engineer
DATE: January 28, 2013
RE: **Addition of Certain Streets to the City of Fayetteville System of Streets**

THE QUESTION:

Council is being asked to accept the dedication of the attached list of streets for maintenance and addition to the City of Fayetteville system of streets. This list includes 18 residential paved streets adding up to a total of 2.15 miles.

RELATIONSHIP TO STRATEGIC PLAN:

Growing City, Livable Neighborhoods, A Great Place to Live

BACKGROUND:

Staff has identified several recently constructed streets for subdivisions throughout the City that are now acceptable for addition to the City of Fayetteville system of streets.

ISSUES:

These streets need to be officially accepted and added to City of Fayetteville system of streets for us to begin providing maintenance services and to be included in our 2013 Powell Bill appropriation.

BUDGET IMPACT:

Street maintenance cost will increase while the funds received from Powell Bill increase as well.

OPTIONS:

- Approve the attached list for inclusion in the City of Fayetteville system of streets.
- Modify the list, then approve .
- Do not accept the streets for maintenance.

RECOMMENDED ACTION:

Staff recommends that Council move to accept the attached list of subdivision streets for inclusion in the City's system of streets.

ATTACHMENTS:

List of streets to be added

1/9/2013

**NEW STREETS FOR
COUNCIL APPROVAL
JANUARY 2013**

STREET NAME	FROM	TO	LENGTH TO BE ACCEPTED
Blockade Runner Dr	Lakewood Dr	NW corneer Lot 51	0.27
Helmsman Dr	cul-de-sac	cul-de-sac	0.16
Seafarer Dr	Blockade Runner Dr	cul-de-sac	0.03
Seavista Ct	Blockade Runner Dr	cul-de-sac	0.06
Bargemaster Dr	cul-de-sac	NW corneer Lot 55	0.02
Windjammer Cir	Bargemaster Dr	cul-de-sac	0.05
Jersey Dr	end maint	Heathcote Dr	0.06
Heathcote Dr	NW corner Lot 86	NE corner Lot 30	0.16
Maitland Dr	Heathcote Dr	SE corner Lot 109	0.12
Highpoint Ct	Painters Mill Dr	cul-de-sac	0.05
Painters Mill Dr	Bingham Dr	City Limits	0.29
Clear Pines Ct	Painters Mill Dr	cul-de-sac	0.14
Thomasville Ct	Clear Pines Ct	cul-de-sac	0.04
Winterwood Dr	Grimes Rd	cul-de-sac	0.24
Courtland Dr	Yellowbrick Rd	SE corner Lot 107	0.09
Lula Dr	Nessee St	SE corner Lot 145	0.02
Nessee St	Hoke Loop Rd	SE corner Lot 21	0.33
Parkhill Dr	Nessee St	SE corner Lot 185	0.02
TOTALS			2.15

18 STREETS TOTAL

CITY COUNCIL ACTION MEMO

TO: Mayor and City Council
FROM: Victor Sharpe, Community Development Director
DATE: January 28, 2013
RE: **Community Development - Authorization of the City Manager to execute documents pertaining to the acquisition of property in Catalyst Site 1 of the Murchison Road Redevelopment Plan Area**

THE QUESTION:

Does authorizing the City Manager to execute documents pertaining to the acquisition of property in Catalyst Site 1 of the Murchison Road Redevelopment Plan Area provide an efficient and expedited manner to acquire these properties.

RELATIONSHIP TO STRATEGIC PLAN:

Greater Tax Base - Strong Local Economy and More Attractive City - Clean and Beautiful and Revitalized Downtown A Community Focal Point.

BACKGROUND:

- The purpose of this request is to allow the City Manager or his designee the authority to negotiate and acquire properties in the Murchison Road Corridor Redevelopment Plan Area.
- The City's acquisition efforts are in Catalyst Site 1 of the Murchison Road Corridor Redevelopment Plan.
- On September 20, 2012, staff briefed City Council and Fayetteville State University Board of Trustees on the status of the Murchison Road Corridor Redevelopment Plan.
- Catalyst Site 1 was recommended by staff as the area to concentrate its efforts in property acquisition and demolition.
- The City will continue to pursue the acquisition of available property in this area.
- City Council will be updated on the status of property acquired on a quarterly basis.

ISSUES:

- Property acquired will be done on a voluntary basis.
- Redevelopment of an area is a long-term commitment and will take time to assemble enough land for redevelopment purposes.
- Any issues dealing with the need for condemnation or relocation will be brought to City Council for consideration.

BUDGET IMPACT:

\$266,000 is currently budgeted for acquisition and demolition activities in Catalyst Site 1 of the Murchison Road Corridor.

OPTIONS:

- Approve authorization.
- Modify authorization.
- Provide additional direction to staff.

RECOMMENDED ACTION:

Staff recommends that City Council move to adopt the attached resolution authorizing the City

Manager to execute documents pertaining to the acquisition of property in Catalyst Site 1 of the Murchison Road Redevelopment Plan Area.

ATTACHMENTS:

Catalyst Site 1

Resolution - Authorizing the City Manager to Execute Agreement

Murchison Road Redevelopment Project
Catalyst 1A



Resolution No. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ACQUIRE REAL PROPERTY IN THE MURCHISON ROAD REDEVELOPMENT CORRIDOR AREA

WHEREAS, the City of Fayetteville, North Carolina is a municipal corporation existing under and by virtue of the Constitution, statutes and laws of the State of North Carolina; and

WHEREAS, North Carolina General Statutes § 160A-457 authorizes the City: To acquire by voluntary purchase from the owner, real property which is appropriate for housing construction or the economic development of the community; To demolish, remove, or rehabilitate buildings and improvements on land so acquired; and To sell, exchange, or transfer real property in a community development project area to any redeveloper at private sale for residential, recreational, commercial, industrial or other uses in accordance with the community development plan; and

WHEREAS, the Murchison Road Corridor Redevelopment Project is consistent with strategic planning goals of a More Attractive City – Clean and Beautiful; Revitalized Downtown – A Community Focal Point; and Growing City, Livable Neighborhoods – A Great Place to Live; and

WHEREAS, the City of Fayetteville is committed to the redevelopment of the Murchison Road Corridor; and

WHEREAS, the acquisition of properties in the Murchison Road Corridor Redevelopment Project Area is consistent with the City's redevelopment plans and funding commitments to the project;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fayetteville hereby grants the City Manager or his designee the authority to negotiate and acquire property in the Murchison Road Corridor Redevelopment Project Area.

Respectfully submitted, this 28th day of January 2013.

CITY OF FAYETTEVILLE

(SEAL)

By:

ANTHONY G. CHAVONNE, Mayor

ATTEST:

PAMELA MEGILL, City Clerk

CITY COUNCIL ACTION MEMO

TO: Mayor and City Council
FROM: Victor Sharpe, Community Development Director
DATE: January 28, 2013
RE: **Community Development - Approve acquisition of two houses in Catalyst Site 1 of the Murchison Road Corridor Redevelopment Plan.**

THE QUESTION:

Is acquiring property located at 532 and 536 Durham Street consistent with the Murchison Road Corridor Redevelopment Plan?

RELATIONSHIP TO STRATEGIC PLAN:

Greater Tax Base - Strong Local Economy, More Attractive City - Clean and Beautiful and Revitalized Downtown A Community Focal Point.

BACKGROUND:

- The City has received an offer to purchase property located at 532 and 536 Durham Street in the amount of \$55,000.
- The City's Real Estate Division has negotiated a sales price for the two parcels in the amount of \$48,260 which represents 10 percent above the taxable value of \$43,900.
- Each parcel contains a small vacant house that is in fair condition.
- On September 20, 2012, staff briefed City Council and Fayetteville State University Board of Trustees on the status of the Murchison Road Corridor Redevelopment Plan.
- Catalyst Site 1 was recommended by staff as the area to concentrate property acquisition and demolition.
- Funding in the amount of \$266,000 is available this fiscal year for acquisition and demolition activities.
- The City has contracted with the Chamber of Commerce to acquire property in the Murchison Road Corridor Redevelopment Plan area.

ISSUES:

- The City has not received notice of any action from the Chamber of Commerce towards property acquisition in Catalyst Site 1 of the Murchison Road Corridor Redevelopment Plan area.
- Redevelopment is a long-term commitment which will take time to complete.

BUDGET IMPACT:

- \$48,290 for the acquisition of both parcels.
- \$266,000 is currently budgeted for acquisition and demolition purposes in the Murchison Road Corridor Redevelopment Plan area.

OPTIONS:

- Approve acquisition of 532 and 536 Durham Street. (Recommended)
- Do not approve acquisition of 532 and 536 Durham Street.

- Provide additional direction to staff.

RECOMMENDED ACTION:

Staff recommends that City Council move to authorize the City Manager to execute all documents necessary to acquire the property located at 532 and 536 Durham Street in the amount of \$48,290.

ATTACHMENTS:

Map for 332 and 336 Durham Street

532 Durham Street

536 Durham Street

0437-38-2539-

532 & 536 Durham Street



MARTIN LUTHER KING JR FWY
MARTIN LUTHER KING JR FWY

MURCHISON RD

DURHAM ST

0437-38-4393-
536 Durham St

0437-38-5217-

0437-38-5223-
532 Durham St

0437-38-5231-

0437-38-5149-

0437-38-5157-

0437-38-5173-

0437-38-6047-

0437-37-5908-

0437-38-8318-

0437-38-7306-

0437-38-6207-

0437-38-8244-

0437-38-8155-

0437-38-8035-

0437-38-6050-

0437-38-3296-

0437-38-3271-

0437-38-4220-

0437-38-3156-

0437-38-4137-

0437-38-3173-

0437-38-4154-

0437-38-3180-

0437-38-4161-

0437-38-4008-

0437-38-4087-

0437-38-4025-

0437-38-5003-

0437-38-4051-

0437-38-2055-

0437-37-3913-

5-3-1-1





CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Lisa Smith, Chief Financial Officer
DATE: January 28, 2013
RE: **Capital Project Ordinance Amendment 2013-24 (Fire Station #19 located on Walsh Parkway)**

THE QUESTION:

This amendment will reduce the original \$2,692,000 budget for Fire Station #19 by \$12,915 and modify the scope of the project to allow the payment of principal on the outstanding loan.

RELATIONSHIP TO STRATEGIC PLAN:

Goal #2 - More Efficient City Government: Cost-Effective Service Delivery

Objective #3 - Investing in City's future infrastructure, facilities and equipment

BACKGROUND:

- This amendment will reduce the amount of budgeted loan proceeds by \$15,057, appropriate a \$1,042 transfer from the General Fund to cover ancillary project costs that are not eligible for reimbursement from the loan proceeds, and appropriate \$1,100 in estimated investment and miscellaneous income for the project.
- These adjustments will decrease the total project budget by \$12,915, resulting in a final budget of \$2,679,085.
- The project was completed in 2012 and approximately \$68,000 remains in the loan proceeds account. These funds can be used to make a principal payment on the loan. This project amendment will modify the scope of the project to authorize the principal payment.
- Taking these actions will allow the project ordinance to be closed after the current fiscal year ends.

ISSUES:

None

BUDGET IMPACT:

As discussed above.

OPTIONS:

- 1) Adopt Capital Project Ordinance Amendment 2013-24.
- 2) Do not adopt Capital Project Ordinance Amendment 2013-24.

RECOMMENDED ACTION:

Staff recommends that Council pass Capital Project Ordinance Amendment 2013-24.

ATTACHMENTS:

Capital Project Ordinance Amendment 2013-24

CAPITAL PROJECT ORDINANCE AMENDMENT
CHANGE 2013-24 (CPO 2009-19)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1. The project change authorized is to Capital Project Ordinance 2009-19, adopted April 13, 2009, as amended, for the funding of construction as well as associated ancillary costs and principal payments for Fire Station #19.

Section 2. The project director is hereby directed to proceed with the project within the terms of the various agreements executed and within the funds appropriated herein.

Section 3. The following revenues are anticipated to be available to the City to complete the project:

	<u>Listed As</u>	<u>Amendment</u>	<u>Revised</u>
Capital Lease Proceeds	\$ 2,692,000	\$ (15,057)	\$ 2,676,943
General Fund Transfer	-	1,042	1,042
Investment Income	-	700	700
Miscellaneous Revenue	-	400	400
	<u>\$ 2,692,000</u>	<u>\$ (12,915)</u>	<u>\$ 2,679,085</u>

Section 4. The following amounts are appropriated for the project:

Project Expenditures	<u>\$ 2,692,000</u>	<u>\$ (12,915)</u>	<u>\$ 2,679,085</u>
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Section 5. Copies of this capital project ordinance amendment shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of January, 2013.

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of Council
FROM: Lisa T. Smith, Chief Financial Officer
DATE: January 28, 2013
RE: **Capital Project Ordinance Amendments 2013-25 and 2013-26 (FY2012 and FY2013 Street Resurfacing Projects)**

THE QUESTION:

Staff requests approval of the attached capital project ordinance amendments which will move the funds remaining in the completed FY2012 street resurfacing project to the FY2013 street resurfacing project budget.

RELATIONSHIP TO STRATEGIC PLAN:

Goal 2, Objective 3 - More Efficient City Government - Investing in City's future infrastructure, facilities and equipment.

BACKGROUND:

- Council approved the funding of the Fort Bragg Road - phase 1 rehabilitation project in 2011, as part of the overall FY2012 street resurfacing project.
- The FY2012 street resurfacing project, including the rehabilitation of .8 miles on Fort Bragg Road, has been completed and \$595,325 remains in the project budget which can be used for additional street resurfacing.
- The attached amendments will move the remaining funds to the FY2013 street resurfacing project, which includes rehabilitation of the remaining 1.1 miles of Fort Bragg Road (phase 2 project).
- If the amendments are approved, the FY2013 street resurfacing budget will be \$4,095,325.

ISSUES:

None.

BUDGET IMPACT:

As outlined above.

OPTIONS:

1. Adopt Capital Project Ordinance Amendments 2013-25 and 2013-26.
2. Do not adopt Capital Project Ordinance Amendments 2013-25 and 2013-26.

RECOMMENDED ACTION:

Staff recommends that Council pass Capital Project Ordinance Amendments 2013-25 and 2013-26.

ATTACHMENTS:

CPOA 2013-25 FY2012 Street Resurfacing

CPOA 2013-26 FY2013 Street Resurfacing

CAPITAL PROJECT ORDINANCE AMENDMENT
CHANGE 2013-25 (CPO 2012-1)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1. The project change authorized is to Capital Project Ordinance 2012-1, adopted June 13, 2011, as amended, for the FY2012 street resurfacing project, including the rehabilitation of Fort Bragg Road and miscellaneous street improvements.

Section 2. The project director is hereby directed to proceed with the project within the terms of the various agreements executed and within the funds appropriated herein.

Section 3. The following revenues are anticipated to be available to the City to complete the project:

	<u>Listed As</u>	<u>Amendment</u>	<u>Revised</u>
General Fund Transfer	\$ 3,922,220	\$ (595,325)	\$ 3,326,895
Transfer from Bond Fund 57	127,614	-	127,614
Miscellaneous Income	20,204	-	20,204
	<u>\$ 4,070,038</u>	<u>\$ (595,325)</u>	<u>\$ 3,474,713</u>

Section 4. The following amounts are appropriated for the project:

Project Expenditures	<u>\$ 4,070,038</u>	<u>\$ (595,325)</u>	<u>\$ 3,474,713</u>
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Section 5. Copies of this capital project ordinance amendment shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of January, 2013.

CAPITAL PROJECT ORDINANCE AMENDMENT
CHANGE 2013-26 (CPO 2013-1)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1. The project change authorized is to Capital Project Ordinance 2013-1, adopted June 11, 2012, for the FY2013 street resurfacing project, including the rehabilitation of Fort Bragg Road and miscellaneous street improvements.

Section 2. The project director is hereby directed to proceed with the project within the terms of the various agreements executed and within the funds appropriated herein.

Section 3. The following revenues are anticipated to be available to the City to complete the project:

	<u>Listed As</u>	<u>Amendment</u>	<u>Revised</u>
General Fund Transfer	<u>\$ 3,500,000</u>	<u>\$ 595,325</u>	<u>\$ 4,095,325</u>

Section 4. The following amounts are appropriated for the project:

Project Expenditures	<u>\$ 3,500,000</u>	<u>\$ 595,325</u>	<u>\$ 4,095,325</u>
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Section 5. Copies of this capital project ordinance amendment shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of January, 2013.

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Victor Sharpe, Community Development Director
DATE: January 28, 2013
RE: **Community Development - Revisions to the HOME Investment Partnership Recapture-Resale Provisions**

THE QUESTION:

Recapture-Resale Policy for the use of HOME Investment Partnership Grant funds.

RELATIONSHIP TO STRATEGIC PLAN:

Growing City, A Livable Neighborhood - A Great Place to Live

BACKGROUND:

The proposed amended Recapture-Resale Provision is necessary for compliance with the HOME Investment Partnership Grant requirements in the administration of the City's HOME-funded homebuyer assistance programs and Community Housing Development Organizations (CHDO) activities.

The City's HOME Program Recapture Provisions include:

- 1) Requiring each homebuyer to read, understand and execute the City's Homebuyer Home Investment Partnership Funds Recapture Agreement.
- 2) Securing every loan provided with a Deed of Trust (lien) on the property executed by the homebuyer during the close of the loan which shall ensure repayment of the City's full HOME subsidy prior to any subsequent conveyance of the property.
- 3) Recapturing the full HOME subsidy and/or principal balance due at the time of a subsequent conveyance prior to canceling the City's lien on the property.
- 4) In the event of an involuntary sale or conveyance of the property such as a foreclosure, transfer in lieu of foreclosure or assignment to HUD, the housing unit will no longer be subjected to the affordability requirements if the full HOME subsidy is successfully obtained. However, if the full amount cannot be recaptured in an involuntary sale, the City will attempt to recoup any net proceeds that may be available and/or that it is able to recover.
- 5) During the period of affordability, a homebuyer will not be permitted to refinance the property without the approval of the City of Fayetteville, nor will the department agree to a subordination of its lien interest at any time.
- 6) The City shall not consider the investment of additional HOME funds to save its interests in properties facing property tax and/or other senior debt foreclosures but may consider the investment of additional HOME funds to rehabilitate and sale or rent any housing acquired through foreclosure.
- 7) The City shall continuously monitor that the housing unit is the homebuyer's principal place of residency during the period of affordability by mailing a letter or postcard no less than every three years with "do not forward" instructions requiring a response from the homebuyer.

The City shall enforce its HOME Program Resale Provisions by ensuring that:

- 1) The property is sold to another low-income homebuyer who will use the property as his or her principal residence and enforcing the deed restrictions which shall also be recorded with the secured deeds of trust during the subsequent homebuyer's close on the property;
- 2) The original homebuyer receives a fair return on investment as outlined below to include the homebuyer's down payment plus capital improvements made to the house; and
- 3) The property is sold at a price that remains affordable to a reasonable range of low-income homebuyers by targeting low-income potential homebuyers who have enlisted in the homebuyer education workshop funded by the City and offered by Consumer Credit Counseling Service and/or homebuyers that are program qualified to purchase an affordable home by the City's certified CHDOs that average between 60% and 80% our area's median income, as well as in

predominantly low-income or census tract identified neighborhoods where most of the City's affordable homes have been developed and are located that already have a pool of income-eligible homebuyers who also average between 60% and 80% our area's income median.

The Fayetteville Redevelopment Commission reviewed this item at its meeting on December 13, 2013 and voted to recommend approval of the policy.

ISSUES:

City Council's approval of the Recapture-Resale Policy is required by the U.S. Department of Housing and Urban Development for the use of HOME Investment Partnership funds.

BUDGET IMPACT:

None

OPTIONS:

- Approve proposed policy revisions.
- Modify proposed policy revisions.
- Provide additional direction to staff.

RECOMMENDED ACTION:

Staff recommends that City Council move to approve of the HOME Investment Partnership Recapture-Resale Policy.

ATTACHMENTS:

Recapture-Resale Provisions

HOME Investment Partnership Grant Program Recapture-Resale Provisions

The City of Fayetteville will adopt the HUD recapture provisions as outlined in 24 CFR Part 92.254 in administering its eligible HOME-funded homebuyer assistance programs identified as the Down Payment Assistance Program (DAP) and the Mortgage Assistance Program (MAP) that assist in the acquisition of existing or newly constructed affordable single family homes by providing direct HOME subsidy to the homebuyers, to ensure affordability by requiring the recapture of the full amount of the HOME subsidy if the property is sold during the period of affordability. The full amount of the HOME subsidy means and equates to the original HOME loan amount provided to the homebuyer minus loan payments already received from (or on behalf of) the homebuyer, for collection of the loan's principal balance due from, but not in excess of, the net sales proceeds. Net proceeds are the funds remaining from the sale of the property by the original homebuyer less the repayment of the outstanding balance on any superior mortgage, sales commission, the original homebuyer's down payment and the cost of any property improvements made by the homebuyer. In other words, to the extent that net sales proceeds are available at closing, the principal balance of HOME funds is due and payable. In the event of foreclosure, the City (Lender) may not require the Homebuyer (Borrower) to repay an amount greater than the net proceeds available after the foreclosure sale. In addition, the City shall attempt to collect only the amount of its entire (total) HOME subsidy and shall allow the homebuyer to retain all appreciation from the sale of the property once the City has been repaid its HOME funds.

All homeowner assistance funds shall be provided as deferred or amortized loan as evidenced by a note secured by a deed of trust on the property. The entire amount of the loan shall be due and payable, if the homebuyer does not continue to occupy the property as their principal residence for the duration of the period of affordability ("recapture provision"). During the period of affordability, the homebuyer shall not be permitted to refinance the property without the approval of the City.

The recapture provision shall be revoked, if an ownership interest is terminated during the period of affordability by foreclosure, transfer in lieu of foreclosure, or assignment of a FHA-insured mortgage to HUD. If the owner thereafter obtained a redemptive interest in the property, the original affordability period resumes and continues until its term expires. The amount due to the City may also be forgiven to the extent allowed in the HOME regulations.

The recapture provision will ensure that each housing unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254 (a) (4):

<u>HOME Funds</u>	<u>Period of Affordability</u>
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years
New Construction	20 years

The City of Fayetteville shall enforce its HOME Program Recapture Provisions by:

- 1) Requiring each homebuyer to read, understand and execute the City's Homebuyer Home Investment Partnership Funds Recapture Agreement.
- 2) Securing every loan provided with a Deed of Trust (lien) on the property executed by the homebuyer during the close of the loan which shall ensure repayment of the City's full HOME subsidy prior to any subsequent conveyance of the property.
- 3) Recapturing the full HOME subsidy and/or principal balance due at the time of a subsequent conveyance prior to canceling the City's lien on the property.
- 4) In the event of an involuntary sale or conveyance of the property such as a foreclosure, transfer in lieu of foreclosure or assignment to HUD, the housing unit will no longer be subjected to the affordability requirements if the full HOME subsidy is successfully obtained. However, if the full amount cannot be recaptured in an involuntary sale, the City will attempt to recoup any net proceeds that may be available and/or that it is able to recover.
- 5) During the period of affordability, a homebuyer will not be permitted to refinance the property without the approval of the City of Fayetteville, nor will the department agree to a subordination of its lien interest at any time.
- 6) The City shall not consider the investment of additional HOME funds to save its interests in properties facing property tax and/or other senior debt foreclosures but may consider the investment of additional HOME funds to rehabilitate and sale or rent any housing acquired through foreclosure.
- 7) The City shall continuously monitor that the housing unit is the homebuyer's principal place of residency during the period of affordability by mailing a letter or postcard no less than every three years with "do not forward" instructions requiring a response from the homebuyer.

HOME Program Resale Provisions

The City of Fayetteville shall, however, adopt the HUD resale provisions as outlined in 24 CFR Part 92.254(a)(5)(i) in administering its eligible HOME-funded CHDO activities for the development of affordable newly constructed single family homes and/or to acquire and rehabilitate existing homes to sale to low-to-moderate income homebuyers that states that the period of affordability is based on the total amount of HOME funds invested in the housing to include any HOME program income used to assist in the project. HOME funds provided for these activities are solely for the development of the houses only, is not used for the purpose of lowering the purchase price from fair market value to an affordable price, and no down payment assistance is provided; unless directly applied for from the homebuyer subsequent to the development of the house by the CHDO of which a direct HOME subsidy would then be provided to the respective homebuyer and the recapture provisions will be adopted for the full amount of the HOME subsidy only provided to the homebuyer. Due to total, 0% interest, financing provided by a majority of homes developed by a CHDO and total financing more readily available from the private lenders with the use of FHA loans, there is little or no need for subsequent direct HOME subsidy to the homebuyer.

Affordable homes developed by the City's certified CHDOs shall have an initial purchase price that does not exceed 95 percent of the median purchase price for the City of Fayetteville's metropolitan area in accordance to the Fair Housing Act's (FHA), be the principal place of residency for a low to moderate income eligible homebuyer, and shall be subjected to HUD's resale provisions if the original homebuyer sales the property or makes any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

The City of Fayetteville shall enforce its HOME Program Resale Provisions by ensuring that:

- 1) The property is sold to another low-income homebuyer who will use the property as his or her principal residence and enforcing the deed restrictions which shall also be recorded with the secured deeds of trust during the subsequent homebuyer's close on the property;
- 2) The original homebuyer receives a fair return on investment as outlined below to include the homebuyer's down payment plus capital improvements made to the house; and
- 3) The property is sold at a price that remains affordable to a reasonable range of low-income homebuyers by targeting low-income potential homebuyers who have enlisted in the homebuyer education workshop funded by the City and offered by Consumer Credit Counseling Service and/or homebuyers that are program qualified to purchase an affordable home by the City's certified CHDOs that average between 60% and 80% our area's median income, as well as in predominantly low-income or census tract identified neighborhoods where most of the City's affordable homes have been developed and are located that already have a pool of income-eligible homebuyers who also average between 60% and 80% our area's income median.

The City identifies and shall calculate a fair return on investment to be the total amount of any down payment assistance contributed by the homebuyer (initial investment) on a purchased HOME-funded housing unit plus the value of any home improvements determined to be considered a capital improvement (refer to the qualifying list of capital improvements within the CHDO Development SOP) plus a fair return on both the initial investment plus home improvements using the average change in the Consumer Price Index (CPI) over the period of ownership as its standard index for fair return on investment.

Qualifying Capital Home Improvements:

A capital improvement includes any major enhancement that is made to a home. The Cooperator explains that in order to qualify as a capital improvement, the enhancement must either "add value to a property or substantially prolong its life." Some examples of a capital improvement include getting a new roof, installing a generator, adding a porch or

upgrading an electrical system. Minor interior design changes, such as a fresh coat of paint, are not considered capital improvements. The COFCD shall use the current CPI at time of transfer to ensure a fair return on investment for the following example non-exclusive qualifying capital home improvements if a home is sold during the period of affordability as identified by the IRS Capital Improvements Worksheet, as the IRS defines improvements as those items that "add to the value of your home, prolong its useful life, or adapt it to new uses. You add the cost of improvements to the basis of your property." **Examples:** Putting a recreation room in your unfinished basement, adding another bathroom or bedroom, putting up a fence, putting in new plumbing or wiring, putting on a new roof, or paving your driveway are improvements.

The chart below lists some other examples of improvements

Additions	Miscellaneous	Plumbing
Bedroom	Storm windows, doors	Septic system
Bathroom	New roof	Water heater
Deck	Central vacuum	Soft water system
Garage	Wiring upgrades	Filtration system
20-Porch	Satellite dish	Interior Improvements
Patio	Security system	Built-in appliances
Lawn & Grounds	Heating and Air Conditioning	Kitchen modernization
Landscaping	Heating system	Flooring
Walkway	Central air conditioning	Wall-to-wall carpeting
Fence	Furnace	Insulation
Retaining wall	Duct work	Attic
Sprinkler system	Central humidifier	Walls, floor
Swimming pool	Filtration system	Pipes, duct work

In order for a capital home improvement to be considered in calculating a fair return on investment, the homeowner must retain receipts and other records for all improvements, additions and other items that may affect the home's value and should be enlisted/documentated on the Capital Improvements Worksheet used from the Form 2119 instructions when filing the homeowner's IRS tax return.

CITY COUNCIL ACTION MEMO

TO: Mayor and City Council
FROM: Pamela Megill, City Clerk
DATE: January 28, 2013
RE: **Approve Meeting Minutes:**

November 5, 2012 WKS
November 13, 2012 Discussion of Agenda Items

THE QUESTION:

Should the City Council approve the draft minutes as the official record of the proceedings and actions of the associated meetings?

RELATIONSHIP TO STRATEGIC PLAN:

Greater Community Unity - Pride in Fayetteville; Objective 2: Goal 5: Better informed citizenry about the City and City government

BACKGROUND:

The Fayetteville City Council conducted meetings on the referenced dates during which they considered items of business as presented in the draft minutes.

ISSUES:

N/A

BUDGET IMPACT:

N/A

OPTIONS:

1. Approve the draft minutes as presented.
2. Revise the draft minutes and approve the draft minutes as revised.
3. Do not approve the draft minutes and provide direction to staff.

RECOMMENDED ACTION:

Approve the draft minutes as presented.

ATTACHMENTS:

110512 WKS

111312 Discussion of Agenda Items

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FAYETTEVILLE CITY COUNCIL
WORK SESSION MINUTES
LAFAYETTE ROOM
NOVEMBER 5, 2012
5:00 P.M.

Present: Mayor Anthony G. Chavonne

Council Members Keith Bates, Sr. (District 1); Kady-Ann Davy (District 2) (arrived at 5:25 p.m.); Robert A. Massey, Jr. (District 3); Darrell J. Haire (District 4); Bobby Hurst (District 5); William J. L. Crisp (District 6); Valencia A. Applewhite (arrived at 5:10 p.m.); (District 7); Wade Fowler (District 8); James W. Arp, Jr. (District 9)

Others Present: Ted Voorhees, City Manager
Kristoff Bauer, Assistant City Manager
Karen McDonald, City Attorney
Brian Meyer, Assistant City Attorney
Lisa Smith, Chief Financial Officer
Katherine Bryant, Interim Police Chief
Patricia Bradley, Police Attorney
Michael Gibson, Parks, Recreation and Maintenance Director
Scott Shuford, Development Services Manager
Rusty Thompson, Engineering and Infrastructure Director
Randy Hume, Transit Director
Jerry Dietzen, Environmental Services Director
Craig Hampton, Special Projects Director
John Kuhls, Human Resource Development Director
Bradley Whited, Airport Director
Pamela Megill, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Chavonne called the meeting to order.

2.0 INVOCATION

The invocation was offered by Council Member Haire.

3.0 APPROVAL OF AGENDA

MOTION: Mayor Pro Tem Arp moved to approve the agenda.

SECOND: Council Member Fowler

VOTE: UNANIMOUS (8-0)

4.0 CLOSED SESSION

4.1 N.C.G.S. § 143-318.11 - Closed session for economic development.

MOTION: Mayor Pro Tem Arp moved to go into closed session to discuss an economic development matter.

SECOND: Council Member Fowler

VOTE: UNANIMOUS (8-0)

The regular session recessed at 5:00 p.m. The regular session reconvened at 5:20 p.m.

MOTION: Council Member Bates moved to go into open session.

SECOND: Council Member Fowler

VOTE: UNANIMOUS (9-0)

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5.0 OTHER ITEMS OF BUSINESS

5.1 Proposed 2013 City Council meeting dates calendar.

Mr. Ted Voorhees, City Manager, presented this item and stated the proposed calendar included budget meeting dates, all with a start time of 5:00 p.m., and noted the month of July had only one regular meeting proposed.

Mayor Chavonne inquired if the Council was comfortable with the 5:00 p.m. start time for the budget meetings or if a 6:00 p.m. start time was preferable. Consensus of the Council was for a 5:00 p.m. start time.

Consensus of the Council was to bring this item back to the November 13, 2012, City Council meeting to adopt the proposed calendar by resolution.

5.2 Update on sale and development of 301 Bragg Boulevard, AKA Old Day's Inn.

Mr. Craig Hampton, Special Projects Director, presented this item and provided background on the Requests for Proposals (RFP) and the submittal from Park View, LLC. He updated Council as to the successful negotiations with the developer and advised the development value and images of the development were being created by the developer and would be provided in a separate submittal. He stated at the November 13, 2012, City Council meeting, Council would be requested to accept the proposal of Park View, LLC, as revised, and to authorize sale of the property pursuant to N.C.G.S. § 160A-269. He further stated at the December 10, 2012, City Council meeting, assuming no upset bids were received, Council would be requested to consider award of the sale and authorization to the City Manager to complete final negotiations and execution of the master development agreement and all other documents to complete the development. He provided a copy of the proposed site plan.

Mr. Maurice Wren, Manager for the developer, Moorman, Kizer and Reitzel, Inc., stated the development would have a total of 47 units and prices would range from approximately \$280,000.00 to \$350,000.00.

Council Member Applewhite inquired if the City was pricing citizens out of living in the downtown area. Mr. Wren responded he felt confident there was sufficient clientele to purchase the proposed residences.

Consensus of the Council was to review this item and corresponding resolution at the November 13, 2012, City Council meeting.

5.3 Citizen Review Board

Ms. Katherine Bryant, Interim Police Chief, presented this item with the aid of a power point presentation and stated as a result of the study conducted by NOBLE, a recommendation was made for the implementation of a Citizen Review Board (CRB). She stated a workgroup with representatives from the Police Department, City Attorney's Office, and Management Services was formed to develop a procedural manual and City ordinance for the CRB. She explained the draft City of Fayetteville CRB Rules of Procedure document contained the Board's composition and scope of work and the process for conducting hearings. She further explained the establishment of a CRB would require special legislation for the City of Fayetteville to permit members of the board to have access to the citizen complaint file. She advised other cities had established CRBs once the special legislation was adopted. She further advised the development and establishment for the City of Fayetteville CRB Rules of Procedure and City ordinance would support the request for the legislative change in early 2013.

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Council Member Massey stated he would like the City to hold a public hearing prior to the Council taking official action.

Mayor Pro Tem Arp stated that holding a public hearing would further delay the process of implementing a Citizen Review Board.

Council Member Haire stated he did not see a reason for holding a public hearing.

Council Member Massey stated he wanted all stakeholders to have an additional opportunity to address this item.

Consensus of the Council was to bring this item to the November 13, 2012, City Council meeting requesting that a public hearing be set for November 26, 2012.

5.4 Revenue and Expenditure Report for Annual Funds for the Quarter Ended September 30, 2012

Ms. Lisa Smith, Chief Financial Officer, presented this item with the aid of a power point presentation and explained the components of the report. She stated sales tax distributions were received approximately 75 days after the period in which they applied. She explained the report included sales tax revenues for the one-month period ended July 31, 2012, for the current fiscal year, and for comparative purposes the one-month period ended July 31, 2011, for the prior fiscal year. In addition, she explained quarterly utility taxes were received from the State approximately 75 days after the period to which they were applied; therefore, no utility tax revenues were included in the report. She provided an overview of the Storm Water Fund, Transit Fund, and Airport Fund.

A brief question and answer period ensued.

Mr. Ted Voorhees, City Manager, stated he would like to continue providing the City Council with a quarterly financial report during work sessions, and stated this type of review would keep them focused.

Consensus of the City Council was to receive a financial report on a quarterly basis during work session meetings.

5.5 Annual Sustainability Report

Mr. Jerry Dietzen, Environmental Services Director, presented this item with the aid of a power point presentation. He provided background on the City of Fayetteville Sustainability Master Plan and stated long-term sustainability depended on a careful balancing of economic, social, and environmental goals and objectives. He explained the local stakeholders had developed the definition of sustainability unique to Fayetteville's cultural and regional characteristics and the agreed upon definition was "Living today in a way that permits future generations to live the same way or better". He stated the plan was focusing on the four areas of environment and natural resources, planning, community, and City agencies. He further stated the plan was developed using the seven guiding principles of (1) promoting national energy independence, increasing competitiveness; (2) increasing competitiveness and producing economic benefits; (3) promoting regional cooperation; (4) preserving neighborhoods and maintaining housing affordability; (5) developing healthier communities and social equity; (6) leading by example; and (7) utilizing performance metrics and ensuring accountability. He stated the overall goal of the plan was to create a culture of sustainability in all that the City was doing and in doing so, the City could improve the quality of life for its citizens by providing cleaner air, conserving their natural resources, and improving the local economy by doing so in a socially responsible way. He explained that many times a sustainable project, renovation, or piece of equipment costs more initially than meeting code requirements or

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minimum specifications and when considering infrastructure projects and equipment, they should also consider the life-cycle cost of the project. He stated utilizing this method often times yielded a long-term savings on the project/equipment thus being more sustainable for the environment as well as a reduced impact on future budget cycles. He provided an overview of the following topics: energy efficiency, water conservation, renewable and alternative energy, air quality, community and social equity, smart growth, and recycling. He announced November 8, 2012, Environmental Services would be hosting the first of three meetings with local business owners to discuss commercial recycling.

5.6 Compensation, Planning and Implementation - Follow-up

Mr. John Kuhls, Human Resource Development Director, presented this item with the aid of a power point presentation. He stated Council had expressed an interest in moving forward with implementing recommendations from the City's compensation study as completed in 2012 and had identified short-term direction and long-term funding strategies. He explained staff successfully implemented the approved FY 2013 budget pay changes for employees with an effective date of August 13, 2012. He further explained the City Manager was responsible for the administration and maintenance of the position classification plan and would be responsible for recommending to Council any systematic compensation changes to the pay plan. He stated the three key issues discussed with Council at previous work sessions included (1) recruitment, (2) turnover, and (3) progress to or towards midpoint/market pay. He stated the benchmark survey data showed that Fayetteville's pay levels were lagging in the market which was placing them at a disadvantage with their closest competitors for needed talent to enhance City services in the short- and long-term. He advised the FY 2013 budget approved by Council included a \$700,000.00 budget for implementation actions with an effective date of January 28, 2013. He further advised there was an estimated cost of \$625,000.00, resulting in a \$75,000.00 equity pool for subsequent actions as needed. He stated FY 2014 budget impacts would be developed to support agreed upon implementation actions as part of the FY 2014 budget preparation. He presented two phases of compensation solutions as follows:

Phase I implementation actions to be completed using current budget:

- Use current \$700,000.00 budget on staff below midpoint/market pay (effective in 2013).
- Increase employees paid below new minimum to new minimum pay.
- Preserve pay grade range penetration for employees below midpoint and who have two years in position or more as of January 2013.
- Do not exceed the new midpoint on any individual increase.
- Positions identified in the study as being in wrong pay grade will be moved to correct pay grade.

Phase II to be considered as part of FY 2014 budget process/review:

- Adjust only those employees who did not get an increase in January.
- Provide a proposed 3 percent of grade midpoint increase (for General Fund staff).
- Police Officer step plan structure to adjust by 2 percent (last changed in 2008).

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- Estimated FY 2014 budget amount of approximately \$1.6 million for these Phase II actions (new starts, separations, retirements occur).
- Plan for a January 2014 performance-based review while considering City's fiscal constraints accordingly.
- Benefit changes (e.g., vacation, 401k, other) would be considered in next fiscal year where appropriate.

Mr. Kuhls explained that Section 19-152, Salary Steps, of the City Code would need to be removed as it was no longer relevant, and doing so would provide for greater hiring flexibility when hiring candidates who had significant training and experience related to vacated positions.

A brief discussion period ensued.

Consensus of the Council was to (1) agree to the stated Phase I use of the \$700,000.00 and (2) take an official vote at the December 10, 2012, City Council meeting on removing the ordinance pertaining to salary steps.

5.7 Billboard Text Amendment

Mr. Scott Shuford, Development Services Director, presented this item with the aid of a power point presentation. He provided background on a text amendment change requested by Lamar Outdoor Advertising that would allow the installation of a single digital billboard to replace three conventional billboards. He briefly reviewed the current regulations and advised there was a trade-off or transfer provision that would allow one nonconforming billboard face to be upgraded, but still static, with the removal of another nonconforming face, through a quasi-judicial hearing by the Planning Commission. He stated the focus was on reducing the number of nonconforming billboards over time while allowing a higher level of maintenance/upgrading and selecting removals in important gateway areas. He stated the few existing digital billboards in the City were the result of a 2009 agreement between the City and Lamar Advertising which allowed an upgrade to a digital face with removal of three other existing nonconforming billboard faces. He explained the request would allow the upgrade of any billboard face to digital with the removal of any two existing billboard faces. He further explained the applicant had proposed the following specific conditions:

- (1) A spacing of 5,000 feet from other digital billboards and the location being within 100 feet of the one being replaced;
- (2) A maximum height of 30 feet;
- (3) A maximum sign area of 400 square feet;
- (4) A minimum display time of 8 seconds and a maximum of 2 seconds to change;
- (5) The light levels less than 0.3 foot candles of the ambient light;
- (6) No moving, rotating, flashing, animation, etc.; and
- (7) The trade-off ratio of 2 other faces for each new digital face.

Mr. Shuford stated there was no opposition at the Planning Commission hearing and an updated staff report would accompany the requested text amendment set for the City Council hearing on November 13, 2012. In summation, he advised the Planning Commission and staff found the proposed standards adequate and recommended an

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administrative review rather than a hearing process, and to keep the focus on retiring nonconforming signs in return for allowing improvements and upgrading to some. However, he stated they differed on the transfer rate--staff recommended the 3:1 rate as during the settlement and the Commission believed the request at 2:1 was reasonable.

A brief discussion period ensued regarding the digital billboards as part of the Sign Code update.

Consensus of the Council was to hold a public hearing at the November 13, 2012, City Council meeting.

5.8 Parks and Recreation - Park Bond Update

Mr. Michael Gibson, Parks, Recreation and Maintenance Director, presented this item with the aid of a power point presentation. He stated the Parks and Recreation Bond proposal approved by Council contained the following 14 new facilities:

- 1 Multipurpose Aquatic and Senior Center with Fieldhouse
- 4 Neighborhood Pools
- 1 Tennis Center
- 1 Sports Complex
- 1 Cape Fear River Park
- 1 Community Skate Park
- 2 Neighborhood Skate Parks
- 3 Neighborhood Parks

Mr. Gibson explained that while the planned locations of all facilities had been shared with the community, the exact proposed locations for some of the projects had not been identified. In addition, he stated Council had directed that staff examine alternative locations for the Sports Complex. He stated staff had prepared site recommendations for most of the locations and the bond proposal contained estimated funding for property acquisition. He further stated staff was prioritizing locations that were already in control of local government. He advised staff would be developing strategies to acquire sites as necessary, and would present those strategies at future meetings on a site specific basis. He provided maps and diagrams to illustrate proposed locations for the neighborhood aquatic center, skateboard park, pools, senior center, and tennis center.

A discussion period ensued regarding the sports complex potentially being located by the 295 Interchange and Shaw Heights proximity. Mr. Gibson stressed this would be a tremendous opportunity and the road energy would be significant.

Consensus of Council was to set a public hearing for this item at the November 13, 2012, City Council meeting setting the public hearing for November 26, 2012.

5.9 Transit Fares

Mr. Randy Hume, Transit Director, presented this item with the aid of a power point presentation. He provided background and stated since FY 2008 transit ridership had increased; more service had been added to the system's operation; and, with federal and state grant assistance, they had placed new buses, benches, and shelters into service. He stated during the FY 2013 strategic planning and budget process Council requested a review of fare levels and potential consideration of fare changes that could offset the cost of service improvements. He further stated over the past few months transit staff had been working with the FACT Committee in the development of a Fare Policy and a comparison of FAST fare rates to other systems in North Carolina as well as surrounding states. He advised the FACT

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Committee voted to recommend the City Council adopt the Fare Policy and was expected to recommend an increase in fare rates to be implemented prior to the end of FY 2013 in order to continue to improve transit services. He provided an overview of the Fare Policy, fare comparison, fare recovery and revenue and funding with other transit systems. He also provided a complete table of proposed fare increases. He concluded by stating based on the FACT Committee's recommendation, an additional \$190,000.00 in annual revenue would be generated.

A brief discussion period ensued regarding the transfer fees and the shortage of qualified bus drivers.

Consensus of the Council was to revisit this item at a later date.

5.10 Public Works Commission Appointment Process and Time Line

Council Member Hurst, Appointment Committee Chair, presented this item and stated on October 8, 2012, Ms. Terri Union submitted her letter of resignation from the Public Works Commission to be effective December 31, 2012, whose term was not due to expire until September 2014. He explained appointment to the unexpired position would be for the term January 1, 2013, through August 31, 2014. He stated on October 17, 2012, the City announced and advertised the opportunity to apply for appointment to the Public Works Commission. He further stated the City issued a media release, a community channel advertisement, and the information was posted on Twitter and Facebook. He concluded by stating that applications would be accepted through close of business on November 16, 2012.

Council Member Applewhite stated if a second vacancy occurred (Public Works Commissioner Lou Olivera was currently running for Cumberland County District Court Judge), then the deadline for accepting applications should be extended.

Consensus of the Council was to accept applications for the Public Works Commission board and extend the deadline for applications to be received in the City Clerk's office no later than the close of business on November 20, 2012.

5.11 Hire Fayetteville First - Disparity Study Scope of Work

Mr. Kristoff Bauer, Assistant City Manager, presented this item with the aid of a power point presentation and stated Council adopted City Council Policy 135.2, Hire Fayetteville First Jobs Creation Policy, on July 9, 2012. He further stated staff presented a timeline and action plan for implementing that program during the September 4, 2012, Council meeting. He explained the next step called for clarifying the definition of "Locally Owned Businesses" as used in the adopted policy. He further explained Policy No. 135.2 was directing staff to conduct a disparity study as part of developing programs to support locally owned businesses, women owned businesses, minority owned businesses, disabled and disadvantaged owned businesses, and veteran owned businesses. He stated with the Local Business definition, staff now had definitions for all of the business categories listed in Policy No. 135.2 and, consistent with the project schedule, was proposing a Scope of Work for the disparity study. He provided two alternative Scopes of Work; the first being consistent with Policy No. 135.2 and broader than the example studies previously discussed with the Council due to the inclusion of Veteran and Local Businesses, the second based on prior discussion of Council narrowing the focus of the study to Local Businesses. He noted that the adoption of Policy No. 135.2 took place after Council had adopted both the FY 2013 Strategic Plan and budget, and stated there were no funds appropriated for the contracted services. He concluded by stating the estimated cost of the disparity study was \$300,000.00. He introduced Ms. Susan J. Monroe, President/CEO of the Cumberland Regional Improvement Corporation.

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Ms. Monroe suggested the Council go into a partnership with the County Commissioners and School Board to share the cost of the disparity study and also noted that the study could be provided in portions.

Council Member Applewhite stated she was in favor of the disparity study and that the City could find the funding for the project.

Council Member Bates stated he was against the disparity study.

Mayor Chavonne stated he would send a "laundry list" to Council of the draft Hire Fayetteville First plan that had been developed over the past several months. He requested that staff place this item on the December work session to allow for continued discussion.

Mayor Pro Tem Arp inquired if the City could place a link on the web page that would be a direct route to information on local contracting, bid, and business opportunities. Mr. Bauer responded that the City could provide the requested link.

Council Member Haire stated he would like to see the finalized plan in place in time for the February bond election.

Mayor Chavonne asked for a show of hands to indicate how many Council members were in favor of the disparity study with the RFP and to allocate \$300,000.00 for the project. Council Members Haire and Crisp raised their hands (Council Member Applewhite had left the meeting at 9:03 p.m. and did not participate in the show of hands).

Consensus of the Council was to (1) immediately update the City's web site to show local contracting, bid, and business opportunities and (2) plan a presentation at the December work session that included (a) specific plans to encourage and track local business participation in the proposed Parks and Recreation construction projects, (b) a prioritized strategic plan, with specific goals and timelines, to implement other elements of the draft Fayetteville First draft plan deemed appropriate, and (c) to propose a revision to Policy No. 135.2 eliminating the directive to complete a disparity study.

5.0 ADJOURNMENT

There being no further business, the meeting adjourned at 9:15 p.m.

Respectfully submitted,

PAMELA J. MEGILL
City Clerk

ANTHONY G. CHAVONNE
Mayor

110512

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FAYETTEVILLE CITY COUNCIL
DISCUSSION OF AGENDA ITEMS MEETING MINUTES
EXECUTIVE CONFERENCE ROOM
NOVEMBER 13, 2012
6:00 P.M.

Present: Mayor Anthony G. Chavonne

Council Members Keith Bates, Sr. (District 1); Kady-Ann Davy (District 2) (arrived at 6:10 p.m.); Robert A. Massey, Jr. (District 3); Darrell J. Haire (District 4); Bobby Hurst (District 5); William J.L. Crisp (District 6); Valencia A. Applewhite (District 7) (arrived at 6:05 p.m.); Wade Fowler (District 8); James W. Arp, Jr. (District 9)

Others Present: Theodore Voorhees, City Manager
Kristoff Bauer, Assistant City Manager
Karen McDonald, City Attorney
Russell Rogerson, Fayetteville-Cumberland County
Chamber of Commerce
Members of the Press

Mayor Chavonne called the meeting to order.

MOTION: Council Member Bates moved to go into closed session for consultation with the attorney for an attorney-client privileged matter and an economic development matter.
SECOND: Council Member Hurst
VOTE: UNANIMOUS (8-0)

The regular session recessed at 6:00 p.m. The regular session reconvened at 6:35 p.m.

MOTION: Council Member Fowler moved to go into open session.
SECOND: Council Member Hurst
VOTE: UNANIMOUS (10-0)

Mayor Chavonne reviewed the proclamations and recognitions. He announced five speakers had signed up for the public forum.

Council Member Applewhite expressed an interest in pulling Item 6.8 from the consent agenda.

No issues were raised with the public hearing items and other items of business.

There being no further business, the meeting adjourned at 6:35 p.m.

Respectfully submitted,

KAREN M. MCDONALD
City Attorney

ANTHONY G. CHAVONNE
Mayor

111312

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Lisa T. Smith, Chief Financial Officer
DATE: January 28, 2013
RE: **Special Revenue Fund Project Ordinance Closeout 2013-7 and Capital Project Fund Ordinance Closeouts and Partial Closeouts 2013-9 through 2013-17**

THE QUESTION:

Staff requests Council's approval to closeout one Special Revenue Fund Project Ordinance and nine Capital Project Fund Ordinances as identified in the attached documents.

RELATIONSHIP TO STRATEGIC PLAN:

Goal 2: More Efficient City Government - Cost Effective Service Delivery

Goal 4: Growing City, Livable Neighborhoods - A Great Place to Live

BACKGROUND:

- Annually, the City closes out several projects that have been completed in previous fiscal years and are no longer active.
- The attached closeouts, or partial closeouts, are for various projects including public improvements, property acquisition and economic development activities.
- The projects have been completed in a previous fiscal year and the revenues and expenditures related to the projects have been audited.
- The attached closeouts detail the budget and actual revenues and expenditures for the projects.

ISSUES:

None.

BUDGET IMPACT:

Not applicable. Projects are being closed.

OPTIONS:

1. Adopt the Special Revenue Fund Project Ordinance Closeouts and Capital Project Fund Ordinance Closeouts and Partial Closeouts.
2. Do not adopt the Special Revenue Fund Project Ordinance Closeouts and Capital Project Fund Ordinance Closeouts and Partial Closeouts.

RECOMMENDED ACTION:

Staff recommends that Council move to pass Special Revenue Fund Project Ordinance Closeouts 2013-7 and Capital Project Fund Ordinance Closeouts and Partial Closeouts 2013-9 through 2013-17.

ATTACHMENTS:

SROC 2013-7 Community Gardens (SALT)

CPOC 2013-9 2005 Public Improvement GO Bond Fund

CPOC 2013-10 Intersection Improvements

CPOC 2013-11 Downtown Streetscapes (Partial)

CPOC 2013-12 Sidewalk Improvements
CPOC 2013-13 US 401 Sidewalk
CPOC 2013-14 Sidewalk Ramsey_Reilly
CPOC 2013-15 Stormwater Drainage Improvements (Partial)
CPOC 2013-16 Festival Park Plaza Acquisition
CPOC 2013-17 300 Block of Hay Street

SPECIAL REVENUE FUND PROJECT ORDINANCE CLOSEOUT
CLO 2013-7 (SRO 2009-10)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following special revenue project ordinance is hereby closed:

Section 1. The project closing authorized is to Special Revenue Project Ordinance 2009-10, adopted April 13, 2009, as amended, for the development of a community garden for the residents of the Old Wilmington Road Community.

Section 2. The project director is hereby directed to proceed with the necessary closing entries and collection of any and all grant and loan agreements outstanding.

Section 3. The following revenues were made available to the City for the project:

	<u>Budget</u>	<u>Actual</u>
Sandhills Area Land Trust - Donation	\$ 28,000	\$ 24,980
Interest	261	267
	<u>\$ 28,261</u>	<u>\$ 25,247</u>

Section 4. The following amounts were appropriated and expended for the project:

	<u>Budget</u>	<u>Actual</u>
Project Expenditures	<u>\$ 28,261</u>	<u>\$ 25,247</u>

Section 5. Copies of this special revenue project ordinance closeout shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of January, 2013.

CAPITAL PROJECT ORDINANCE CLOSEOUT
CLO 2013-9 (CPO 2005-2)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby closed:

Section 1. The project closing authorized is to Capital Project Ordinance 2005-2, adopted September 27, 2004, as amended, for the funding of Street and Sidewalk Improvements, Drainage Improvements, Park Land Acquisition, the Fayetteville State University Fire Station and Training Facility Project, and associated bond principal payments.

Section 2. The project director is hereby directed to proceed with the necessary closing entries and collection of any and all grant and loan agreements outstanding.

Section 3. The following revenues were made available to the City for the project:

	<u>Budget</u>	<u>Actual</u>
Bond Proceeds	\$ 8,450,000	\$ 8,450,000
General Fund Transfer	358,000	354,231
Investment Income	453,801	452,782
Total Revenues	<u>\$ 9,261,801</u>	<u>\$ 9,257,013</u>

Section 4. The following amounts were appropriated and expended for the project:

	<u>Budget</u>	<u>Actual</u>
Project Expenditures	<u>\$ 9,261,801</u>	<u>\$ 9,257,013</u>

Section 5. Copies of this capital project ordinance closeout shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of January, 2013.

CAPITAL PROJECT ORDINANCE CLOSEOUT
CLO 2013-10 (CPO 2005-3)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby closed:

Section 1. The project closing authorized is to Capital Project Ordinance 2005-3, adopted November 8, 2004, for the funding of the Hillsboro Street and Cumberland Street Railroad Intersection Improvements.

Section 2. The project director is hereby directed to proceed with the necessary closing entries and collection of any and all grant and loan agreements outstanding.

Section 3. The following revenues were made available to the City for the project:

	<u>Budget</u>	<u>Actual</u>
Federal Grant - TEA21 Grant	\$ 108,000	\$ 107,503
General Fund Transfer	12,000	12,496
Total Revenues	<u>\$ 120,000</u>	<u>\$ 119,999</u>

Section 4. The following amounts were appropriated and expended for the project:

	<u>Budget</u>	<u>Actual</u>
Project Expenditures	<u>\$ 120,000</u>	<u>\$ 119,999</u>

Section 5. Copies of this capital project ordinance closeout shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of January, 2013.

CAPITAL PROJECT ORDINANCE PARTIAL CLOSEOUT
CLO 2013-11 (CPO 2008-2)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby partially closed:

Section 1. The project partial closing authorized is to Capital Project Ordinance 2008-2, adopted July 23, 2007, as amended, for the funding of various downtown streetscape projects including, but not limited to, Ray, Franklin, Maxwell, Green and Donaldson Streets.

Section 2. The project director is hereby directed to proceed with the necessary closing entries and collection of any and all grant and loan agreements outstanding.

Section 3. The following revenues were made available to the City for the project:

	Current <u>Budget</u>	Budget <u>Closeout</u>	Revised <u>Budget</u>	Actual <u>Closeout</u>
Central Business District Fund Transfer	\$ 58,299	\$ 58,299	\$ -	\$ 58,299
General Fund Transfer	1,242,886	783,262	459,624	783,262
Recreation & Cultural Fund Transfer	3,300	3,300	-	3,300
Investment Income	4,413	4,413	-	4,413
Miscellaneous Income	5,000	5,000	-	5,000
	<u>\$ 1,313,898</u>	<u>\$ 854,274</u>	<u>\$ 459,624</u>	<u>\$ 854,274</u>

Section 4. The following amounts were appropriated and expended for the project:

	Current <u>Budget</u>	Budget <u>Closeout</u>	Revised <u>Budget</u>	Actual <u>Closeout</u>
Project Expenditures	<u>\$ 1,313,898</u>	<u>\$ 854,274</u>	<u>\$ 459,624</u>	<u>\$ 854,274</u>

Section 5. Copies of this capital project ordinance partial closeout shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of January, 2013.

CAPITAL PROJECT ORDINANCE CLOSEOUT
CLO 2013-12 (CPO 2009-9)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby closed:

Section 1. The project closing authorized is to Capital Project Ordinance 2009-9, adopted June 9, 2008, as amended, for sidewalk improvements along Reilly Road, Cliffdale Road, and Ramsey Street.

Section 2. The project director is hereby directed to proceed with the necessary closing entries and collection of any and all grant and loan agreements outstanding.

Section 3. The following revenues were made available to the City for the project:

	<u>Budget</u>	<u>Actual</u>
General Fund Transfer	\$ 150,000	\$ 104,064
NC Department of Transportation	195,000	154,064
Required Local Match - Developer's fees in lieu of sidewalks	45,000	45,000
Additional Contribution - Developer's fees in lieu of sidewalks	5,000	5,000
Total Revenues	<u>\$ 395,000</u>	<u>\$ 308,128</u>

Section 4. The following amounts were appropriated and expended for the project:

	<u>Budget</u>	<u>Actual</u>
Project Expenditures	<u>\$ 395,000</u>	<u>\$ 308,128</u>

Section 5. Copies of this capital project ordinance closeout shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of January, 2013.

CAPITAL PROJECT ORDINANCE CLOSEOUT
CLO 2013-13 (CPO 2009-20)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby closed:

Section 1. The project closing authorized is to Capital Project Ordinance 2009-20, adopted April 27, 2009, for the construction of a five foot sidewalk along the east side of US 401 (Ramsey Street) from Jones Street to Facility Drive.

Section 2. The project director is hereby directed to proceed with the necessary closing entries and collection of any and all grant and loan agreements outstanding.

Section 3. The following revenues were made available to the City for the project:

	<u>Budget</u>	<u>Actual</u>
General Fund Transfer	\$ -	\$ 2,804
NC Department of Transportation	35,000	26,259
Total Revenues	<u>\$ 35,000</u>	<u>\$ 29,063</u>

Section 4. The following amounts were appropriated and expended for the project:

	<u>Budget</u>	<u>Actual</u>
Project Expenditures	<u>\$ 35,000</u>	<u>\$ 29,063</u>

Section 5. Copies of this capital project ordinance closeout shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of January, 2013.

CAPITAL PROJECT ORDINANCE CLOSEOUT
CLO 2013-14 (CPO 2009-21)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby closed:

Section 1. The project closing authorized is to Capital Project Ordinance 2009-21, adopted April 27, 2009, for the construction of five foot sidewalks along the following locations: the east side of Reilly Road from Paxton Drive to Dandridge Drive, the west side of Reilly Road from Ascott Avenue to Cliffbourn Drive, and the east side of Ramsey Street from Cochran Avenue to Eastwood Drive.

Section 2. The project director is hereby directed to proceed with the necessary closing entries and collection of any and all grant and loan agreements outstanding.

Section 3. The following revenues were made available to the City for the project:

	<u>Budget</u>	<u>Actual</u>
General Fund Transfer	\$ -	\$ 1,953
NC Department of Transportation	147,000	105,660
Total Revenues	<u>\$ 147,000</u>	<u>\$ 107,613</u>

Section 4. The following amounts were appropriated and expended for the project:

	<u>Budget</u>	<u>Actual</u>
Project Expenditures	<u>\$ 147,000</u>	<u>\$ 107,613</u>

Section 5. Copies of this capital project ordinance closeout shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of January, 2013.

CAPITAL PROJECT ORDINANCE PARTIAL CLOSEOUT
CLO 2013-15 (CPO 2011-11)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby partially closed:

Section 1. The project partial closing authorized is to Capital Project Ordinance 2011-11, adopted June 13, 2011, as amended, for the funding of stormwater drainage improvements.

Section 2. The project director is hereby directed to proceed with the necessary closing entries and collection of any and all grant and loan agreements outstanding.

Section 3. The following revenues were made available to the City for the project:

	Current <u>Budget</u>	Budget <u>Closeout</u>	Revised <u>Budget</u>	Actual <u>Closeout</u>
Interfund Transfer from the Stormwater Fund	\$ 10,267,983	\$ 447,821	\$ 9,820,162	\$ 447,821
Revenue Bond Proceeds	10,595,000	-	10,595,000	-
	<u>\$ 20,862,983</u>	<u>\$ 447,821</u>	<u>\$ 20,415,162</u>	<u>\$ 447,821</u>

Section 4. The following amounts were appropriated and expended for the project:

	Current <u>Budget</u>	Budget <u>Closeout</u>	Revised <u>Budget</u>	Actual <u>Closeout</u>
Project Expenditures	<u>\$ 20,862,983</u>	<u>\$ 447,821</u>	<u>\$ 20,415,162</u>	<u>\$ 447,821</u>

Section 5. Copies of this capital project ordinance partial closeout shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of January, 2013.

CAPITAL PROJECT ORDINANCE CLOSEOUT
CLO 2013-16 (CPO 2011-12)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby closed:

Section 1. The project closing authorized is to Capital Project Ordinance 2011-12, adopted June 13, 2011, for the acquisition of the Festival Park Plaza Office Building and related debt issuance costs.

Section 2. The project director is hereby directed to proceed with the necessary closing entries and collection of any and all grant and loan agreements outstanding.

Section 3. The following revenues were made available to the City for the project:

	<u>Budget</u>	<u>Actual</u>
Capital Lease Proceeds	\$ 6,300,000	\$ 6,230,998
General Fund Transfer	100,000	12,326
Total Revenues	<u>\$ 6,400,000</u>	<u>\$ 6,243,324</u>

Section 4. The following amounts were appropriated and expended for the project:

	<u>Budget</u>	<u>Actual</u>
Project Expenditures	<u>\$ 6,400,000</u>	<u>\$ 6,243,324</u>

Section 5. Copies of this capital project ordinance closeout shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of January, 2013.

CAPITAL PROJECT ORDINANCE CLOSEOUT
CLO 2013-17 (CPO 2005-13)

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby closed:

Section 1. The project closing authorized is to Capital Project Ordinance 2005-13, adopted June 27, 2005, as amended, for the funding of the 300 Block of Hay Street Project.

Section 2. The project director is hereby directed to proceed with the necessary closing entries and collection of any and all grant and loan agreements outstanding.

Section 3. The following revenues were made available to the City for the project:

	<u>Budget</u>	<u>Actual</u>
General Fund Transfer	\$ 523,745	\$ 612,039
Fleet Warranty Fund Transfer - Loan	1,000,000	1,000,000
Proceeds from Sale of Land	334,000	245,435
Total Revenues	<u>\$ 1,857,745</u>	<u>\$ 1,857,474</u>

Section 4. The following amounts were appropriated and expended for the project:

	<u>Budget</u>	<u>Actual</u>
Project Expenditures	<u>\$ 1,857,745</u>	<u>\$ 1,857,474</u>

Section 5. Copies of this capital project ordinance closeout shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of January, 2013.

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Lisa Smith, Chief Financial Officer
DATE: January 28, 2013
RE: **Tax Refunds Greater Than \$100**

THE QUESTION:

City Council approval is required to issue tax refund checks for greater than \$100.

RELATIONSHIP TO STRATEGIC PLAN:

Core Value: Stewardship

BACKGROUND:

- The attached list of tax refunds was approved by the Cumberland County Special Board of Equalization for the month of December 2012.
- Council approval is required to issue the refunds.

ISSUES:

None.

BUDGET IMPACT:

The budget impact is \$6,605.18

OPTIONS:

Approve the refunds.

RECOMMENDED ACTION:

Staff recommends that Council move to authorize the property tax refunds identified in the attached memorandum.

ATTACHMENTS:

Tax Refunds of Greater than \$100



January 28, 2013

MEMORANDUM

TO: Lisa Smith, Chief Financial Officer *LS*

FROM: Nancy Peters, Accounts Payable *NP*

RE: Tax Refunds of Greater Than \$100

The tax refunds listed below for greater than \$100 were approved by the Cumberland County Special Board of Equalization for the month of December, 2012.

NAME	BILL NO.	YEAR	BASIS	CITY REFUND
GKB Developers, Inc., Kidd, Harold J.	0036350/ 9486-25- 4094	2011	Corrected Assessment	3302.59
McCoy, Wiggins, Cleveland & O'Connor PLLC	0036350/ 9486-25- 4094	2010	Corrected Assessment	3302.59
TOTAL				\$6605.18

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Craig Harmon, AICP, CZO - Planner II
DATE: January 28, 2013
RE: **P12-55F Request for Special Use Permit to construct a Child Daycare Facility in an SF-10 district on property located on the north west side of Lakewood Drive across from Meadowmont Lane, Containing a portion of a 48.6 acre tract and being the property of Hairr Family LLC.**

THE QUESTION:

Does the requested SUP fit with the character of the neighborhood and the long range plans of the City of Fayetteville?

RELATIONSHIP TO STRATEGIC PLAN:

Livable Neighborhoods
Growth and development

BACKGROUND:

Owner: Hairr Family LLC
Applicant: Brian Ketchem
Requested Action: SUP Child Daycare Facility
Property Address: west side of Lakewood Drive across from Meadowmont Lane
Council District: 6
Status of Property: Vacant
Size: 48.6 acres +/-
Existing Land Use: Vacant building
Adjoining Land Use & Zoning:
North - R10 – Gates Four residential
South - MXD - Commercial and Multifamily Development
East - R10 –Residential
West - SF-10 - Single Family Residential
Letters Mailed: 48
Land Use Plan: Low Density Residential

Zoning Commission voted 5-0 to approve. There were no speakers for this case.

ISSUES:

This property is across from a new development that includes a new Harris Teeter grocery store in the County's jurisdiction. This property is zoned SF-10 and is mostly surrounded by other residential. While the Land Use Plan calls for low density residential Child Daycare Centers are appropriate uses in these areas under certain circumstances (see below).

This case was tabled at the Council's December 10th meeting. During that meeting the major concern of Council centered around a detention pond shown on the applicant's draft site plan. There was concern from Council that an unfenced pond would be a hazard to children attending the daycare. The draft site plan attached to this case does not indicate whether a fence will be used or not. Since this is a Special Use Permit, the City Council can condition this project to have a fence around the pond, which could affect other standards. The project will be required to meet state child care design standards which address issues like fencing of outdoor play areas, design of drop-off areas, and other safety concerns.

There is no requirement that a site plan be provided as part of a Special Use Permit application. Staff provided the draft, unreviewed site plan in this case as context, but since it has not been reviewed and the SUP is not proposed to be conditioned on the site plan or any element thereof, it

is not intended as evidence relevant to the necessary findings.

Storm water runoff regulation is a technical component of site plan review, with Engineering and Infrastructure managing the technical review and approval of such facilities. This review has not taken place. At this point the developer has several options as to how to treat the storm water runoff on this property. Both detention ponds and below ground storage are possibilities right now. Ponds are required to be fenced if their design represents a hazard, such as steep pond banks. If a pond is designed without a fence and as amenity to the site, then it can be used as part of the required open space.

This project has not yet been submitted to the Technical Review Committee for formal review. This is not unusual because, as you may recall from the January 7 work session discussion on development processes, final engineering design often follows zoning decisions due to expense to the developer/property owner.

In summary, staff is confident that child safety will be covered by both City and State site design requirements, including what type of detention pond is used and whether it must be fenced. However, should City Council feel uncomfortable with this particular situation, we suggest the following language be considered: In the event that a detention pond is used by the project developer to meet stormwater management requirements, it shall be fully surrounded by a four-foot tall fence placed in a location to allow pond maintenance, and any gates on said fence shall be secured at all times during which the pond is not being actively maintained or monitored.

Child Care Centers must adhere to the following Use Specific Standards: Article 30-4, Section C – Use Specific Standards,

3. Public and Institutional Uses

(a) Day Care

(1) Child Care Centers (non-residential) Child care centers, including pre-schools, shall be licensed as a child care center by the State and comply with all State regulations for child care centers and the following standards:

a. Minimum Lot Size

A child care center shall be located upon a lot of 20,000 square feet in area or more.

b. Location.

i. If not located in a stand-alone building, a child care center shall be segregated (including the restrooms) from the remaining portion of the building in which it is located.

ii. New child care centers shall be located on a designated major or minor thoroughfare street.

c. Separation

i. Child care centers shall be located at least 500 linear feet from the following uses:

A. Adult entertainment;

B. Bar, nightclub, or cocktail use; or

C. Entertainment establishment.

ii. Child care centers shall be at least 1,000 linear feet from any other child care center (excluding child care centers operated by community centers, religious institutions, or educational facilities).

d. Outdoor Play Areas

i. Outdoor play areas shall be provided, and shall:

A. Be located to the side or rear yard areas;

B. Be completely enclosed by a fence that is at least four feet in height;

C. Be safely segregated from parking, loading, or service areas; and

D. Not be operated for outdoor play activities after 8:00 P.M.

ii. Outdoor play areas adjacent to a residential lot shall be screened by a six-foot solid fence or wall along with a ten-foot-wide landscaping buffer with evergreen shrubs capable of reaching six feet in height at maturity, planted six feet on-center.

e. Parking Area, Vehicular Circulation, and Drop-Off and Pick- Up

The parking areas and vehicular circulation for the child care center shall be designed to: i.

Enhance the safety of children as they arrive at and leave the facility; and

ii. Provide a designated pickup and delivery area that includes at least one parking space per 20 children and is located adjacent to the child care center in such a way that children do not have to cross vehicular travel ways to enter or exit the center.

f. Accessory Uses

If allowed as an accessory use to a Retail Sales and Service or Office use, the heated floor area of a child care center shall not exceed 20 percent of the heated floor area of the principal use. g.

Capacity Information Applications or site plans associated with a child care center shall indicate the maximum number of children, proposed hours of operation, and size of the outdoor play area. (Maximum of 100 children).

Zoning Commission and Staff recommend approval of the proposed SUP based on:

1. Property is a proper size and in a proper location for a Day Care Center.
2. Lakewood Drive is a minor thoroughfare.
3. Property is located across the street from a new commercial center.
4. Meets the City's Use Specific Requirement for a Child Care Center.

BUDGET IMPACT:

The City would be required to provide an increase in public services that should be offset by the increase this development would bring to the City's tax base.

OPTIONS:

- 1) Approval of SUP as requested by the applicant; (recommended)
- 2) Approval of SUP with conditions;
- 3) Denial of the SUP request.

RECOMMENDED ACTION:

Zoning Commission and Staff Recommend: That the City Council move to APPROVE the Special Use Permit (SUP) for a Child Care Center, as presented by staff, based on these eight (8) findings and the Use Standards listed under "issues".

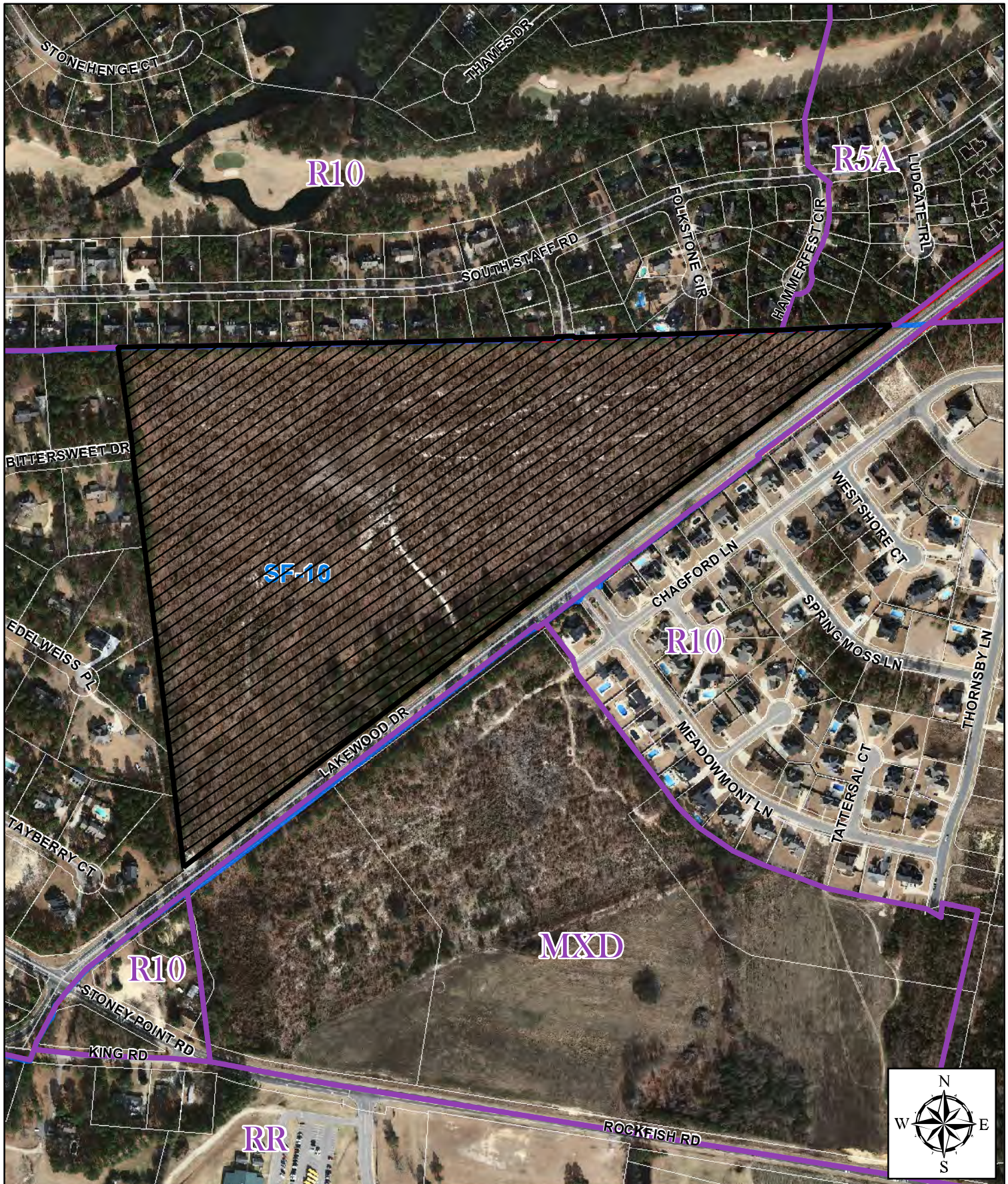
Findings:

- (1) The special use will comply with all applicable standards in Section 30-4.C, Use-Specific Standards;
- (2) The special use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- (3) The special use avoids significant adverse impact on surrounding lands regarding service delivery, parking, loading, odors, noise, glare, and vibration;
- (4) The special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands;
- (5) The special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- (6) The special use maintains safe ingress and egress onto the site and safe road conditions around the site;
- (7) The special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district; and
- (8) The special use complies with all other relevant City, State, and Federal laws and regulations.

ATTACHMENTS:

Zoning Map
Current Land Use
Land Use Plan
Site Plan
P12-55F PowerPoint

ZONING COMMISSION
CASE NO. P12-55F

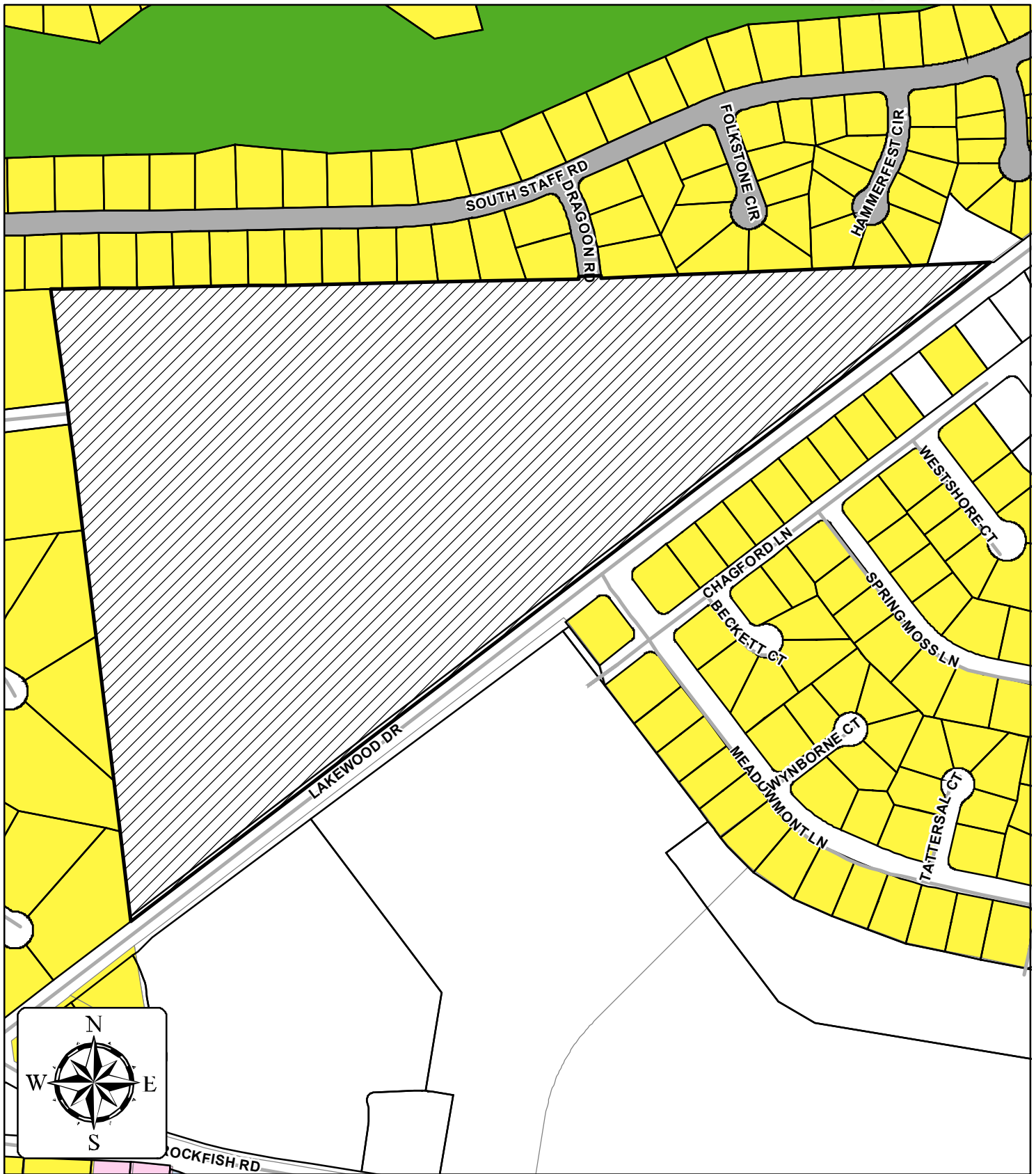


Request: SUP Daycare
Location: NW side of Lakewood Dr
Acreage: 46.6 +/- acres

Zoning Commission: 11/13/2012 **Recommendation:** _____
City Council: _____ **Final Action:** _____
Pin: 9494-79-0080-

Current Land Use

P12-55F

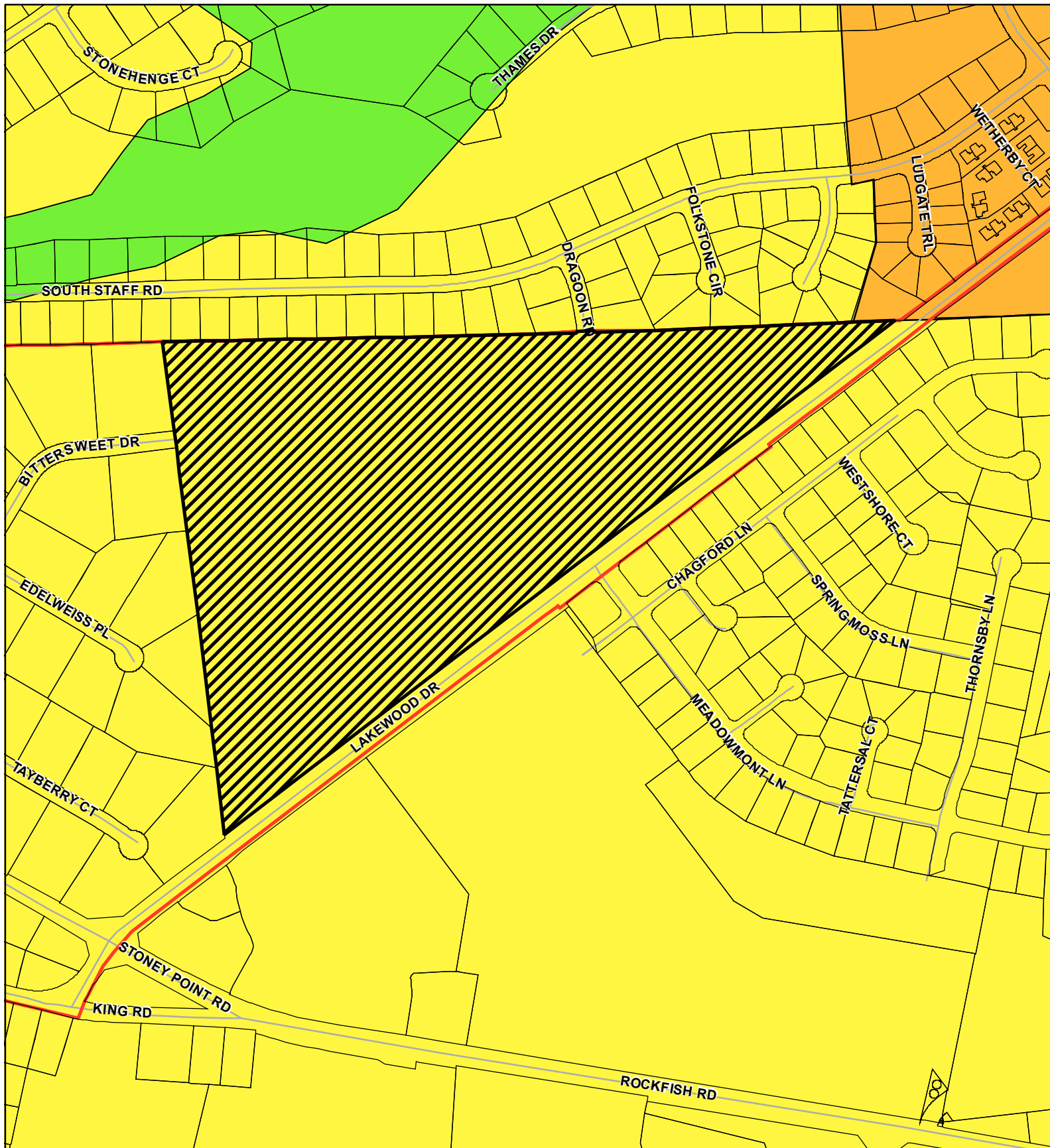


Legend

Existing Landuse	Common Area	Group Quarters	Industrial	Multi-Family	Open Space	Communications-Utilities	Vacant Commercial
Single Family Detached	Commercial	Golf Course	Institutional	Mobile Home	Parking	Under Construction	Not Verified
Single Family Attached	Cemetery	Government Office	Lake	Mobile Home Park	Predominantly Vacant	Vacant Land	Null PIN

2010 Land Use Plan

Case No. P12-55F



Legend

Academic Training-Fort Bragg	Farmland	Historical District-Fort Bragg	Neighborhood Activity Node	Policy Directed Light Commercial
Activity Node	Governmental	Light Commercial	Office & Institutional	Policy Directed Office & Institutional
Airfield Operations-Fort Bragg	Heavy Commercial	Light Industrial	One Acre Residential Lots	Range & Training-Fort Bragg
Community Activity Node	Heavy Industrial	Low Density Residential	Open Space	Redevelop/Holding-Fort Bragg
Downtown	High Density Residential	Medium Density Residential	Policy Directed Heavy Commercial	Suburban Density Residential

NOTES

1	1st Revision	7/13
2	2nd Revision	8/10
No.	Revision/Issue	Date

Ketchum-Crowder & Assoc.

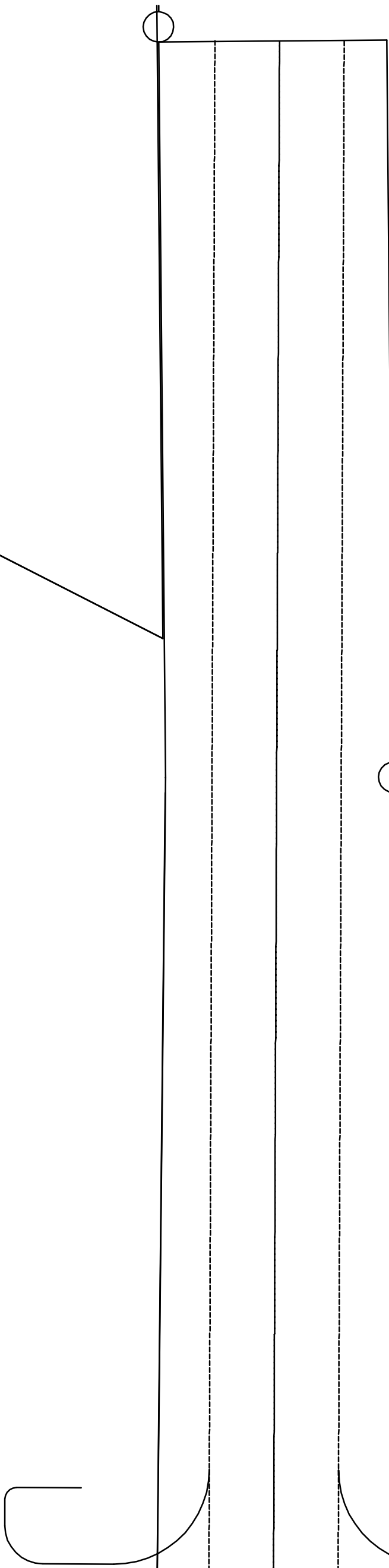
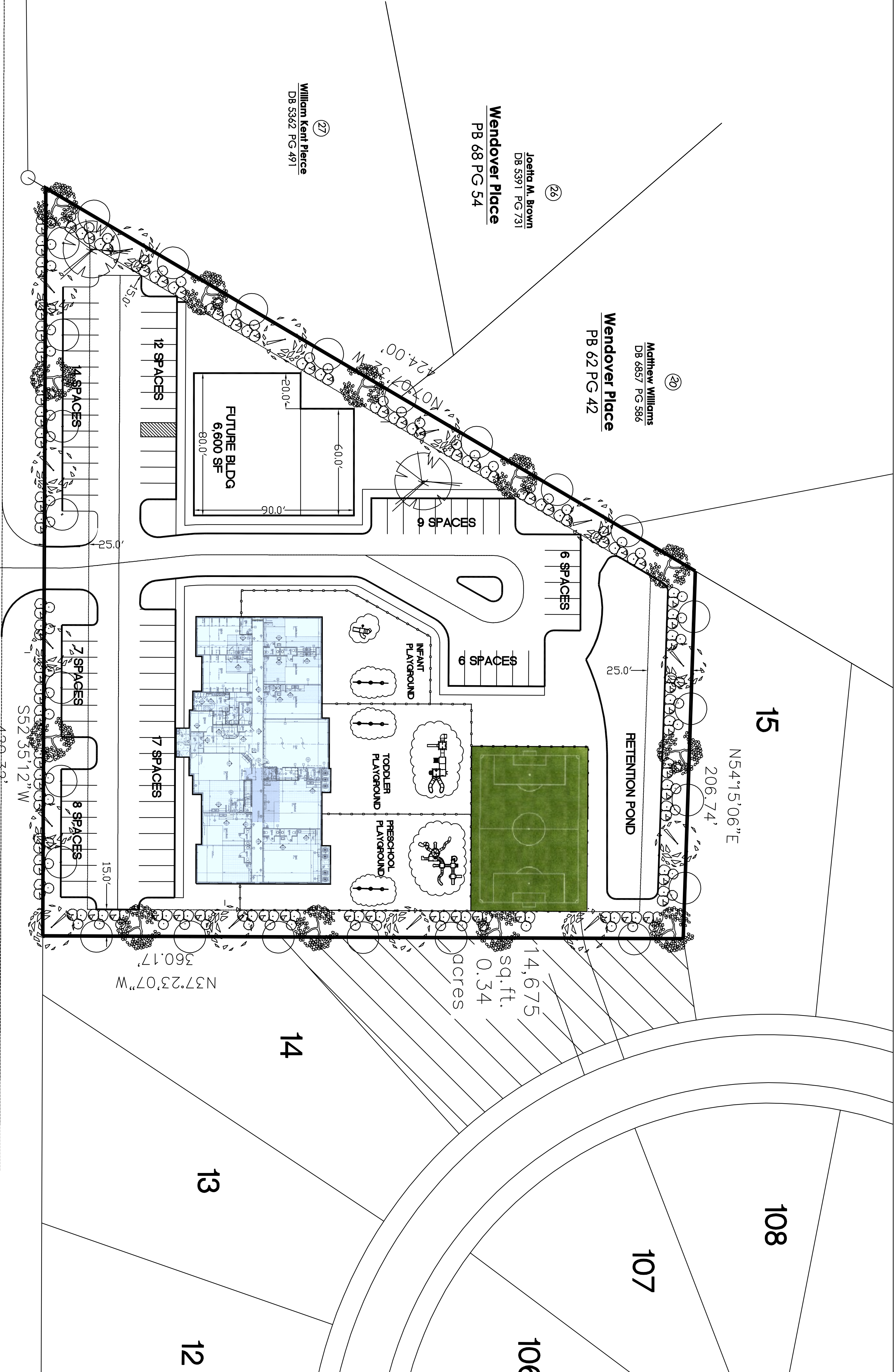
Civil Engineering & Survey
Development Consulting
Construction Management

4072 Barrett Dr. Phone: (919) 420-7667
Raleigh, NC 27609 info@ketchumcrowder.com

Project Name and Address

Preliminary Layout
Rainbow Child Care
Fayetteville, NC

Project	Sheet
Date 9/37/2012	C-01
Scale 1" = 30'	Sheet 0 of 0



CITY COUNCIL MEETING

January 14, 2013

433 Hay Street
Fayetteville, NC 28301
www.cityoffayetteville.org
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City of
Fayetteville
North Carolina

CASE NO. P12-55F

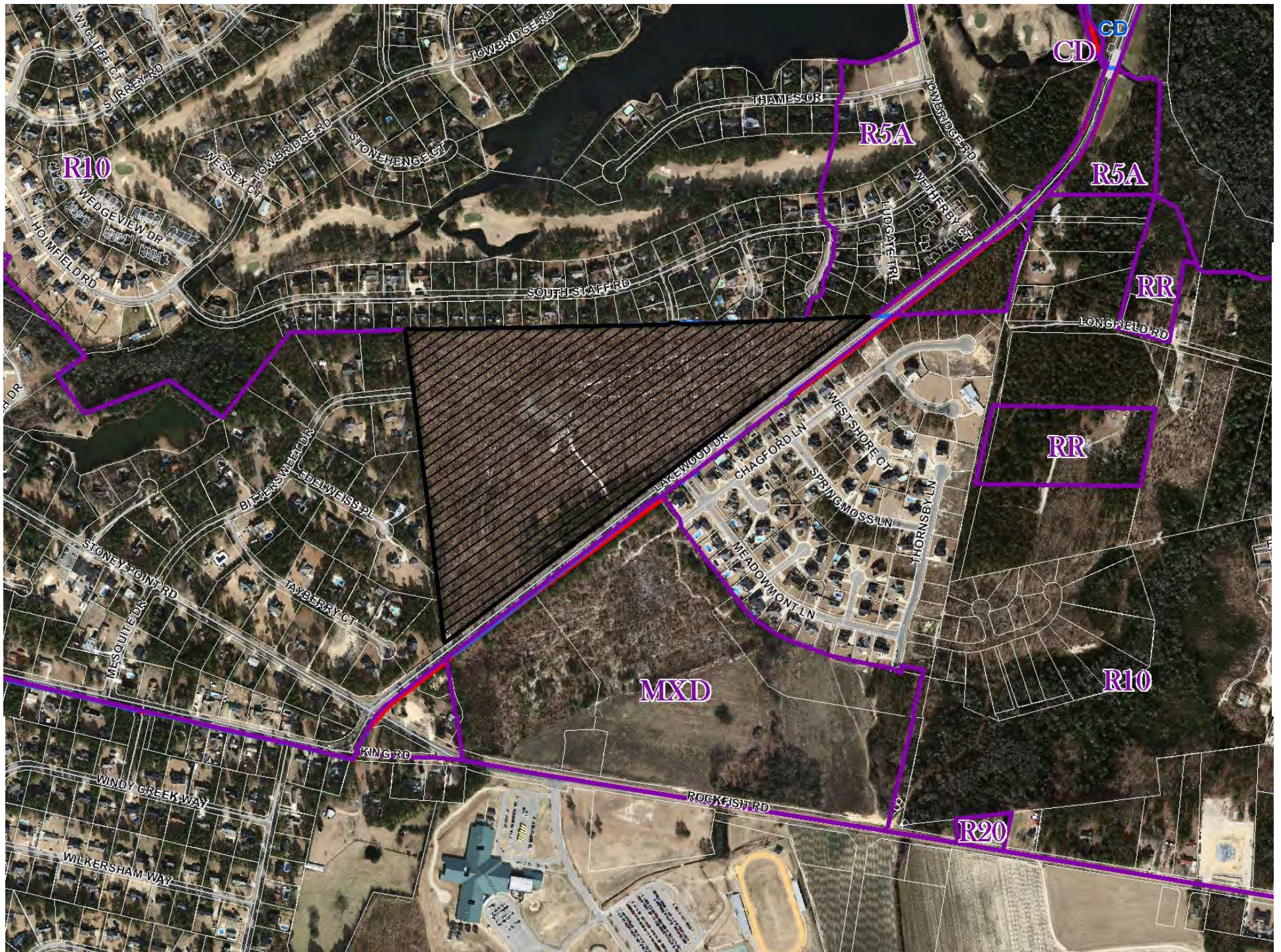


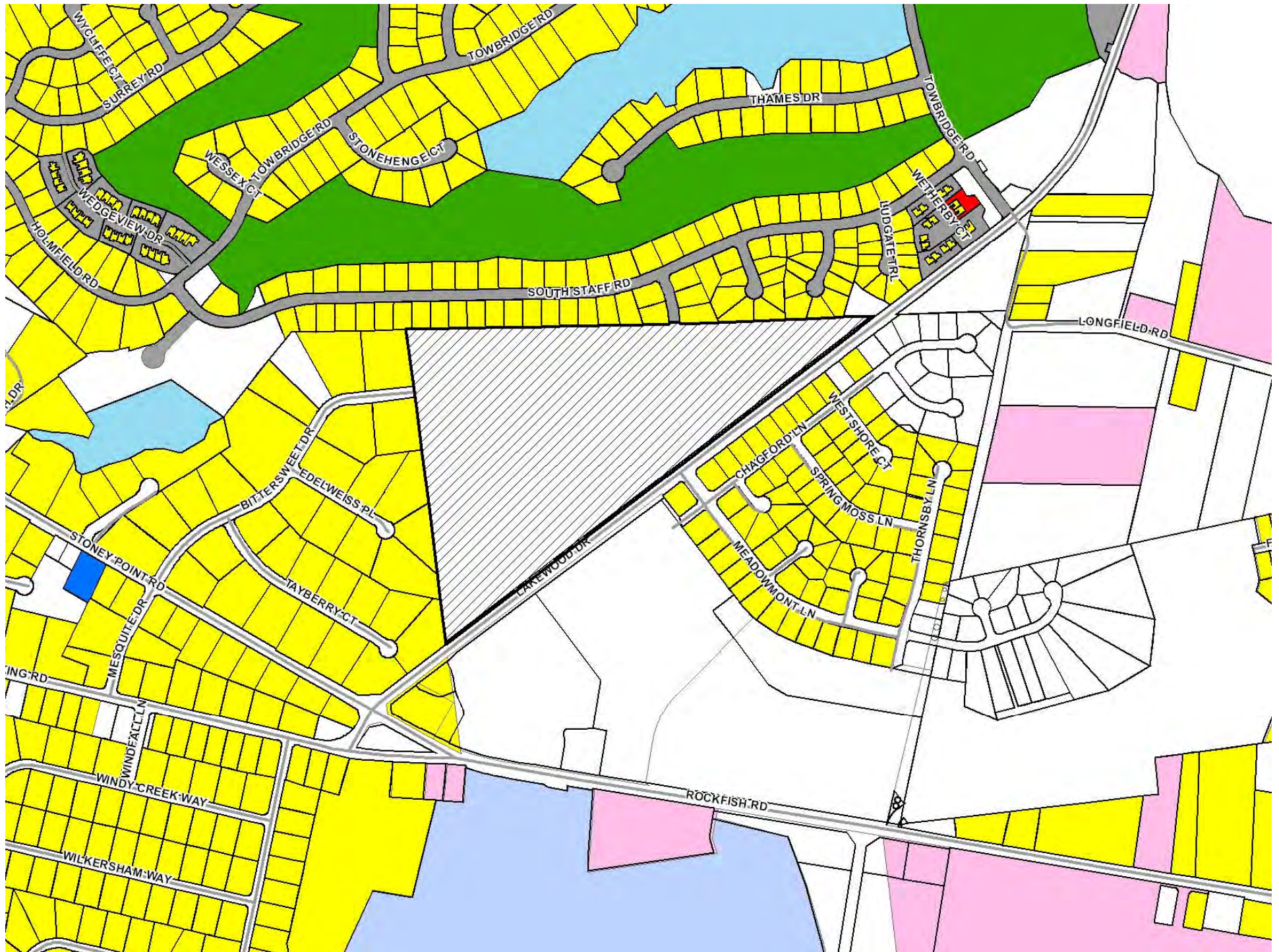
Requested Action: SUP – Child Care Facility

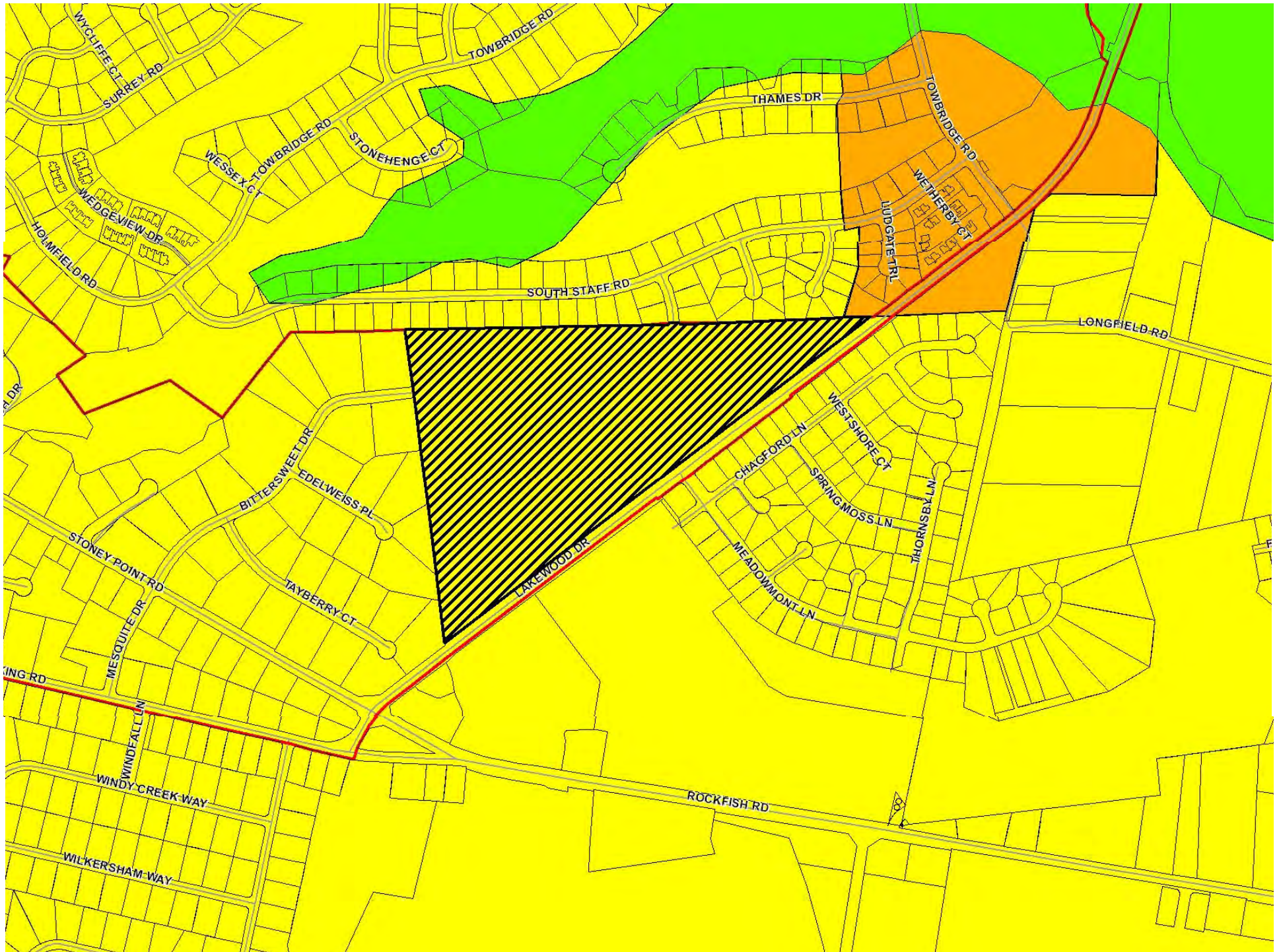
Property Address: north west side of Lakewood Drive across from Meadowmont Lane

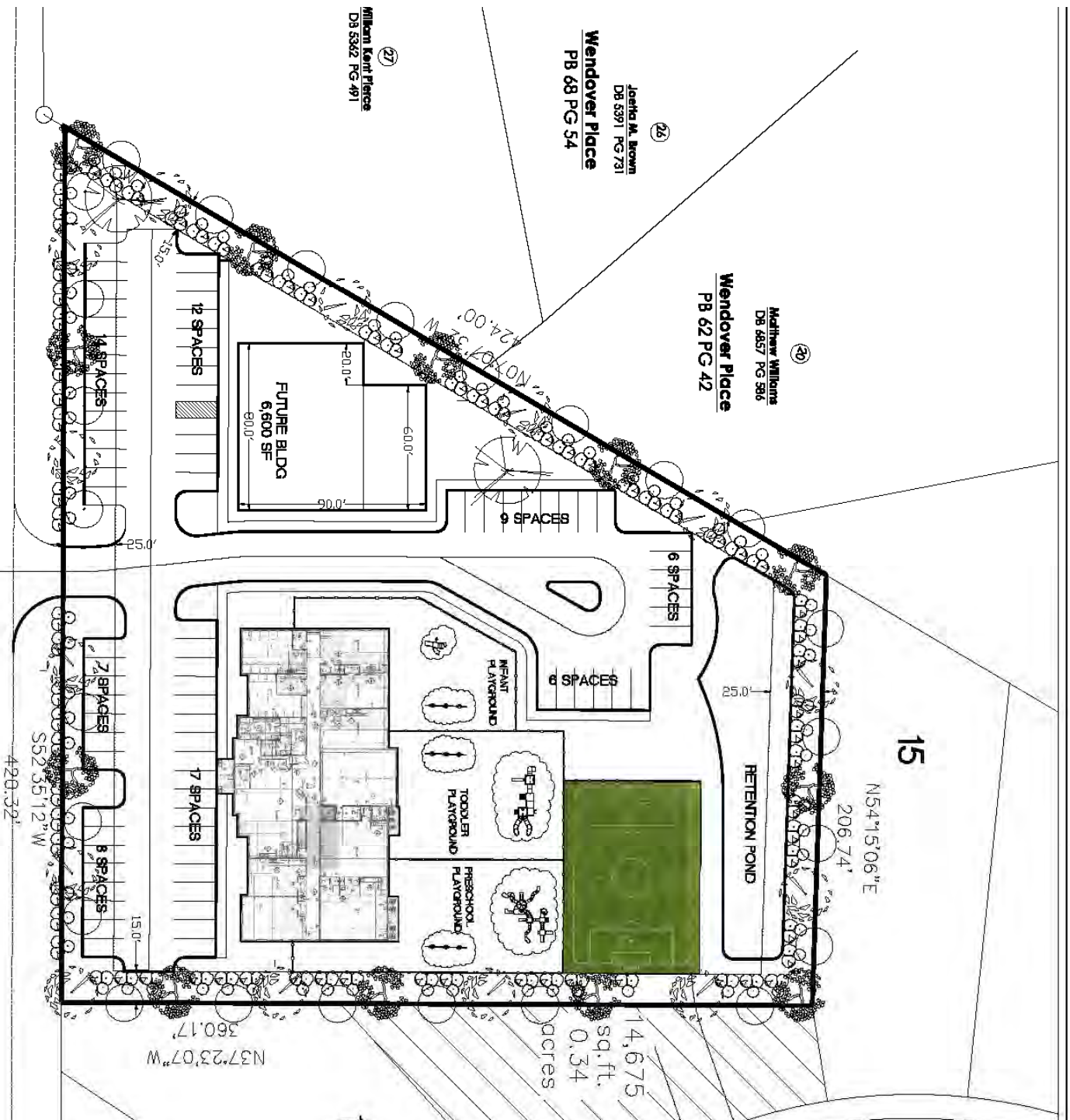
Size: Part of 48.6 acres +/-













Zoning Commission and Staff recommend approval of the proposed SUP based on:

1. Property is a proper size and in a proper location for a Day Care Center.
2. Lakewood Drive is a minor thoroughfare.
3. Property is located across the street from a new commercial center.
4. Meets the City's use specific requirements for a Day Care Center





A Special Use Permit shall be approved only upon a finding that all of the following standards are met:

- (1) The special use complies with all applicable standards in Section 30-4.C, Use-Specific Standards;
- (2) The special use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- (3) The special use avoids significant adverse impact on surrounding lands regarding service delivery, parking, loading, odors, noise, glare, and vibration;
- (4) The special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands;
- (5) The special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- (6) The special use maintains safe ingress and egress onto the site and safe road conditions around the site;
- (7) The special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district; and
- (8) The special use complies with all other relevant City, State, and Federal laws and regulations.



CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Craig Harmon, AICP, CZO - Planner II
DATE: January 28, 2013
RE: **P12-57F Request for a Special Use Permit to construct Monitored Electrified Fencing on property zoned CC - Community Commercial and located at 432 Rankin Street, Containing 1.26 acres more or less and being the property of ASC Equipment Co.**

THE QUESTION:

Does the requested SUP fit with the character of the neighborhood and the long range plans of the City of Fayetteville?

RELATIONSHIP TO STRATEGIC PLAN:

Livable Neighborhoods
Growth and development

BACKGROUND:

Owner: ASC Equipment Co.
Applicant: ASC Equipment Co.
Requested Action: SUP Monitored Electrified Fencing
Property Address: 432 Rankin Street
Council District: 2
Status of Property: Vacant
Size: 1.26 acres +/-
Existing Land Use: Existing Business
Adjoining Land Use & Zoning:
North - CC- Commercial
South - CC- Commercial
East - CC- Commercial
West - CC- Commercial
Letters Mailed: 45
Land Use Plan: Downtown

ISSUES:

In October of 2012, Fayetteville's City Council amended its development code to allow electrified fencing under certain circumstances in CC - Community Commercial zoning districts. A copy of this new ordinance is attached. The applicant property is an existing building and business with a standard six (6) foot chain link fence already in place. The attached application does meet the new standards for monitored electrified fencing. The applicant asserts that this type of security fencing is needed where their business is located to protect the large equipment that is stored outside for rent. According to the City of Fayetteville Police Department there were sixty five (65) calls for police service within a 500 foot radius in 2012. Twenty nine (29) calls were on Rankin Street and two calls from the address of the applicant.

No items have been suggested as conditions to this permit. Conditions can still be imposed as part of the approval process. There are several items attached to this agenda item that were entered into evidence during the Zoning Commission meeting by the applicant.

The Zoning Commission (5-0) and staff recommend approval of the proposed SUP based on:

1. This property is surrounded by heavy commercial zoning and the uses even border on light industrial.
2. Due to criminal activity in the area, monitored electric fencing is appropriate to protect the owners property.

3. The design of the fencing follows the regulations established in the City's design code.

A Special Use Permit shall be approved only upon a finding that all of the following standards are met:

- (1) The special use complies with all applicable standards in Section 30-4.C, Use-Specific Standards (specifically, Sec. **30-4.C.5.b.2** (Heavy Equipment Sales, Rental or Storage);
- (2) The special use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- (3) The special use avoids significant adverse impact on surrounding lands regarding service delivery, parking, loading, odors, noise, glare, and vibration;
- (4) The special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands;
- (5) The special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- (6) The special use maintains safe ingress and egress onto the site and safe road conditions around the site;
- (7) The special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district; and
- (8) The special use complies with all other relevant City, State, and Federal laws and regulations.

BUDGET IMPACT:

No budget impact is seen with this request.

OPTIONS:

- 1) Approval of SUP as requested by the applicant; (recommended)
- 2) Approval of SUP with conditions;
- 3) Denial of the SUP request.

RECOMMENDED ACTION:

Zoning Commission and Staff Recommend: That the City Council move to APPROVE the Special Use Permit (SUP) for Monitored Electrified Fencing, as presented by staff, based on these eight (8) findings below and the standards of the City's development code.

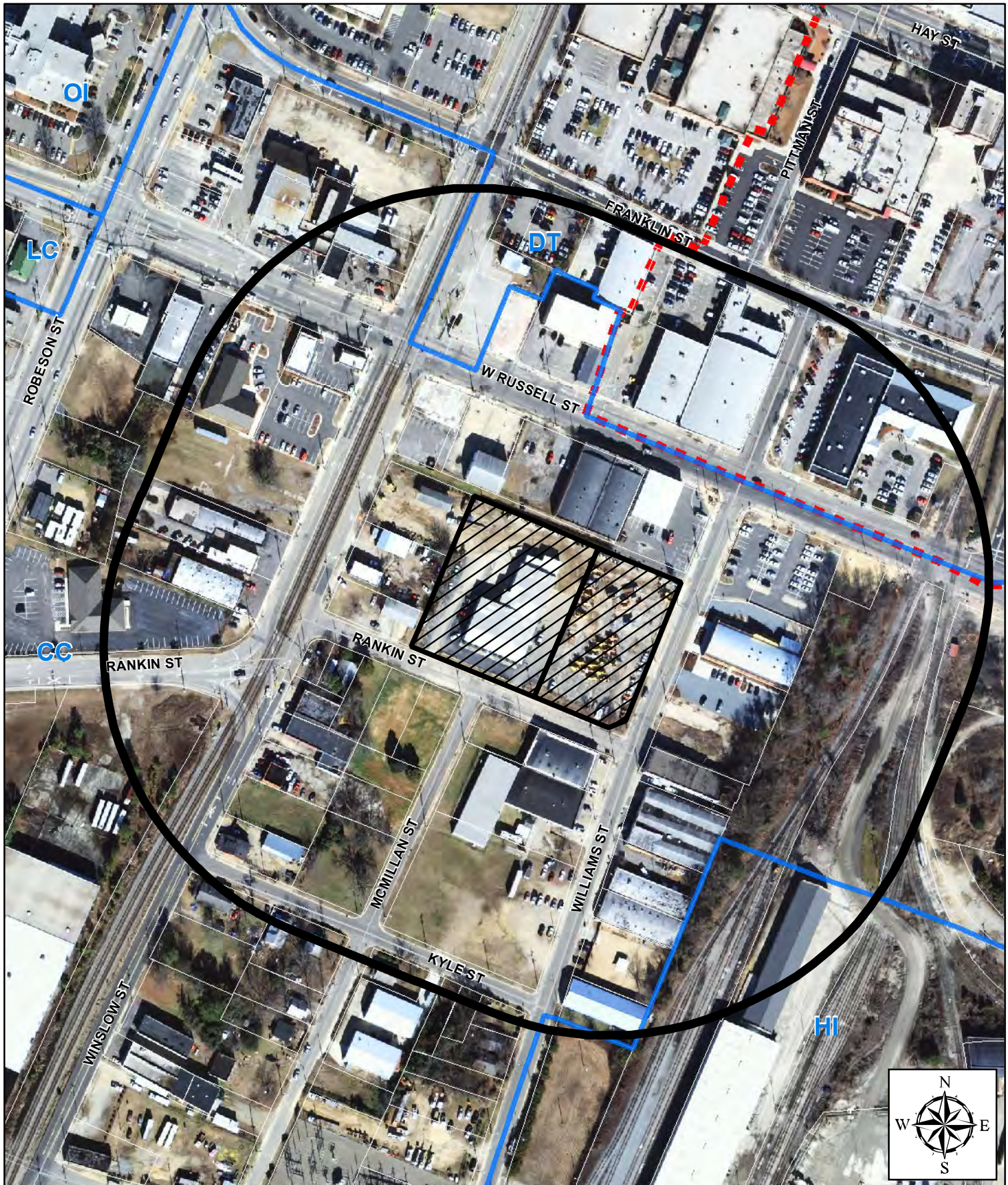
Findings:

- (1) The special use will comply with all applicable standards in Section 30-4.C, Use-Specific Standards (specifically, Sec. **30-4.C.5.b.2** (Heavy Equipment Sales, Rental or Storage);
- (2) The special use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- (3) The special use avoids significant adverse impact on surrounding lands regarding service delivery, parking, loading, odors, noise, glare, and vibration;
- (4) The special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands;
- (5) The special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- (6) The special use maintains safe ingress and egress onto the site and safe road conditions around the site;
- (7) The special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district; and
- (8) The special use complies with all other relevant City, State, and Federal laws and regulations.

ATTACHMENTS:

Zoning Map
Current Land Use
Land Use Plan
Electric Fence Ordinance
The Electric Guard Dog Brochure
The Electric Guard Dog Booklet
University of Wisconsin Study
Site Plan
PowerPoint Presentation

ZONING COMMISSION
CASE NO. P12-57F

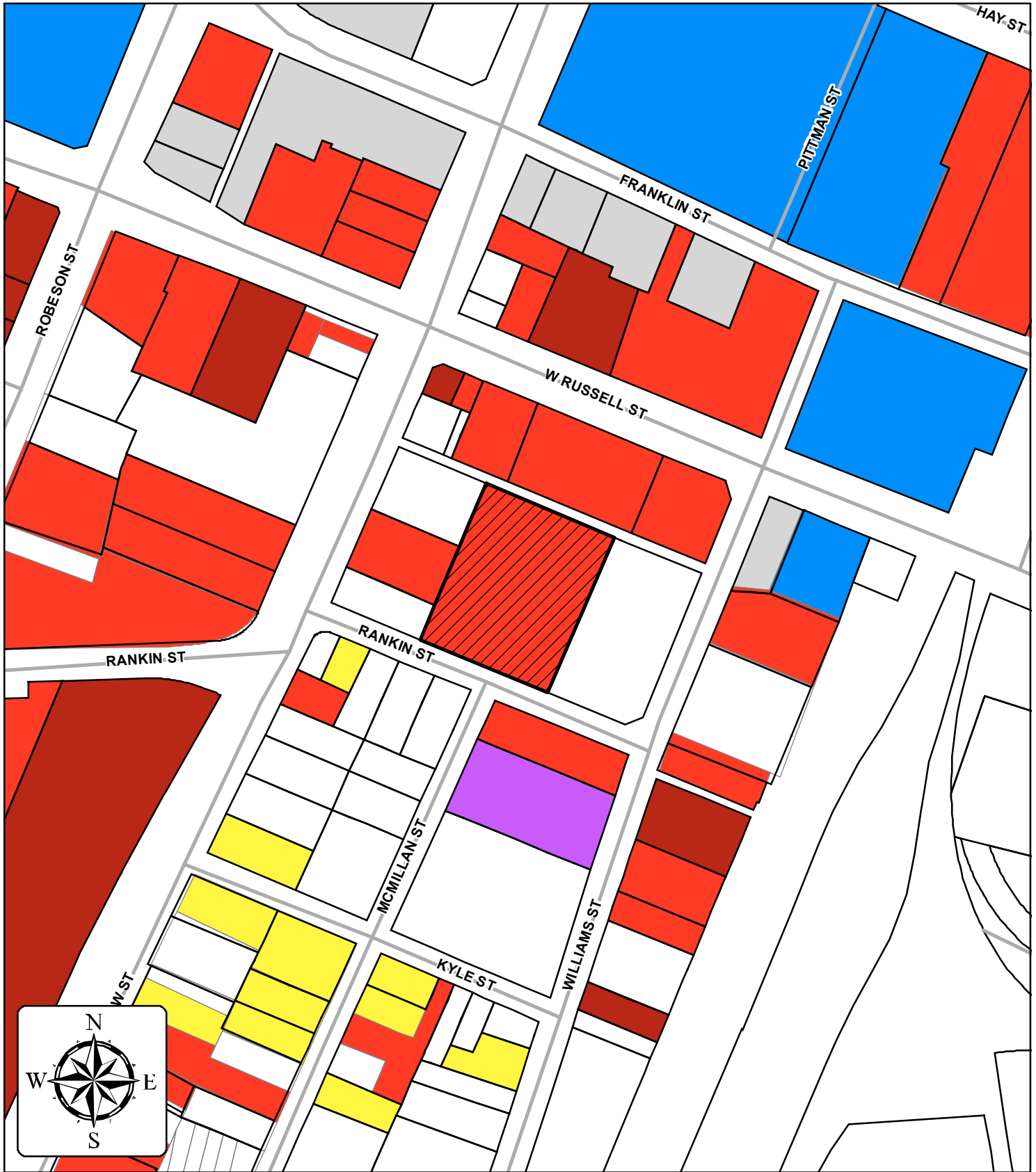


Request: SUP Security Fencing
Location: 432 Rankin St

Zoning Commission: 12/11/2012 **Recommendation:** _____
City Council: _____ **Final Action:** _____
Pin: 0437-43-2739 & 0437-43-4702

Current Land Use

P12-57F

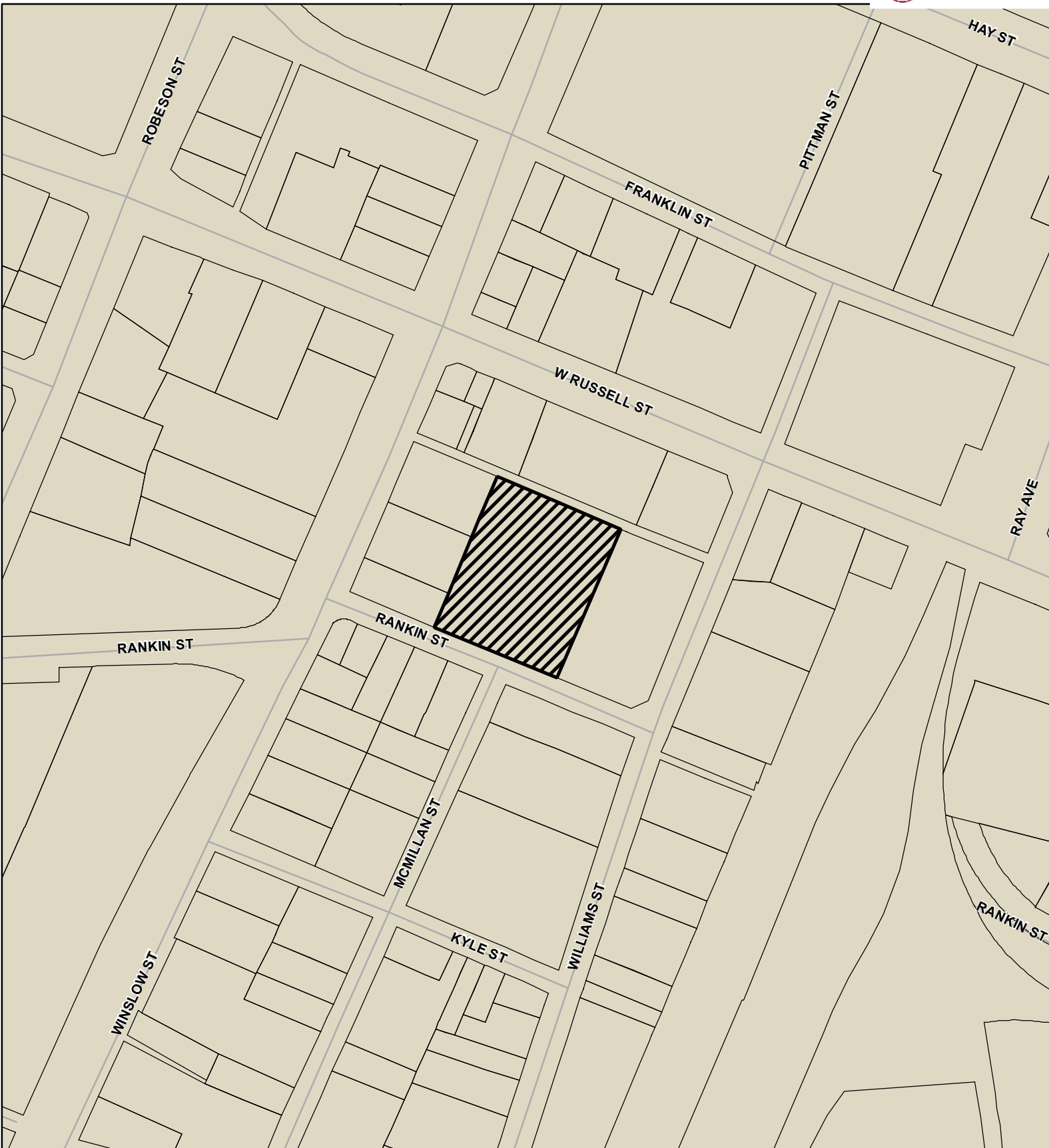


Legend

Existing Landuse	Common Area	Group Quarters	Industrial	Multi-Family	Open Space	Communications-Utilities	Vacant Commercial
Single Family Detached	Commercial	Golf Course	Institutional	Mobile Home	Parking	Under Construction	Not Verified
Single Family Attached	Cemetery	Government Office	Lake	Mobile Home Park	Predominantly Vacant	Vacant Land	Null PIN

2010 Land Use Plan

Case No. P12-57F



Legend

Academic Training-Fort Bragg	Farmland	Historical District-Fort Bragg	Neighborhood Activity Node	Policy Directed Light Commercial
Activity Node	Governmental	Light Commercial	Office & Institutional	Policy Directed Office & Institutional
Airfield Operations-Fort Bragg	Heavy Commercial	Light Industrial	One Acre Residential Lots	Range & Training-Fort Bragg
Community Activity Node	Heavy Industrial	Low Density Residential	Open Space	Redevelop/Holding-Fort Bragg
Downtown	High Density Residential	Medium Density Residential	Policy Directed Heavy Commercial	Suburban Density Residential

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE TO AMEND CHAPTER 30 UNIFIED DEVELOPMENT ORDINANCE TO ESTABLISH STANDARDS FOR THE USE AND OPERATION OF ELECTRIFIED FENCES AND TO DESIGNATE IN WHICH ZONING DISTRICTS AND UNDER WHAT PROCEDURES SUCH FENCES MAY BE PERMITTED.

BE IT ORDAINED, by the City Council of the City of Fayetteville, North Carolina, that the Unified Development Ordinance adopted December 13, 2010 as Chapter 30 of the Code of Ordinances of the City of Fayetteville be amended as follows:

Section 1. Revise the section heading of Article 30-5.D.5 Exemption for Security Plan, add a new subsection for monitored electrified fences, and revise the outline structure as follows:

30-5.D.5. Exemptions

(a) **Security Plan:** An owner or tenant or a representative of an agency responsible to or for a government facility, park and open area, public safety, or other use where sensitive, dangerous, or military-related activities take place may submit a site Security Plan to the City for consideration. A Security Plan may propose fences or walls taller than those permitted by this subsection, the use of barbed or concertina wire atop a fence or wall, or "K-4" fencing. The City Manager shall approve or approve with conditions, the Security Plan and its proposed exemption of fences or walls from the standards of this subsection, upon finding that:

- (1) The condition, location, or use of the land, or the history of activity in the area, indicates the land or any materials stored or used on it are in significantly greater danger of theft or damage than surrounding land, or represent a significant hazard to public safety without a taller fence or the use of barbed or concertina wire atop a fence or wall; and
- (2) The proposed taller fences or wall or use of barbed or concertina wire will not have a significant adverse effect on the security, functioning, appearance, or value of adjacent lands or the surrounding area as a whole.

(b) **Monitored Electrified Fences:**

The construction and use of monitored electrified fences shall be permitted in the LI and HI industrial districts and may be approved through a Special Use Permit for electric security around permitted outdoor storage or warehouse-type activity in the CC district provided the following standards are met:

- (1) Electrification - The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 V DC. Additionally, the electric charge produced by the fence upon contact shall not exceed the energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of the International Electro Technical Commission (IEC) Standard No. 60335-2-76.
- (2) Perimeter fence or wall - No electric fence shall be installed or used unless it is completely surrounded by a nonelectrical fence or wall that is not less than six feet in height. In no case shall the nonelectrical fence or wall exceed the maximum height allowed in the underlying zoning district for such structures,

and in no case shall the electric fence be taller than two feet higher than the nonelectrical fence.

- (3) Location - Electric fences shall be restricted in location to the same areas where other fences are allowed in the underlying zoning district except that in no instance other than outdoor storage as a principal use shall electric fences be placed in the front setback area or between the front building façade and street.
- (4) Warning signs - Electric fences shall be clearly identified with warning signs that are spaced 60 feet apart. Such signs shall not exceed one square foot in area.
- (5) Accessibility - If required by the Fire Department, a Knox box shall be required and installed to support emergency access to properties contained within electric fences.
- (6) Monitoring – Electric fences shall be equipped with a monitoring alarm system activated simultaneously with the electrification of the fence.
- (7) Hold harmless/indemnification agreement - The owner of the electric fence and/or the owner of the property on which such fence is located shall provide the City with a hold harmless/indemnification agreement in a form satisfactory to the City Attorney prior to installation of the electric fence.
- (8) When allowed as a Special Use in the CC district, a monitored electrified fence shall be limited to enclosing permitted outdoor storage areas or warehouse type uses or upon determination of site-specific characteristics, such as compatibility with adjacent uses, preponderance of criminal activity, site design issues such as isolated location or easy access to building entry, or criminally-targeted uses involving indoor storage of chemicals, pharmaceuticals, and similar materials that require the specialized protection of an electric fence. All other standards in this section shall be met.

Section 2. Revise Article 30-5.D.8 Fences and Walls – Prohibited Fences, to add the phrase “consistent with standards in Section 30-5.D.5 or...” and change the heading, as shown below:

30-5.D.8. Prohibited Fences

- (a) **Barbed Wire, Concertina Wire, and Aboveground Electrified Fences**
In all zoning districts, fences using barbed or concertina wire and aboveground electrified fences shall be prohibited unless allowed consistent with standards in Section 30-5.D.5 or through an approved Security Plan (see Section 30-5.D.5, Exemptions). Underground electric fences designed for control of domestic animals are allowed.
- (b) **Debris, Junk, Rolled Plastic, Sheet Metal, Plywood, or Other Waste Materials**

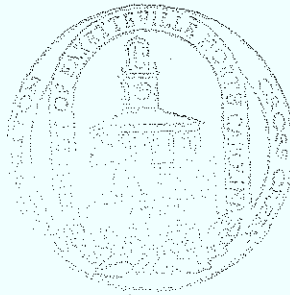
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Section 3. The City Clerk is hereby authorized to revise formatting, correct typographical errors, verify and correct cross references, indexes, and diagrams as necessary to codify, publish, and/or accomplish the provisions of

this ordinance or future text amendments as long as doing so does not alter the material terms of the Unified Development Ordinance.

Section 4. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of Ordinances, City of Fayetteville, North Carolina, and the sections of this ordinance may be renumbered to accomplish such intention.

ADOPTED this the 8th day of October, 2012.



CITY OF FAYETTEVILLE

Anthony G. Chavonne
ANTHONY G. CHAVONNE, Mayor.

ATTEST:

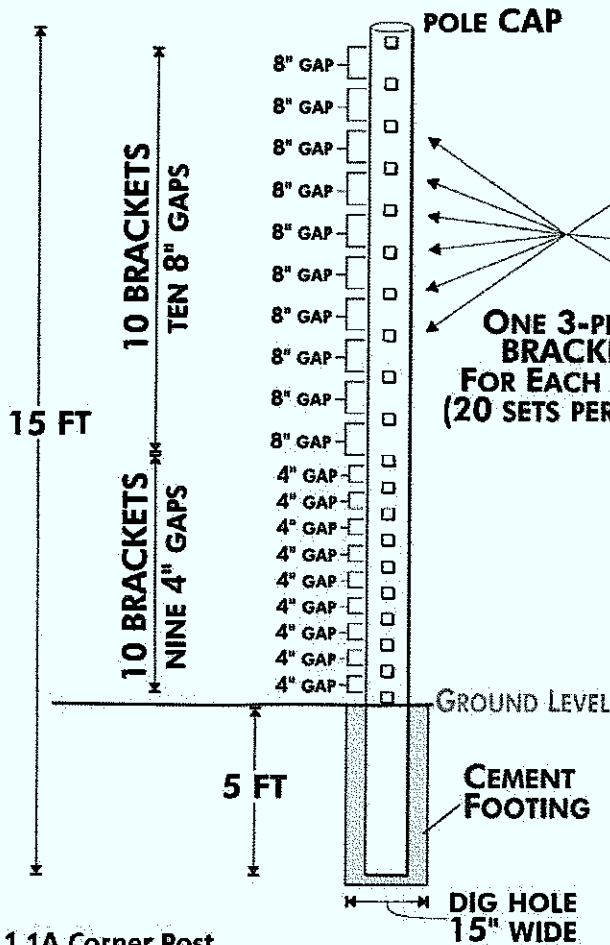
Patricia J. McGill
City Clerk

The Electric Guard Dog



Installation Manual

INSTALLING A STEEL POLE



1.1A Corner Post

If the metal poles are scratched, paint them; especially in the front or by gates.

1.1B Corner Post

Bolts on bottom of insulators should be tight and insulators must be able to spin, freely acting as a pulley.

1.1C Corner Post

Install metal poles in MIDDLE of hole vs front or back of hole with concrete. Fill in hole with concrete to ground level.

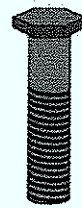
1.1D Corner Post

The #2 wire must be hot in every section. The #1 wire must be flat on the ground.

1.1E Corner Post

Medium springs are required on both ends of every section over 250 feet.

BRACKET SET 3 PIECES



5/16" x 2"
GALVANIZED BOLT



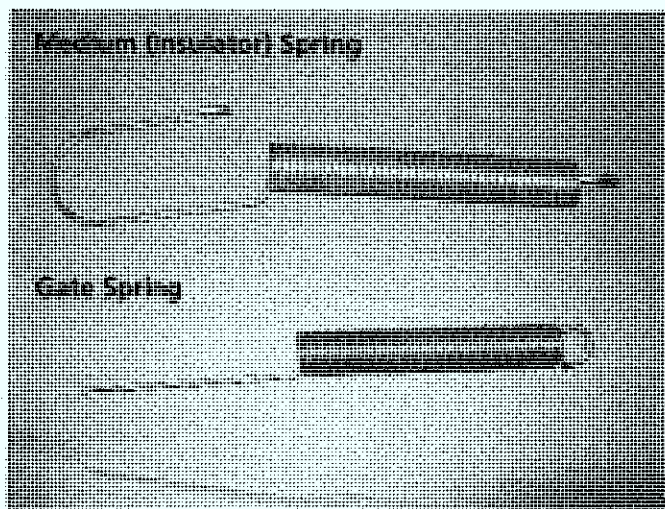
SENTRY INSULATOR



5/16"
GALVANIZED NUT

- Install brackets FACING the direction of pull, except when used as an End Pole.
- Install END POLE brackets FACING the direction of chain link Gate Pole (6" maximum from Gate Pole).
- Install ROLL GATE brackets FACING the direction of pull.
- Install CORNER POLE EYES 0-8" from Chain Linke Pole at 90° diagonally.

INSTALLATION 1.1



1.2B Steel poles

The steel pole has to be set in the correct place. There should be no more than 6 inches from the insulators on a steel pole beside the gate, and the fiberglass pole that is mounted on the gate. If the steel pole cannot be set close enough to the gate pole or against a building, due to concrete footers, etc., causing a potential breach of security, attach a fiberglass pole to the building or gate post to close any gaps.

1.2C Steel poles

Steel posts should be installed with a slight back lean, depending on the soil condition, so that after the fence settles and the concrete dries, the poles will not lean into the yard. Poles should be set 5 ft deep with a 15" hole minimum. Unstable soil conditions will require a better foundation.

1.2D Double Poles

Every site regardless of size must have break down points for troubleshooting. No section can be longer than 1,000 feet without a double bracket pole for a break down spot.

1.2E Double Poles Cut off switches- are installed on the double bracketed pole and to bypass or isolate a section of fence.

1.2F Short Sections

A section of fence line that start and stops with footage of less than 251'. This section will have jumpers on each side, such as a section between two gates or a gate and a building or a roof section under 250ft. Short sections require springs on one end unless there is a 90 degree turn, in that case add a set of gate springs to the other end.



FIBERGLASS POLES RAPID TIGHTENERS & WARNING SIGNS

RAPID TIGHTENERS

RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION – BETWEEN 6 INCHES AND 3 FEET FROM A FIBERGLASS POLE – TOWARD THE CENTER OF THE PULL.

THE TIGHTENERS ARE ALTERNATED ON OPPOSITE SIDES OF THE POLE TO PREVENT GROUNDS FROM HITTING HOTS.

WIRE SHOULD BE WRAPPED TWO OR THREE TIMES AROUND EACH TIGHTENER.

WARNING SIGNS

WARNING SIGNS MUST BE INSTALLED EVERY 60 FEET, WHICH IS THE MAXIMUM DISTANCE BETWEEN WARNING SIGNS.

THE EXTERNALLY VISIBLE LANGUAGE SHOULD BE ALTERNATED, SO THAT EVERY SIGN SHOWING THE ENGLISH SIDE IS FOLLOWED BY ONE SHOWING THE SPANISH SIDE TO PEOPLE SITUATED OUTSIDE THE FENCE.

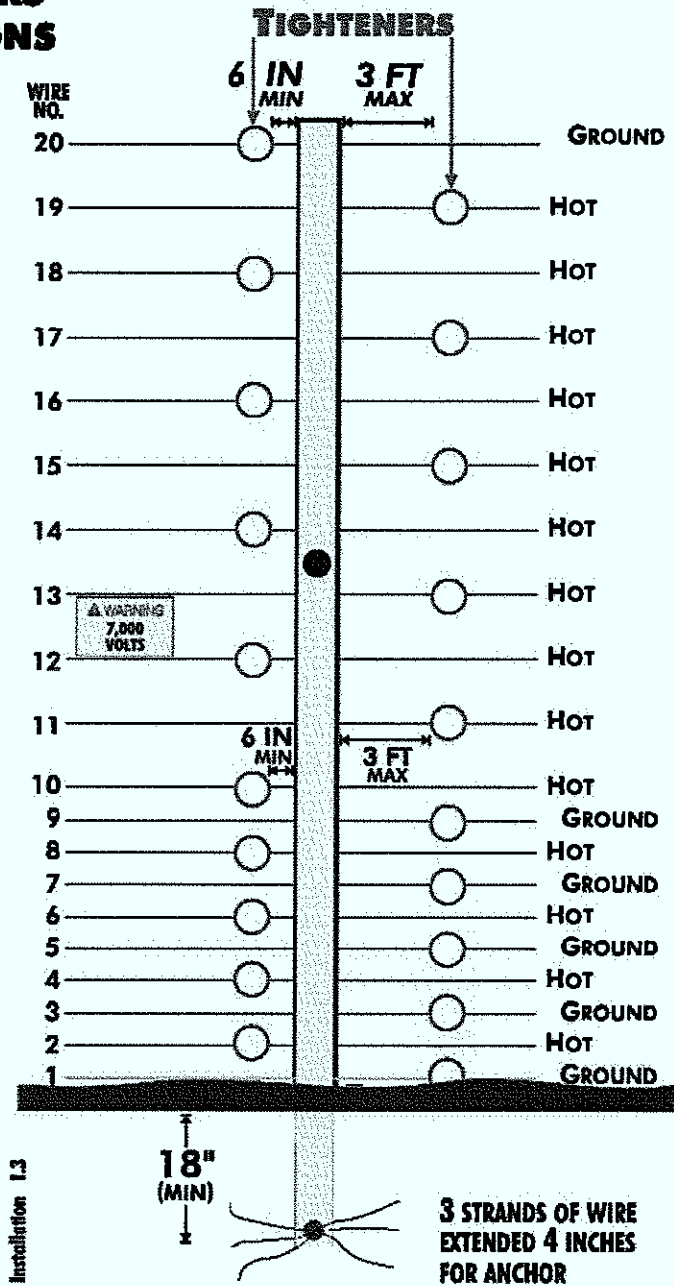
ALL WARNING SIGNS SHOULD BE MOUNTED BETWEEN WIRES 12 & 13.

FIBERGLASS POLES

FIBERGLASS POLES ARE SET AT A MAXIMUM OF 30-FOOT INTERVALS.

THEY ARE ALWAYS PLACED DIRECTLY IN FRONT OF A PERIMETER POST SO THEY CAN BE BRACED TO THE PERIMETER POST, IF NECESSARY.

THE BOTTOM WIRE SHOULD BE FLAT ON THE GROUND.



1.3A Fiberglass line post

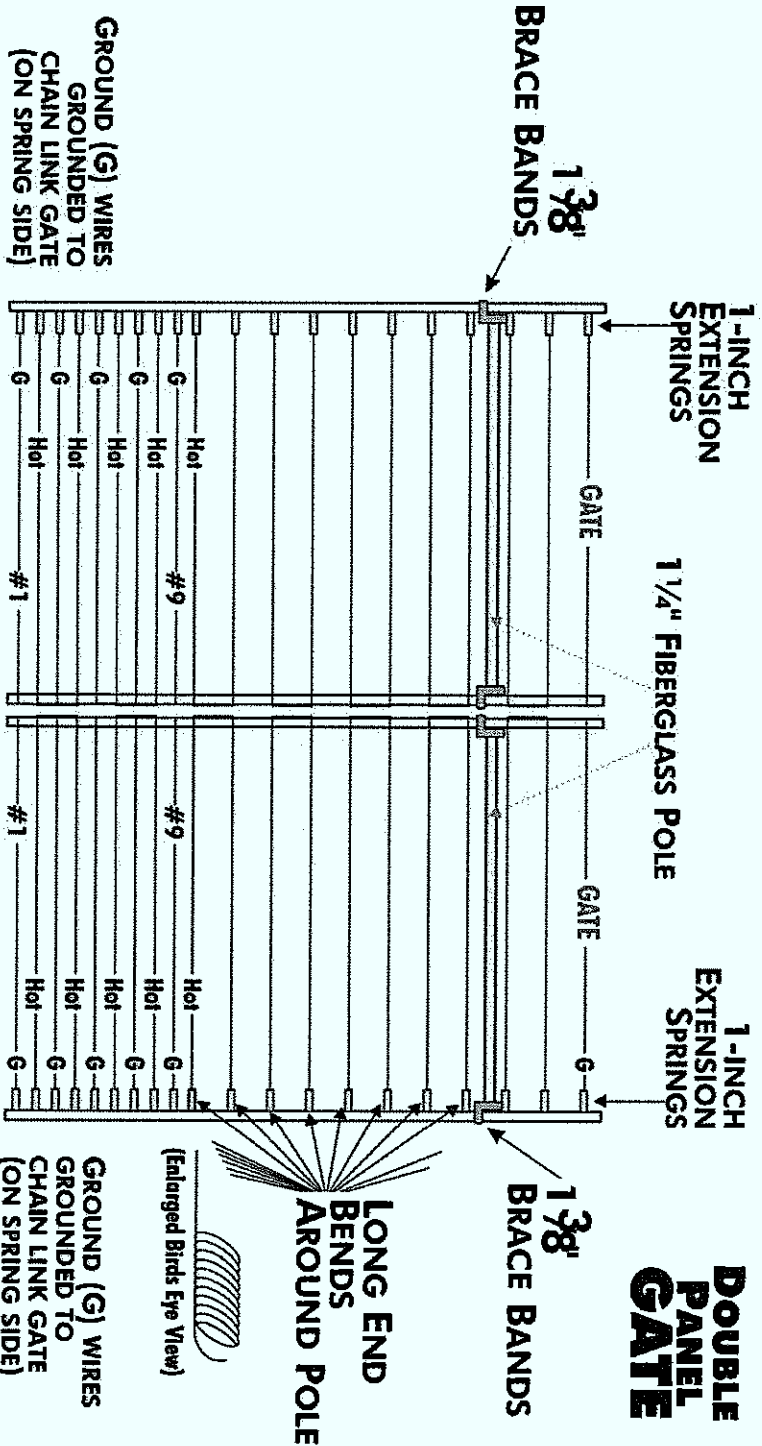
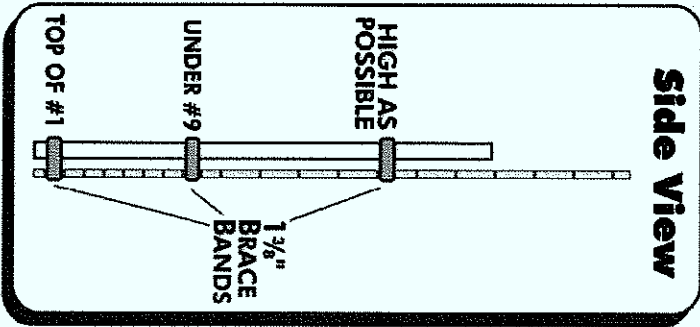
Fiberglass straight line. Install metal poles, pull bottom wire, then install fiber right behind line so fiber are in a straight line.

1.3B Fiberglass line post

Install rapid tighteners in a safe, flat easily accessible area.

1.3C Fiberglass line post

Pins installed in the fiberglass poles need to have the end facing into the yard, level with the ground.



1. Brace Bands are located on top of #1, under #9, and asd high on the chain linke as possible.
2. Springs are located on opposite side of lock.
3. All contacts must include spring.
4. All contacts must have bolt through fiberglass. (no set screws).
5. All Brace Bands hooked to chain link must have set screw.
6. Every gate panel must have a sign.
7. All gate contacts must be secured in a manner that ensures contact when closed by a blind person.

INSTALLATION 2.0

2.A Gates

Use splices on jumpers on gates, all other jumpers use joint clamps not splices.

2.B Gates

Back side of roll gate must use steel pole not fiberglass pole. Gate must slide between electric and perimeter fence.

2.C Gates

Gates should close tightly without play. If customer closes his gate with a chain, ask to cut off any excess length, so chain only meets using last two links. This will avoid chain tail shorting out gate and close tight enough to avoid wind pushing it open and losing contact.

POOR GATE CONNECTIONS ARE A COMMON CAUSE OF FENCE ALARMS.

2.D Gates

Current travels only one way through the gate. If it returns, then trench under gate wire #19 to 19 with weather heads on each side.

2.2 Double Panel

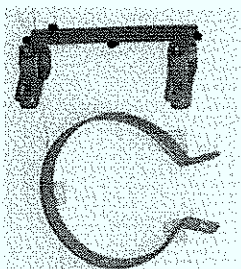
2.0a Brackets

INSTALLATION 2.0 A

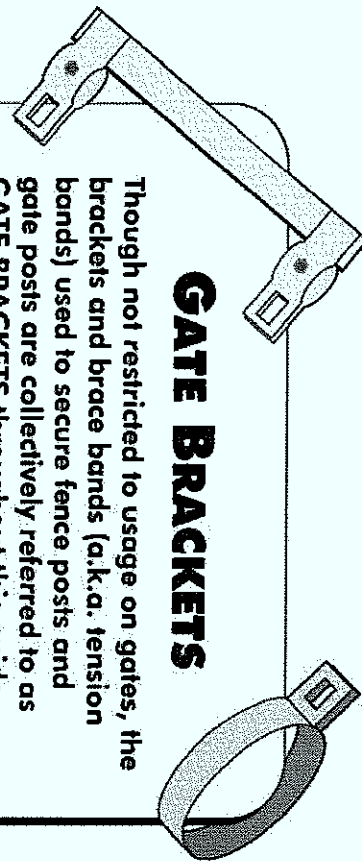
GATE BRACKETS

Though not restricted to usage on gates, the brackets and brace bands (a.k.a. tension bands) used to secure fence posts and gate posts are collectively referred to as GATE BRACKETS throughout this guide.

Specifically, two types of brackets (in many sizes) are used with our fence (see adjacent photo).

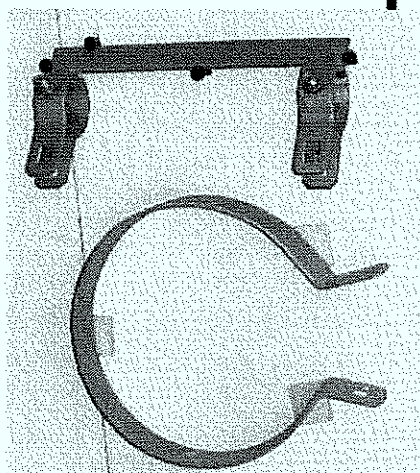
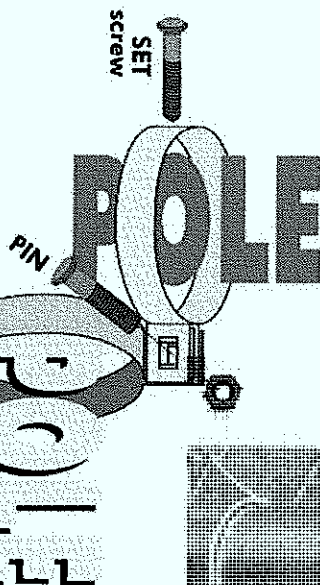
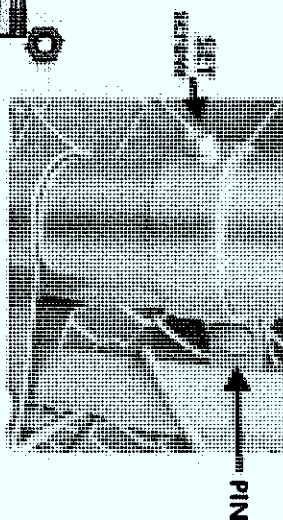
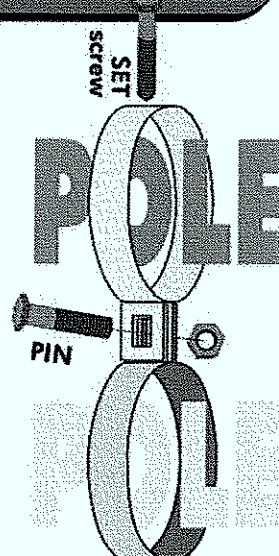


Both types of brackets should always be installed in a manner that ensures the pins (bolts) used in connecting these brackets are parallel to the ground, with the open end facing the fence interior.

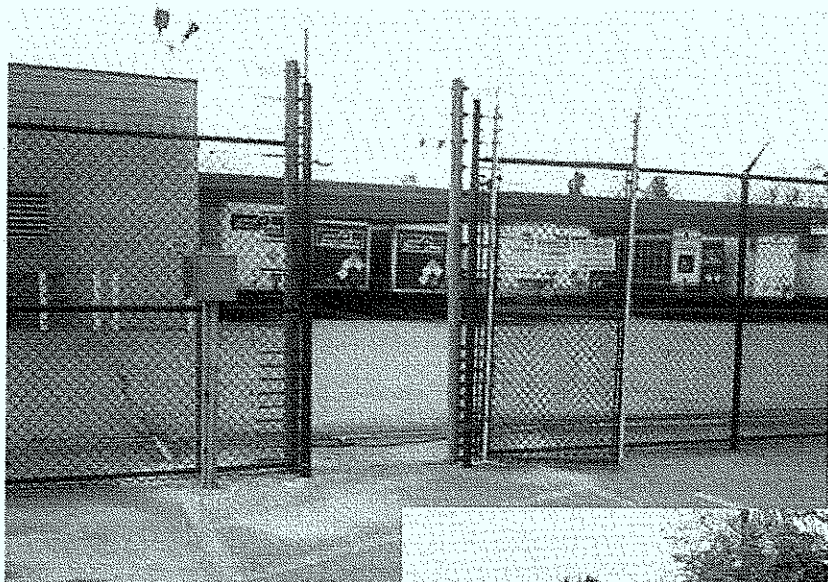


If indicated, "set screws" are used to secure a bracket's vertical position on the pole. The adjacent drawings illustrate how a single pin is used to connect two brackets.

Note the set screw location as well.



2.3 Bypass Gates

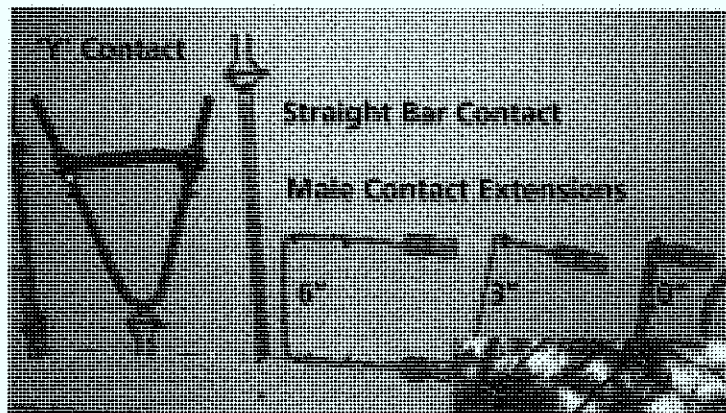


2.4A Contacts

All contacts must have a bolt through the contact and fiberglass pole. All contacts must have a spring on one side.

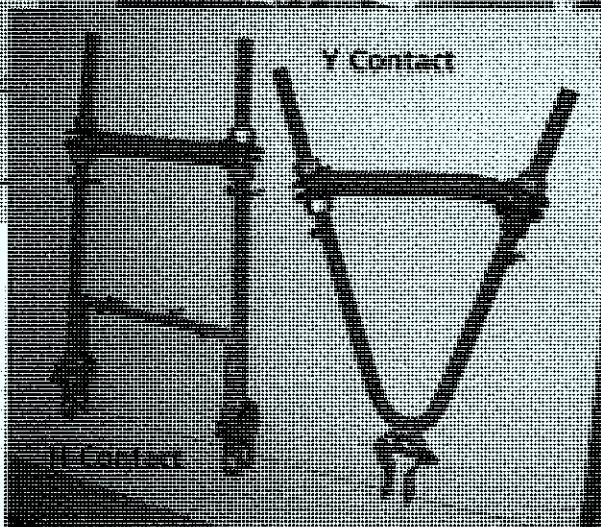
2.4B Contacts

Use a Y or straight bar contact at every gate connection. All contacts must involve a spring, no solid contacts. Spring should be extended no more than half distance of Y. Use a contact extension on every contact. Use the appropriate size extensions to close gaps at the gates.



H Contact with 3" male contact

Y Contact with 3" male contact extension

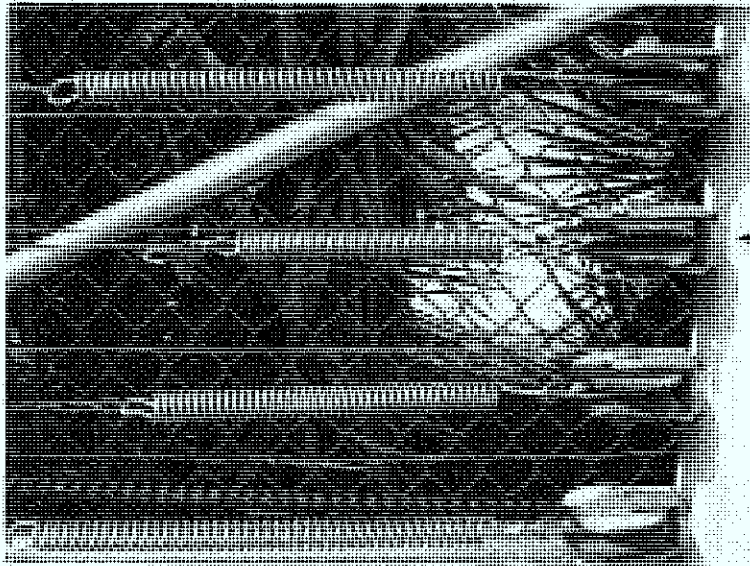


2.5A Gate Springs

Gate springs are used on every gate and all sections under 250 feet. Gate springs are required on both ends if there is a bend in the section.

2.5B Gate Springs

"Air" gate springs. If gate loses tension, cut wire and re-pull.



medium (insulator) spring
not aired

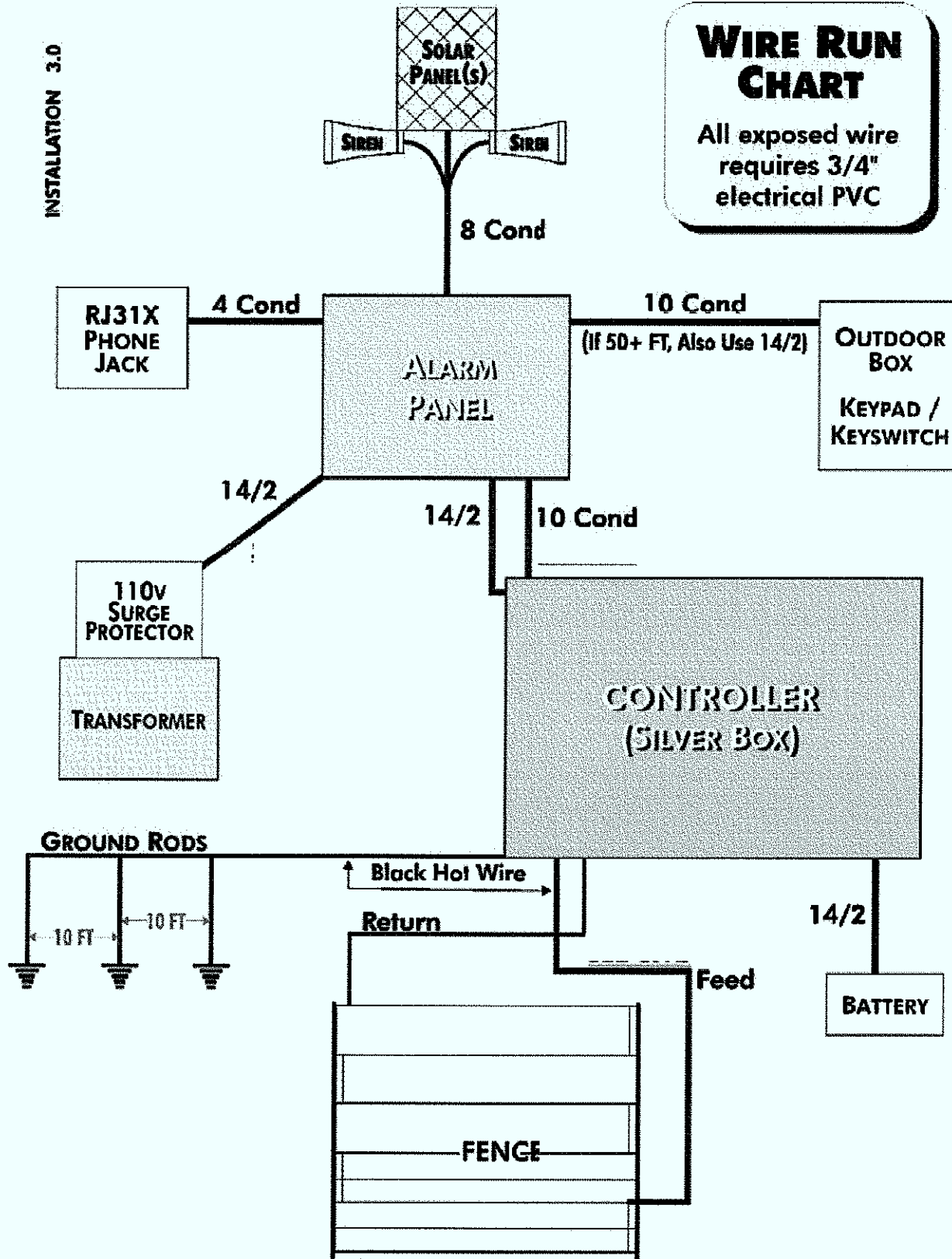


not aired

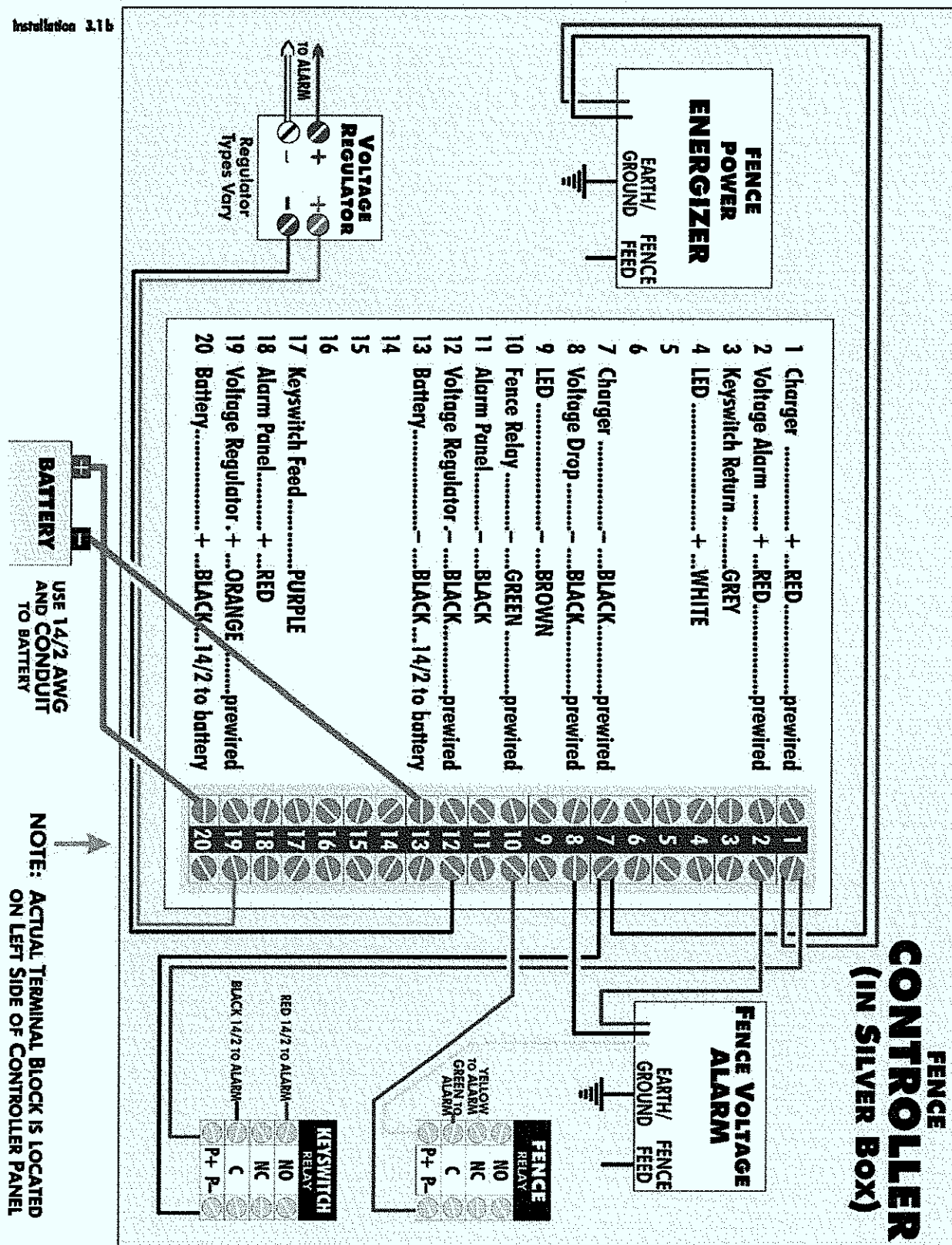
INSTALLATION 3.0

WIRE RUN CHART

All exposed wire requires 3/4" electrical PVC

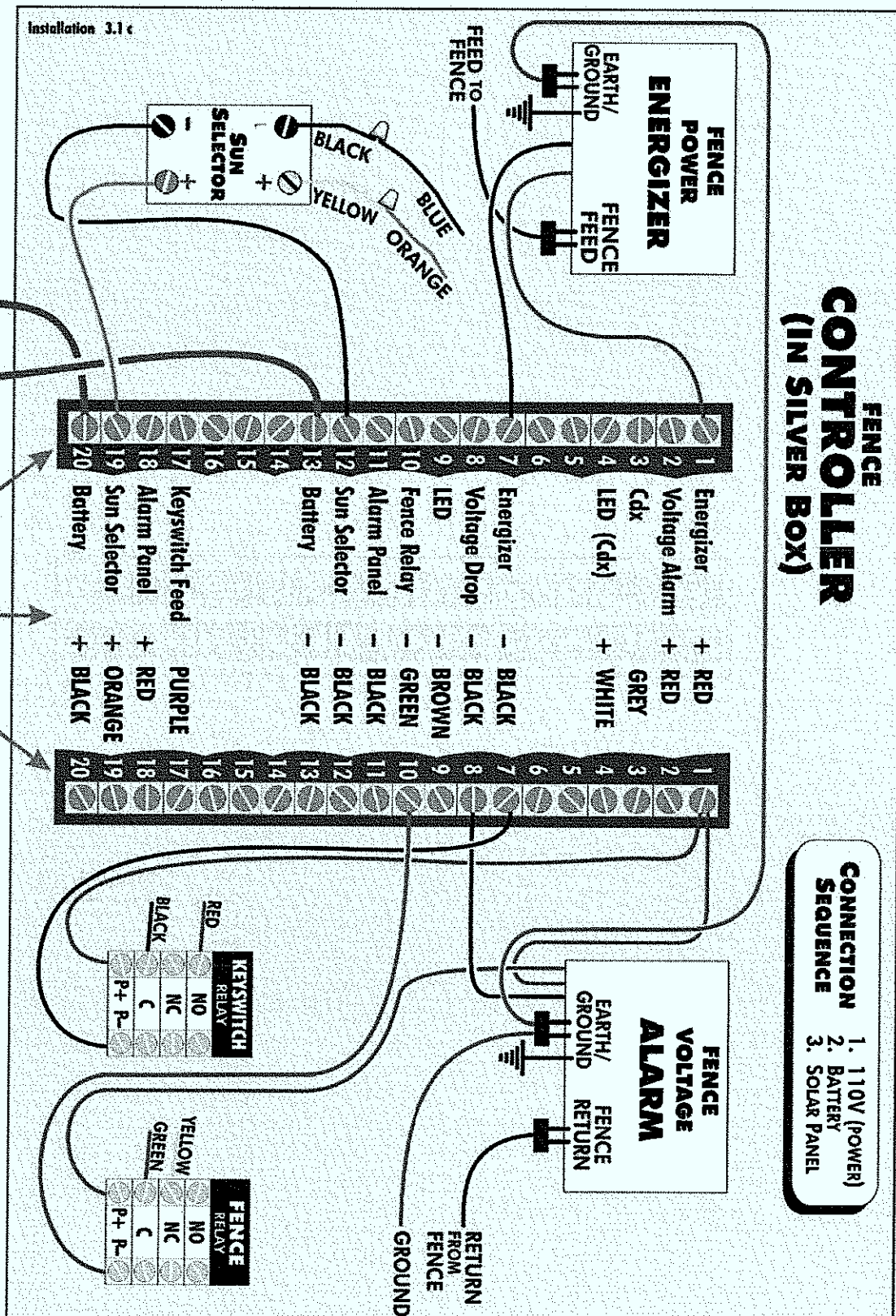


Installation 3.1b



FENCE CONTROLLER (IN SILVER BOX)

- CONNECTION
SEQUENCE**
1. 110V (POWER)
 2. BATTERY
 3. SOLAR PANEL





Electric Guard Dog Presents

Critical Components of Site Security





Electric Guard Dog

#1 Theft Deterrent Service in the U.S.

- I. Introduction**
- II. Critical Concerns**
- III. How it Works**
- IV. Key Benefits**
 - I. Synergy**
 - II. Integration**
 - III. Safe & Effective Deterrence**
 - IV. Incomparable Value**
- V. Cost Considerations**
- VI. Technical and Customer Support**
- VII. Customers**
- VIII. EGD Team**



I. Introduction

**Our first guard dogs took a bite out of crime.
Literally.**

- Founded in 1973
- Built world's largest guard dog service; too many negative aspects
- Suffered break-in in 1991
- Designed and patented the Electric Guard Dog™
- Became our most popular and flagship service



I. Introduction

Today, Market Leaders in 3000+ Commercial and Industrial Locations Nationwide rely on **The Electric Guard Dog.**

To protect:

- **People**
- **Production**
- **Property**
- **Profits**
- **Reputations**



I. Introduction

#1 Theft Deterrent in the U.S.

Our Multi-Layered, Solar-Powered System cannot be:

- Distracted
- Disarmed
- Corrupted
- Silenced

Protecting your employees, property and profits with the same vigilance 365 days a year.



II. Critical Concerns

Our customers know they're protected from:

- **Dangers to Employees**
- **Property Losses**
- **Disruptions in Productivity**
- **Jeopardized Reputations**
- **Insurance Issues**



II. Critical Concerns

**In today's world, security starts at the perimeter of
your property**

**That's where you find
The Electric Guard Dog**



II. Critical Concerns

SECURITY
CERTIFICATIONS

DISRUPTIONS IN
PRODUCTIVITY

EMPLOYEE
SAFETY

INSURANCE
ISSUES

JEOPARDIZED
REPUTATIONS

PROPERTY
LOSSES



ALARM DETERRENT: SILENT AND AUDIBLE

SHOCK DETERRENT: CAN'T BE SCALED OR CUT

PHYSICAL DETERRENT: IMPOSING BARRIER

VANDALS

RANDOM
VIOLENCE

SKILLED
BURGLARS

CRIMES OF
DESPERATION

AMATEUR
THIEVES

CRIMES OF
OPPORTUNITY



III. How it works

Three Layers of Security:

Alarm Deterrent

- Silent & Audible
- 24-Hour Monitoring
- Low False Alarm Rates

Shock Deterrent

- An Electrical Pulse Every 1.3 Seconds
- A "Safe but Memorable" Shock Upon Contact (.0001-.0004 seconds)
- Cannot be Scaled Or Cut

Physical Deterrent

- 10 Foot Electric Fence
- 20 Strands of Wire
- Customized to Location
- Multi-Lingual Warning Signs



III. How it works

Always On & Green

The Electric Guard Dog is solar-powered so your security is:

- **Cost-effective**
- **Always Vigilant**
- **Environmentally-friendly**

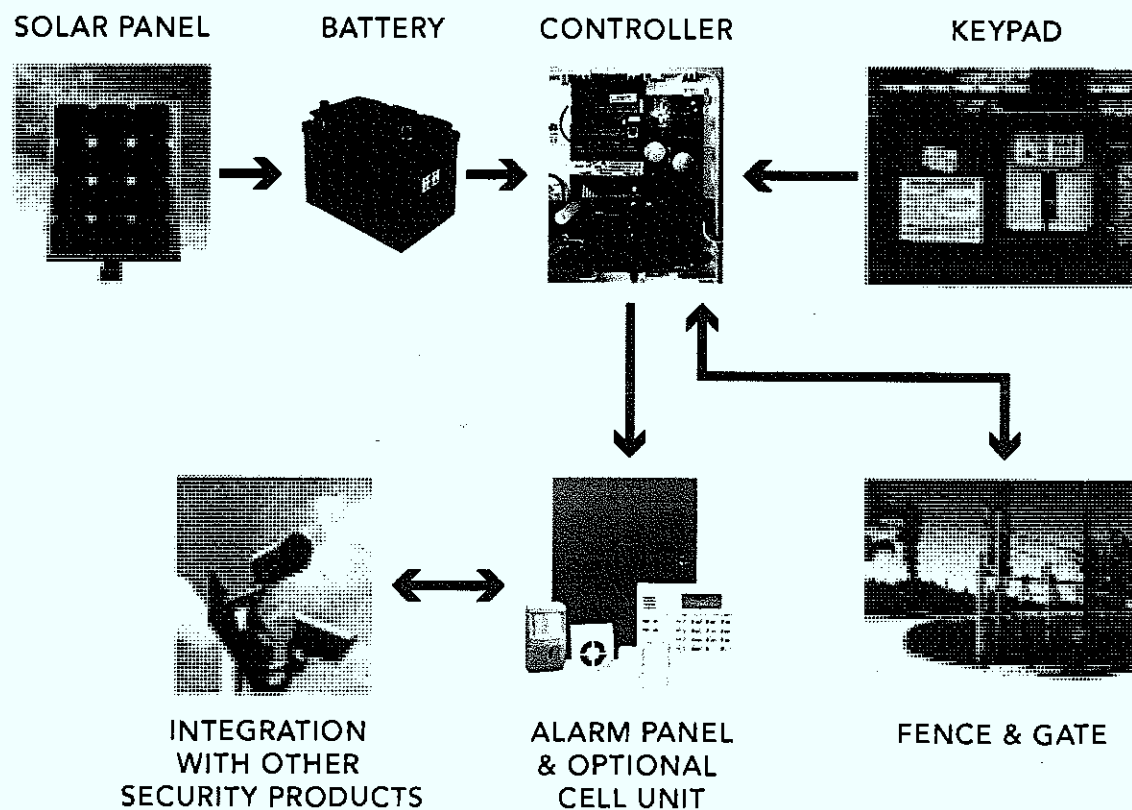
No increase in power bills. No power failures. Great addition to company green strategy.





III. How it works

Core Electrical Components Chart





IV. Key Benefits

Synergy between technologies. Less hassle.

- Indoor/Outdoor Camera Options, including Internet accessibility
- Internal Intrusion Products including panic alarms
- Virtual System Access
- Day/Night System
- Access Integration



IV. Key Benefits

Integration

Electric Guard Dog can integrate your system so you have...

- 1 Provider**
- 1 Contact List**
- 1 Alarm Panel**
- 1 Monitoring Company**
- 1 Phone Call**



IV. Key Benefits

Safe and Effective Security

- Pulsed Electricity
- Independently Tested by Specialists
- Certified by IEC
- Member of the following Safety Councils & Security Associations:





IV. Key Benefits

Experts prove scientifically and medically safe.

- Safety of The Electric Guard Dog is certified well below international standards established by IEC 60335-2-76

EGD/IEC STANDARD CHART

EFEs		EFE1	EFE2	EFE3	EFE4	ECF5
Parameters	Units					
A. (IEC)						
Total Energy	A ² ms	7.94	4.04	3.10	0.42	4.69
95% Energy Duration	μs	129	346	91	253	138
I_{rms}	A	7.65	3.33	5.69	1.25	5.69
IEC Standard I_{rms}	A	13.0	6.21	16.8	7.85	7.37
Pass IEC Standard	Yes/No	Yes	Yes	Yes	Yes	Yes

Safety of electric fence energizers: Amit J. Nimunkar¹ and John G. Webster Department of Biomedical Engineering, University of Wisconsin, 1550 Engineering Drive, Madison, WI 53706 USA



IV. Key Benefits

Pulsed Electricity is safe.

Table 1 Only power lines cause ventricular fibrillation

	Duration of pulse in seconds	Current in amperes	Likely to be applied near heart?	Caused ventricular fibrillation?
Power lines	Continuous	0.1	No	1000 per year
Electric security fence	0.0003 0.8 times/sec	10	No	No
Taser	0.0001 19 times/sec	2	May be	No
Cardiac pacemaker	0.001 1 time/sec	0.005	Yes	No
Defibrillator	0.005 1 time	40	Yes	Cures ventricular fibrillation
Spark plug	0.00002 1 time	0.2	No	No
Doorknob	0.00002 1 time	0.2	No	No

Source: *Safety Of Electric Security Fences*, Dr. John G. Webster, Professor Emeritus, Biomedical Engineering Department, University of Wisconsin

IV. Key Benefits

Usually our sign is enough.





IV. Key Benefits

Security Guards

- High Cost
 - 24/7 X 21 Eight Hour Shifts = 4.2 Employees
 - High turnover
- Liability
 - High Liability Issues
 - Human Error, Human Vices
- Effectiveness
 - Can be distracted, disarmed, corrupted or silenced

Video Cameras

- Low cost, but not effective
- Immediate response only if using monitor system

Alarm Systems

- Low Cost, but not effective



IV. Key Benefits

Cost Effective

	Electric Guard Dog	Security Guards	Video Cameras	Alarm Systems
Deterrence	✓	✗	✗	✗
Cost Effective	✓ averages \$750/mo	✗ averages \$14,000/mo	✓ can be low cost, but not effective	✓ low cost, but not effective
Zero Start-up Cost	✓	✗ expensive training and turnover	✓/✗ varies	✓/✗ varies
Immediate Response	✓	✓	✗ only if using monitoring system	✓



V. Cost Considerations

Incomparable Value

- NO Upfront Investment
- NO Construction Costs
- NO Hidden Fees EVER
- 36 Month Contract
- All Service and Repair Included
- Changes to Specifications at Quoted Rates

Unparalleled ROI

- Loss Reduction
- Employee Morale
- Customer Retention
- 90% Less Than Cost of 24/7 Guards



V. Cost Considerations

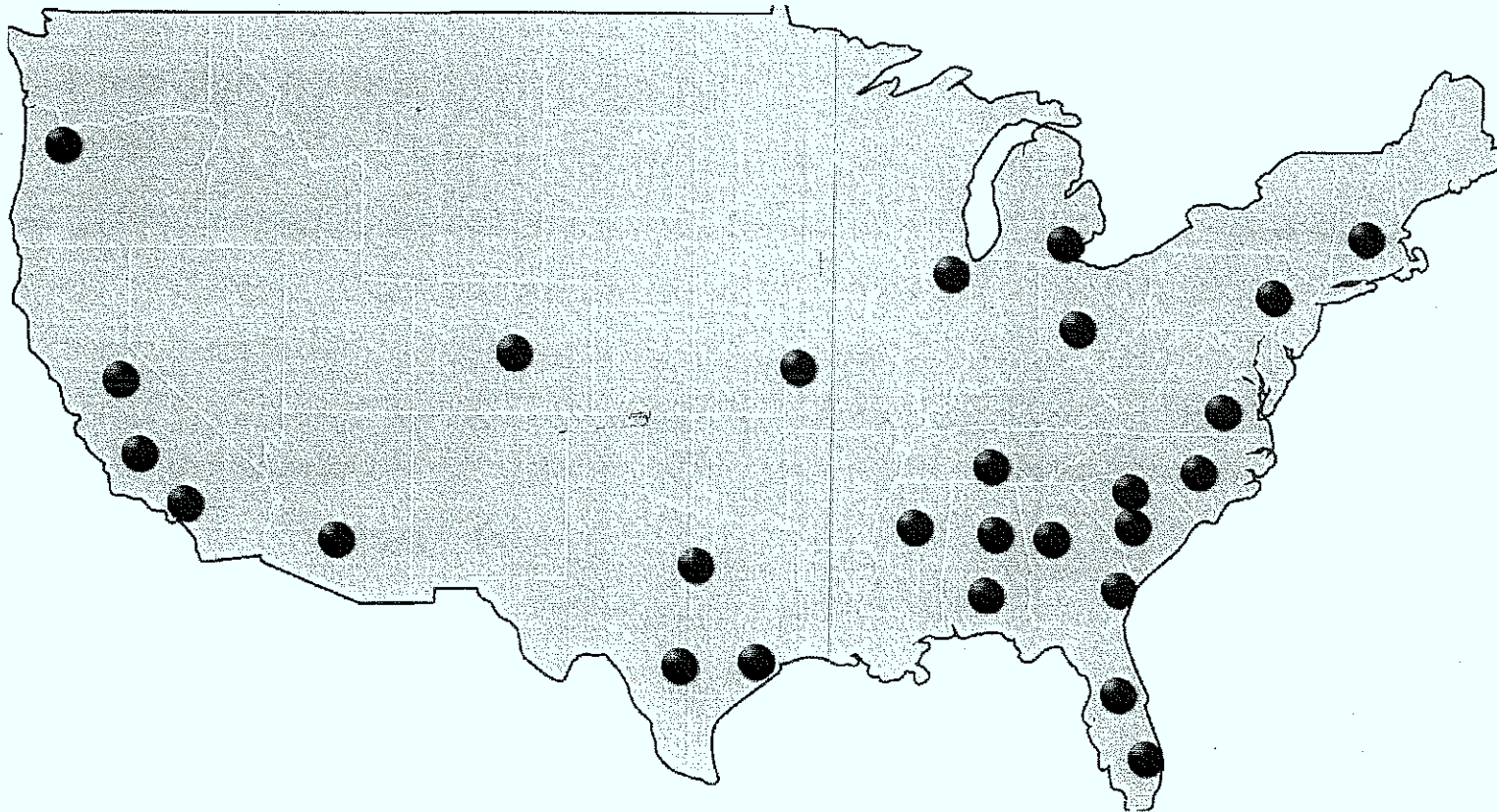
Cost Drivers Include:

- Yard size
 - How many linear feet of fence
- Complexity
 - Number of Gates
 - Number of Energizers/Solar Panels
 - Abnormal Construction Issues
- Local Construction Rules
- Region



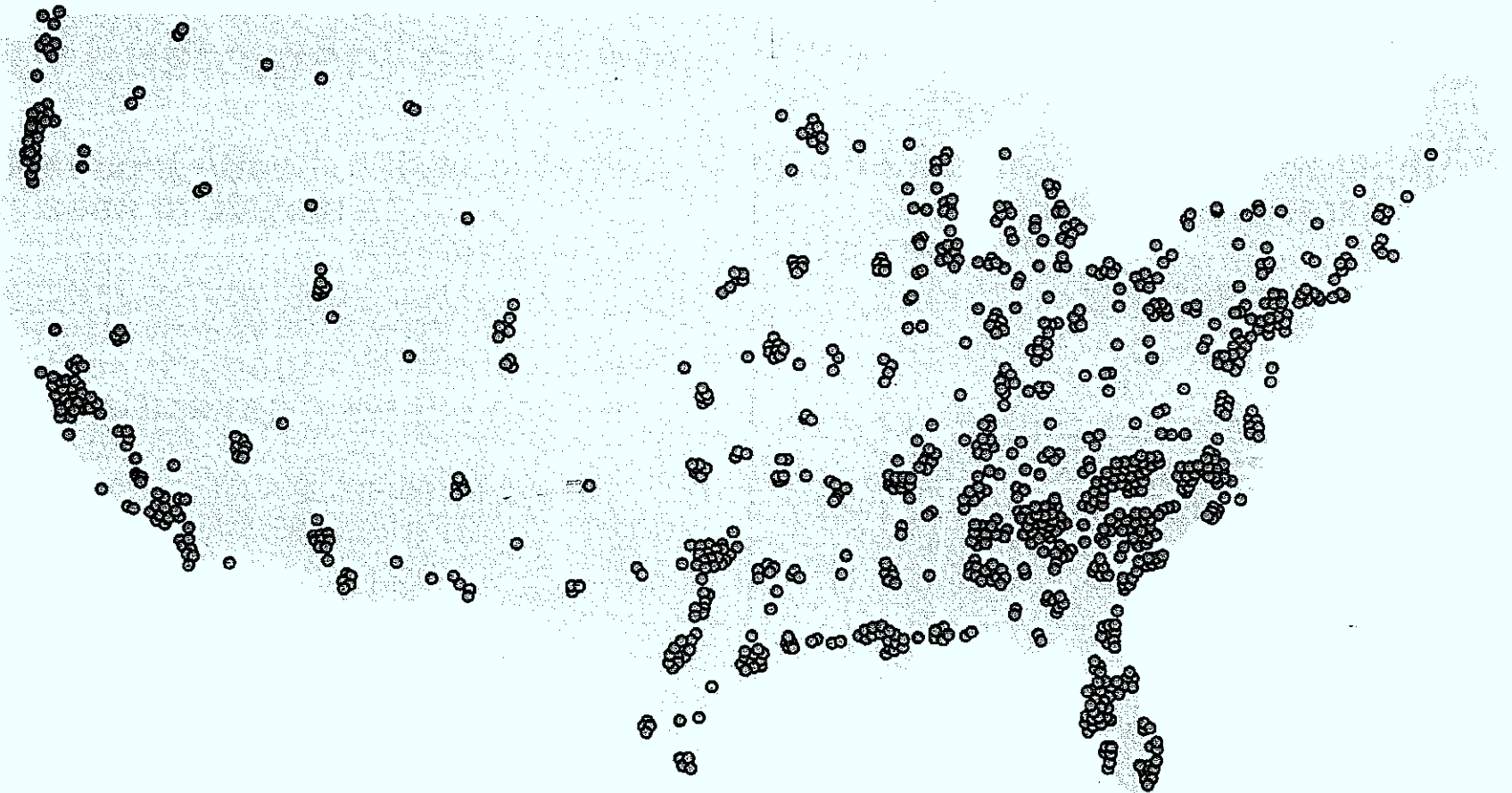
VI. Technical & Customer Support

Nationwide Technical Support





VII. Customers





VII. Customers

Our customers say it best.

“Most cost-effective theft deterrent I’ve seen in 30 years.”

– United Rentals

“[We] Have saved a very significant amount of money now that this has replaced the need for guards.”

– NEMF Trucking

“...Best investment I have ever seen for terminal security.”

– ABF Freight

“Eliminates the human error [and] the cost is substantially lower than guard services....”

– Managing Director of
Security Major Logistics
Carrier

“We have reduced our losses by 98%! I highly recommend your system to anyone with a perimeter security concern.”

– Bridge Terminal
Transport

“Yields recurring cost reductions that average about 65% per facility...”

– Pitt Ohio Express

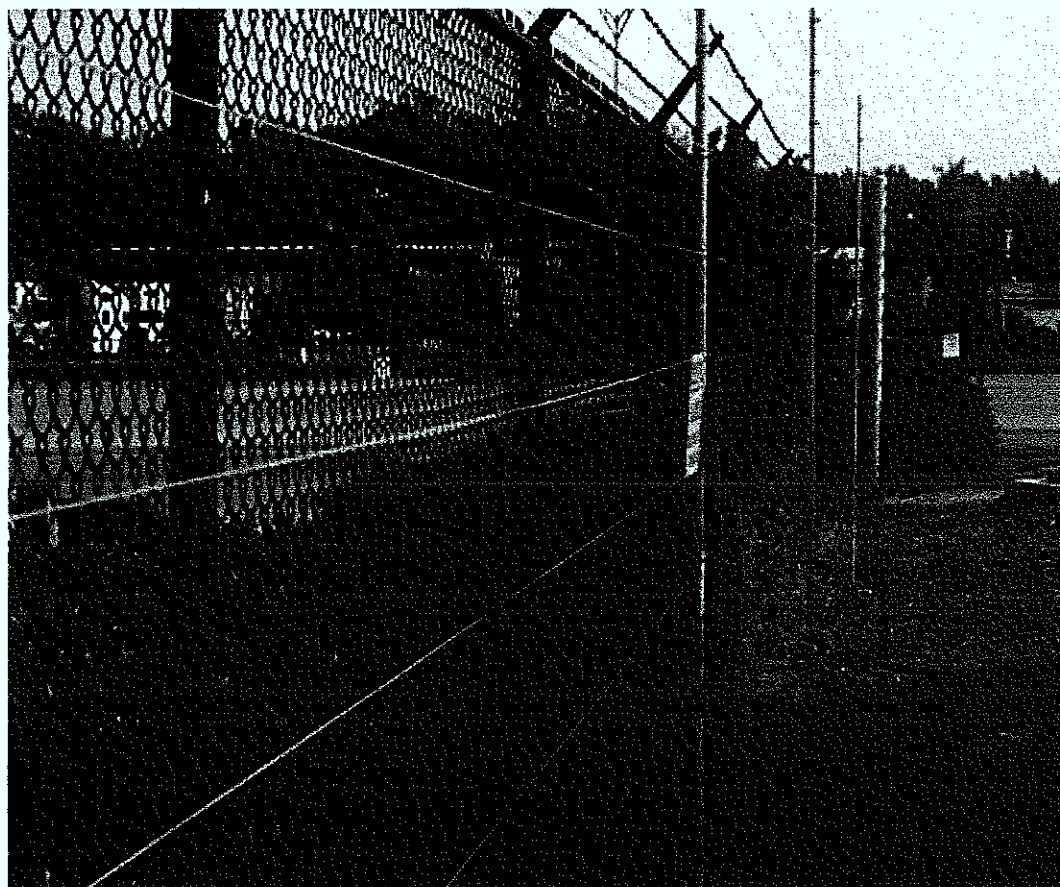


VII. Customers





VII. Customers





VII. Customers





January 8, 2008

Edward T. Dickerson, PhD., P.E.

Dear Dr. Dickerson,

I have tested the Gallagher Group Ltd PowerPlus B600 and Gallagher Group Ltd PowerPlus B280 electric fence energizers. I tested them to the International Electrotechnical Commission Standard: IEC 2006 *Household and similar electrical appliances – Safety – Part 2-76: Particular requirements for electric fence energizers*, (IEC 60335-2-76, Edition 2.1). It is the most appropriate standard to use because it specifically describes “electric security fences” 40 times.

I describe the testing methods and the results in detail in the attached paper: Amit J. Nimunkar and John G. Webster, “Safety of electric fence energizers.” Figure 3 in this paper shows the electric current versus time for these two electric fence energizers and compares them with three other electric fence energizers in use in the USA. Table I shows the electric fence energizer electric current I_{rms} , compares it with the IEC standard I_{rms} , and shows that all five electric fence energizers pass the IEC standard electric tests.

I conclude that the Gallagher Group Ltd PowerPlus B600 and Gallagher Group Ltd PowerPlus B280 electric fence energizers passed all IEC electric tests and thus are safe to use.

If I can provide you any further information, please let me know.

Sincerely,

John G. Webster, Professor Emeritus
Phone 608-263-1574
Webster@engr.wisc.edu

Department of Biomedical Engineering

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Safety of electric fence energizers

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Abstract

The strength–duration curve for tissue excitation can be modeled by a parallel resistor–capacitor circuit that has a time constant. We tested five electric fence energizers to determine their current-versus-time waveforms. We estimated their safety characteristics using the existing IEC standard and propose a new standard. The investigator would discharge the device into a passive resistor–capacitor circuit and measure the resulting maximum voltage. If the maximum voltage does not exceed a limit, the device passes the test.

Key words: strength–duration curve, cardiac stimulation, ventricular fibrillation, electric safety, electric fence energizers, standards.

1. Introduction

The vast majority of work on electric safety has been done using power line frequencies such as 60 Hz. Thus most standards for electric safety apply to continuous 60 Hz current applied hand to hand. A separate class of electric devices applies electric current as single or a train of short pulses, such as are found in electric fence energizers (EFEs). A standard that specifically applies to EFEs is IEC (2006). To estimate the ventricular fibrillation (VF) risk of EFEs, we use the excitation behavior of excitable cells. Geddes and Baker (1989) presented the cell membrane excitation model (Analytical Strength–Duration Curve model) by a lumped parallel resistance–capacitance (RC) circuit. This model determines the cell excitation thresholds for varying rectangular pulse durations by assigning the strength–duration rheobase currents, chronaxie, and time constants (Geddes and Baker, 1989). Though this model was originally developed based on the experimental results of rectangular pulses, the effectiveness of applying this model for other waveforms has been discussed (IEC 1987, Jones and Geddes 1977). The charge–duration curve, derived from the strength–duration curve, has been shown in sound agreement with various experimental results for irregular waveforms. This permits calculating the VF excitation threshold of EFEs with various nonrectangular waveforms. We present measurements on electric fence energizers and discuss their possibility of inducing VF.

2. Mathematical background and calculation procedures

Based on the cell membrane excitation model (Weiss–Lapique model), Geddes and Baker (1989) developed a lumped RC model (analytical strength–duration curve) to describe the membrane excitation behavior. This model has been widely used in various fields in electrophysiology to calculate the excitation threshold. Figure 1 shows the normalized strength–duration curve for current (I), charge (Q) and energy (U). The expression of charge is also known as the charge–duration curve which is important for short duration stimulations.

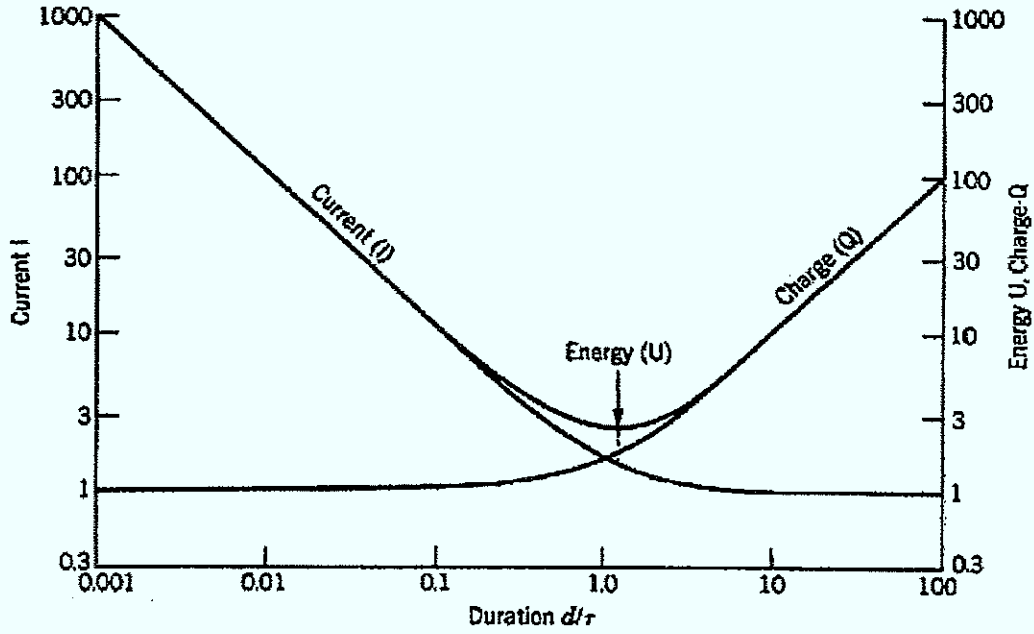


Figure 1. Normalized analytical strength-duration curve for current I , charge Q , and energy U . The x axis shows the normalized duration of d/τ . Note that for $d \ll \tau$, Q is constant and the most appropriate variable for estimating cell excitation. (from Geddes and Baker, 1989).

The equation for the strength-duration curve is (Geddes and Baker, 1989),

$$\Delta v = IR(1 - e^{-\frac{t}{\tau}}), \quad (1)$$

where I is a step current intensity, R is the shunt resistance, Δv is the depolarization potential threshold which is about 20 mV for myocardial cells, τ is the RC time constant, and t is the time I is applied.

If we let the stimulation duration go to infinity, the threshold current is defined as the rheobase current ($I = b$). If we substitute I in equation (1) by b and define the threshold current $I_d = \Delta v/R$ for the stimulation with duration d . Equation (1) becomes,

$$I_d = \frac{b}{1 - e^{-\frac{d}{\tau}}}. \quad (2)$$

We can calculate the threshold charge (Q_d) by integrating equation (2) and it becomes,

$$Q_d = I_d d = \frac{bd}{1 - e^{-\frac{d}{\tau}}}, \quad (3)$$

For short duration stimulation ($d \ll \tau$) with duration shorter than 0.1 times the RC time constant, equation (3) can be approximated by equation (4) and it yields equation (5),

$$1 - e^{-\frac{d}{\tau}} \approx \frac{d}{\tau}, \quad (4)$$

$$Q_d = b\tau \quad (5)$$

Equation (5) suggests that the charge excitation threshold for short duration stimulation is constant and equals the product of the RC time constant τ and the rheobase b . Geddes and Bourland (1985) showed that the charge-duration curve for single rectangular, trapezoidal, half sinusoid and critically damped waveforms had a good agreement for short duration stimulations. Therefore we used the same model to estimate thresholds for stimulation sources where I was not constant, under the same stimulation setting.

Cardiac cell excitation has been intensively studied at the 60 Hz power line frequency because most accidental electrocutions occur with 60 Hz current, which has a longer duration relative to the cardiac cell time constant of about 2 ms. However, EFEs operate with pulse durations much shorter than the time constant.

3. Methods

Figure 2 shows our experimental test set-up. The EFEs under test consist of Gallagher Group Ltd PowerPlus B600 (EFE1), Gallagher Group Ltd PowerPlus B280 (EFE2), Speedrite HPB (EFE3), Intellishock 20B (EFE4) and Blitzer 8902 (EFE5) EFEs. The short duration electrical pulses from these EFEs are passed through a series of eleven 47 Ω (ARCOL D4.29, HS50 47 R F) resistors which measure 518 Ω , which represents approximately the internal resistance of the human body. It is further connected to two 18 Ω (RH 10 207 DALE 10 W 3%) resistors connected in parallel which measure 9.08 Ω . This is used as the sensing resistor across which the oscilloscope measures the output voltage. For these very short pulses it is important to use noninductive resistors because the same current flowing through a resistor that has substantial inductance will measure a larger current than a resistor that is noninductive. To reduce electromagnetic interference, a faraday cage, covered with aluminum foil, was connected to ground. This diverted the electromagnetic interference to ground. The data were collected in EXCEL format from a disk in the Agilent 54621 oscilloscope. The calculations for different parameters presented in Table 1 and the Figures 3–5 were plotted using MATLAB.

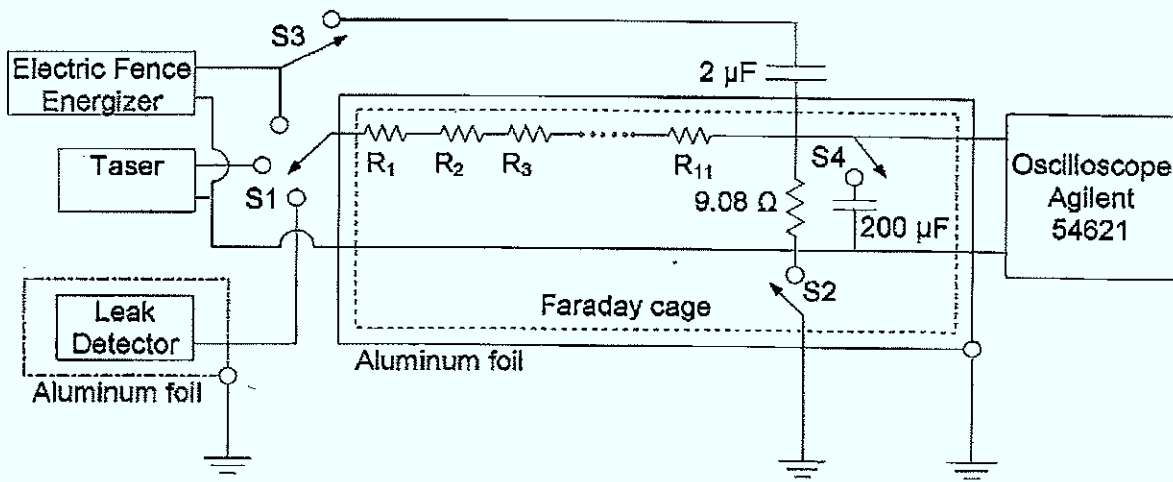


Figure 2. The EFE is selected by S1. The current flows through a string of 47Ω resistors R_1 – R_{11} (total 518Ω) which approximates the internal body resistance of 500Ω . The 9.08Ω yields a low voltage that is measured by the oscilloscope.

3.1. Determination of current

EFEs are used in conjunction with fences wires to form animal control fences and security fences. We tested five EFEs (EFE1–EFE5) using the experimental set-up in Figure 2 and obtained the output currents shown in Figure 3.

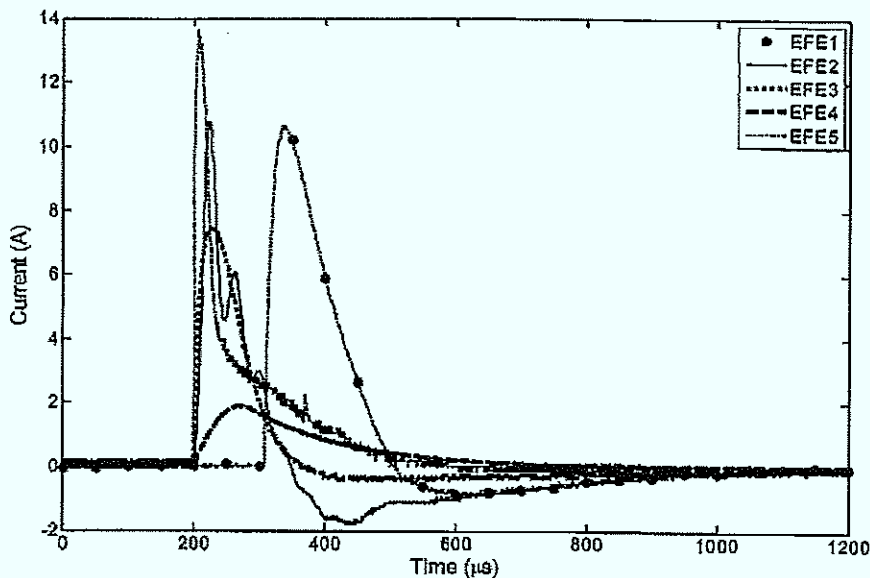


Figure 3. The output current waveform for five EFEs. EFE1 yields about 7.75 A for $151 \mu s = 1170 \mu C$, EFE2 yields about 3.34 A for $345 \mu s = 1150 \mu C$, EFE3 yields about 5.69 A for $91 \mu s =$

518 μC , EFE4 yields about 1.25 A for 252 μs = 315 μC and EFE5 yields about 5.7 A for 137 μs = 781 μC .

4. Results

Table 1 shows the approximate results for the rms current, power, duration and charge for all the EFEs.

Table 1 Approximate results for all EFEs.

EFEs		EFE1	EFE2	EFE3	EFE4	ECF5
Parameters	Units					
A. (IEC)						
Total Energy	A^2ms	7.94	4.04	3.10	0.42	4.69
95% Energy Duration	μs	129	346	91	253	138
I_{rms}	A	7.65	3.33	5.69	1.25	5.69
IEC Standard I_{rms}	A	13.0	8.21	16.8	7.85	7.37
Pass IEC Standard	Yes/No	Yes	Yes	Yes	Yes	Yes
B. Proposed standard						
Voltage	V	3.88	2.91	NAV	NAV	NAV
Duration	μs	233	132			
Current	A	3.33	4.41			
Charge	μC	776	582			

NA- not applicable, NAV- not available

IEC (2006) defines in 3.116 “impulse duration: duration of that part of the impulse that contains 95% of the overall energy and is the shortest interval of integration of $I^2(t)$ that gives 95% of the integration of $I^2(t)$ over the total impulse. $I(t)$ is the impulse current as a function of time.” In 3.117 it defines “output current: r.m.s. value of the output current per impulse calculated over the impulse duration.” In 3.118 it defines “standard load: load consisting of a non-inductive resistor of $500 \Omega \pm 2.5 \Omega$ and a variable resistor that is adjusted so as to maximize the energy per impulse or output current in the 500Ω resistor, as applicable.” In 22.108, “Energizer output characteristics shall be such that – the impulse repetition rate shall not exceed 1 Hz; – the impulse duration of the impulse in the 500Ω component of the standard load shall not exceed 10 ms; – for energy limited energizers the energy/impulse in the 500Ω component of the standard load shall not exceed 5 J; The energy/impulse is the energy measured in the impulse over the impulse duration. – for current limited energizers the output current in the 500Ω component of the standard load shall not exceed for an impulse duration of greater than 0.1 ms, the value specified by the characteristic limit line detailed in Figure 102; an impulse duration of not greater than 0.1 ms, 15 700 mA. The equation of the line relating impulse duration (ms) to output current (mA) for $1\,000 \text{ mA} < \text{output current} < 15\,700 \text{ mA}$, is given by impulse duration = $41.885 \times 10^3 \times (\text{output current})^{-1.34}$.” We used these definitions and calculated the total energy, the shortest duration where 95% of the total energy occurs, the rms current for that duration from Figure 3 for the EFEs (EFE1–EFE5). Similarly we calculated the output current using the relationship impulse duration = $41.885 \times 10^3 \times (\text{output current})^{-1.34}$, provided by the IEC for all the EFEs (EFE1–EFE5). Table 1 lists these under the heading “A. (IEC)”. Table 1 shows that all the EFEs pass the IEC standard.

5. Proposed new standard

IEC (2006) uses the rms current for the shortest duration where 95% of the total energy occurs as the standard to determine if the EFE is safe for use. Geddes and Baker (1989) have shown that for pulses shorter than the cardiac cell time constant of 2 ms, the electric charge is the quantity that excites the cells. We propose a simple experimental set-up shown in Figure 2 to determine the maximum amount of charge that would flow from the EFEs and cause cardiac cell excitation. The cardiac cell is modeled as an RC circuit in Fig. 2 with $R = 9.08 \Omega$ and $C = 200 \mu\text{F}$ (GECONOL 9757511FC $200 \mu\text{F} \pm 10\%$ 250 VPK) with the RC time constant of 1.82 ms. For the EFEs (EFE1 and EFE2) the switches S1 and S4 are closed. This allows the $200 \mu\text{F}$ capacitor to charge rapidly (about $100 \mu\text{s}$) and discharge fairly slowly ($\tau = RC = 1.82 \text{ ms}$). Figures 4 and 5 show the voltage vs time waveforms for the different EFEs. The test was not performed for electric fence energizers EFE3–EFE5.

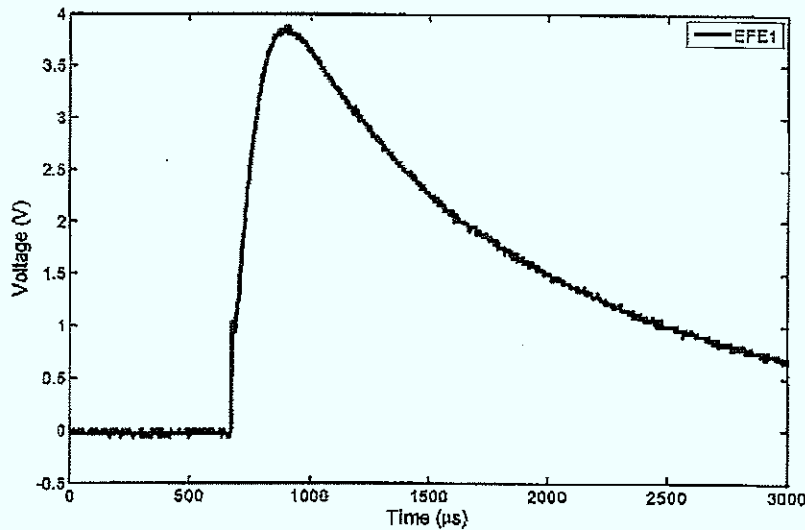


Figure 4. Output voltage waveform for EFE1. The maximal charge that flows through the cardiac cell model is given by $Q = CV = 200 \mu\text{F} \times 3.88 \text{ V} = 775 \mu\text{C}$, the current during which the capacitor charges to maximal value is given by $I = CV/T = (200 \mu\text{F} \times 3.88 \text{ V})/233 \mu\text{s} = 3.33 \text{ A}$.

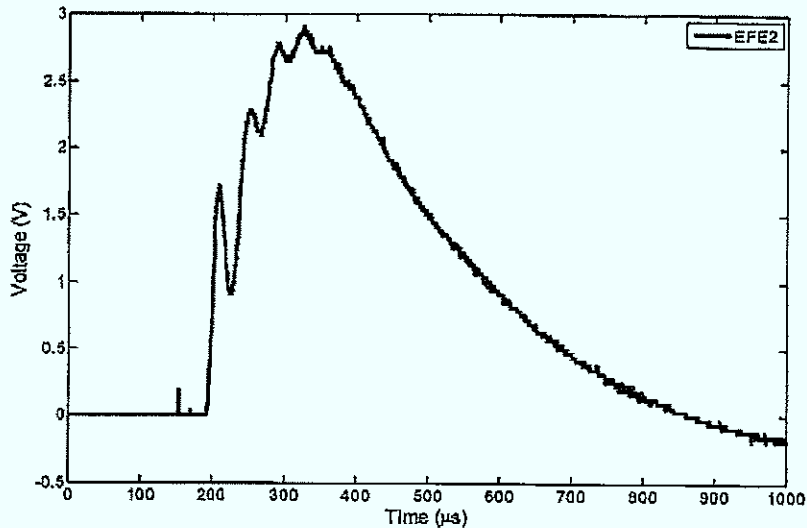


Figure 5. Output voltage waveform for the electric fence energizers EFE2. The maximal charge that flows through the cardiac cell model is given by $Q = CV = 200 \mu\text{F} \times 2.91 \text{ V} = 582 \mu\text{C}$, the current during which the capacitor charges to maximal value is given by $I = CV/T = (200 \mu\text{F} \times 2.91 \text{ V})/132 \mu\text{s} = 4.41 \text{ A}$.

6. Discussion

Geddes and Baker (1989) have shown that for pulses shorter than the cardiac cell time constant of 2 ms, the electric charge is the quantity that excites cardiac cells. Because the first half wave is the largest, the charge integrated in the first half wave determines cardiac cell excitation. The next half wave discharges the cardiac cell capacitance and does not contribute to cardiac cell excitation. Thus we list integral $I(t) = \text{charge } Q$ in Table 1.

IEC (2006) integrates $P(t)$, which is roughly equal to $I(t)$. Their Figure 102 roughly follows charge.

We propose revising EFE standards for measuring current to determine a safety standard to prevent VF. The new standard would measure cardiac cell excitation. It would not require the complex calculations required to determine "The current which flows during the time period in which 95 percent of the output energy (is delivered)." It would use a simple circuit similar to that in Figure 2 composed of resistors and a capacitor. The investigator would discharge the device into the circuit and measure the maximum voltage. If the maximum voltage does not exceed 5 V (as a conservative estimate), the EFE passes the test. The 500 Ω resistor closely approximates the resistance of the body and determines the current that flows through the body.

Acknowledgements

We thank L Burke O'Neal and Silas Bernardoni for their help and suggestions.

References

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- IEC 1987 *International Electrotechnical Commission IEC Report: Effects of current passing through the human body* (IEC 60479-2) pp 47
- IEC 2006 *Household and similar electrical appliances – Safety – Part 2-76: Particular requirements for electric fence energizers*, (IEC 60335-2-76, Edition 2.1)
- Jones M and Geddes L A 1977 Strength duration curves for cardiac pacemaking and ventricular fibrillation *Cardiovasc. Res. Center Bull.* **15** 101–12



Safety of electric security fences

John G. Webster

Professor Emeritus of Biomedical Engineering

University of Wisconsin-Madison

Madison WI 53706

Electric current shocks us, not voltage

Most of us can remember receiving an electric shock; it can happen during a regular day. How can that happen and when? Walking across a carpet during dry weather, then touching a doorknob and feeling a spark that jumps to the doorknob is a very common way. Placing a finger inside of a lamp socket that inadvertently was turned on is yet another. Touching the spark plug in a car or lawn mower has happened to many people as well. But why are we all still alive after receiving these electric shocks during a regular day? *We are still alive because even though the voltage is high, not enough electric current flowed through our heart.*

Even when the voltage is high, when the current flows for only a very short duration we can not be electrocuted. Furthermore, it is even hard to get electrocuted in the home because the power line voltage of 120 volts can't drive enough continuous current through the high resistance of our dry skin. Kitchens and bathrooms fall in a different category; they are dangerous places because our skin may be wet. When our skin is wet, our skin resistance is low and permits a large electric current to flow through the body as shown in Figure 1. A large enough current can cause ventricular fibrillation. During ventricular fibrillation the pumping action of the heart ceases and death occurs within minutes unless treated. In the United States, approximately 1000 deaths per year occur in accidents that involve cord-connected appliances in kitchens, bathrooms, and other wet locations.

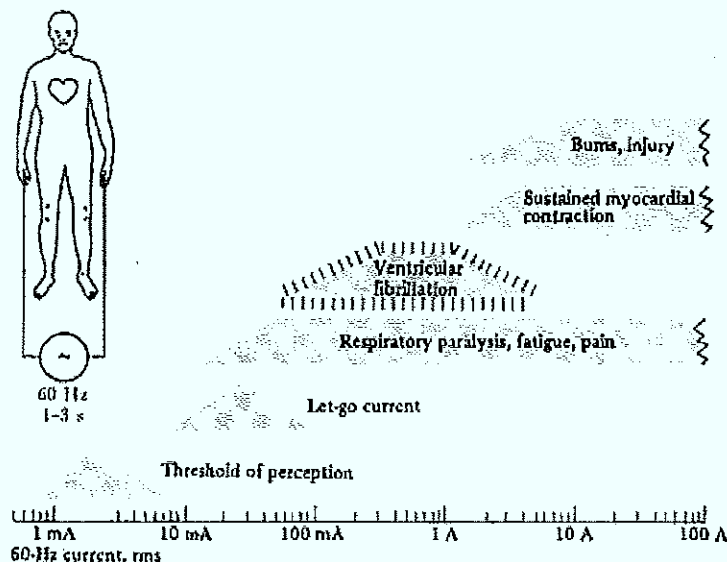


Figure 1 Physiological effects of electricity. Threshold or estimated mean values are given for each effect in a 70 kg human for a 1- to 3 s exposure to 60 Hz current applied via copper wires grasped by the hands. From W. A. Olson, Electrical Safety, in J. G. Webster (ed.), *Medical Instrumentation Application and Design*, 3rd ed., New York: John Wiley & Sons, 1998.

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Short duration pulses are safer than continuous electric current

Figure 2 shows that shock durations longer than 1 second are the most dangerous. Note that as the shock duration is shortened to 0.2 seconds, it requires much more electric current to cause ventricular fibrillation. Electric security fences have taken advantage of this fact by shortening their shock duration to an even shorter duration of about 0.0003 seconds. Therefore, electric security fences are safe and do not lead to ventricular fibrillation due to the short 0.0003 second shock duration. .

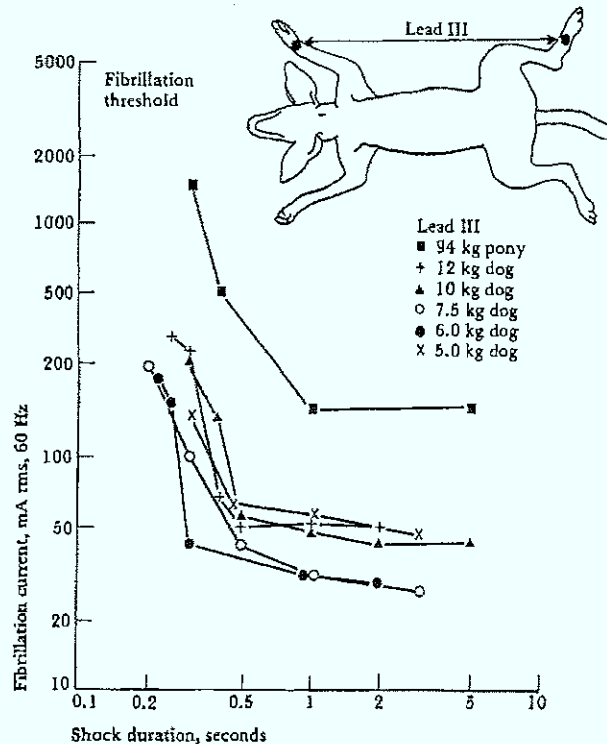


Figure 2 Thresholds for ventricular fibrillation in animals for 60-Hz ac current. Duration of current (0.2 to 5 s) and weight of animal body were varied. Fibrillation current versus shock duration for a 70 kg human is about 100 milliamperes for 5 second shock duration. It increases to about 800 milliamperes for 0.3 second shock duration. From L. A. Geddes, *IEEE Trans. Biomed. Eng.*, 1973, 20, 465-468.

Electricity near the heart is most dangerous

There are four situations where electricity may be applied close to the heart. (1) Figure 3(b) shows when a catheter tube is threaded through a vein into the heart, any accidental current is focused within the heart and a small current can cause ventricular fibrillation. (2) Cardiac pacemakers also pass electric current inside the heart, but the current is kept so small that ventricular fibrillation does not occur. (3) A Taser weapon may rarely shoot a dart between the ribs very close to the heart and apply a 0.0001 second pulse, but this has not been shown to cause ventricular fibrillation. Typically when a person takes an overdose of drugs, he creates a disturbance, police are called, the person refuses to obey, the police Taser him, afterwards he dies of a drug overdose, and the newspapers report, "Man dies after Taser shot." (4) A defibrillator applies a 0.005 second, 40 ampere electric current. This causes massive heart contraction that can change ventricular fibrillation to normal rhythm and save a life.

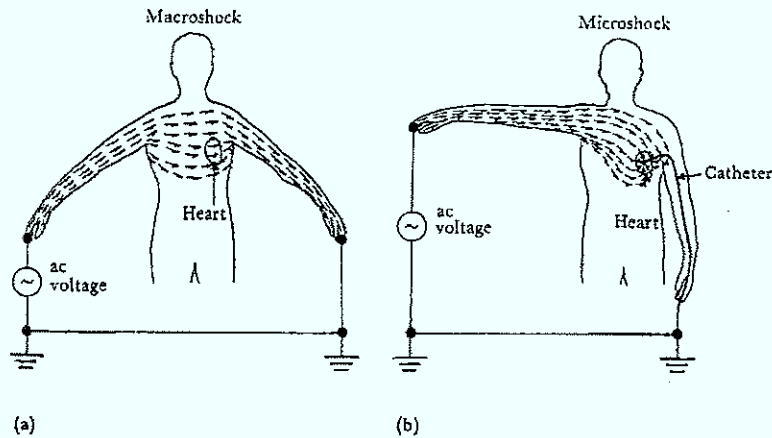


Figure 3 Effect of entry points on current distribution. (a) *Macroshock*, externally applied current spreads throughout the body, (b) *Microshock*, all the current applied through an intracardiac catheter flows through the heart. From F. J. Weibell, "Electrical Safety in the Hospital," *Annals of Biomedical Engineering*, 1974, 2, 126-148.

When comparing an electric security fence to the above examples, we know that an electric security fence is similar to Figure 3(a). Why do we know that? If a person contacts an electric fence, electric current is concentrated in the limbs and causes a deterrent shock; when it continues to pass through the torso, it spreads out and becomes more diffuse. Therefore as shown in Figure 3(a) and in Figure 2 electric security fences are safe because the deterrent shock spreads out and becomes more diffuse and is of a very short duration.

Only power lines cause ventricular fibrillation

Table 1 shows that short duration electric pulses, even though applied near the heart do not cause ventricular fibrillation. In contrast, the continuous current from power lines kills 1000 persons per year.

Table 1 Only power lines cause ventricular fibrillation

	Duration of pulse in seconds	Current in amperes	Likely to be applied near heart?	Caused ventricular fibrillation?
Power lines	Continuous	0.1	No	1000 per year
Electric security fence	0.0003 0.8 times/sec	10	No	No
Taser	0.0001 19 times/sec	2	May be	No
Cardiac pacemaker	0.001 1 time/sec	0.005	Yes	No
Defibrillator	0.005 1 time	40	Yes	Cures ventricular fibrillation
Spark plug	0.00002 1 time	0.2	No	No
Doorknob	0.00002 1 time	0.2	No	No

**NORME
INTERNATIONALE
INTERNATIONAL
STANDARD**

**CEI
IEC**

60335-2-76

Edition 2.1

2006-04

**Edition 2:2002 consolidée par l'amendement 1:2006
Edition 2:2002 consolidated with amendment 1:2006**

**Appareils électrodomestiques et analogues –
Sécurité –**

**Partie 2-76:
Règles particulières pour les électrificateurs
de clôtures**

**Household and similar electrical appliances –
Safety –**

**Part 2-76:
Particular requirements for electric fence
energizers**



**Numéro de référence
Reference number
CEI/IEC 60335-2-76:2002+A1:2006**

22.108 Energizer output characteristics shall be such that

- the impulse repetition rate shall not exceed 1 Hz;
- the impulse duration of the impulse in the 500 \wedge component of the standard load shall not exceed 10 ms;
- for energy limited energizers the energy/impulse in the 500 \wedge component of the standard load shall not exceed 5 J;

NOTE The energy/impulse is the energy measured in the impulse over the impulse duration.

- for current limited energizers the output current in the 500 \wedge component of the standard load shall not exceed for

☐ an impulse duration of greater than 0,1 ms, the value specified by the characteristic limit line detailed in Figure 102;

☐ an impulse duration of not greater than 0,1 ms, 15 700 mA.

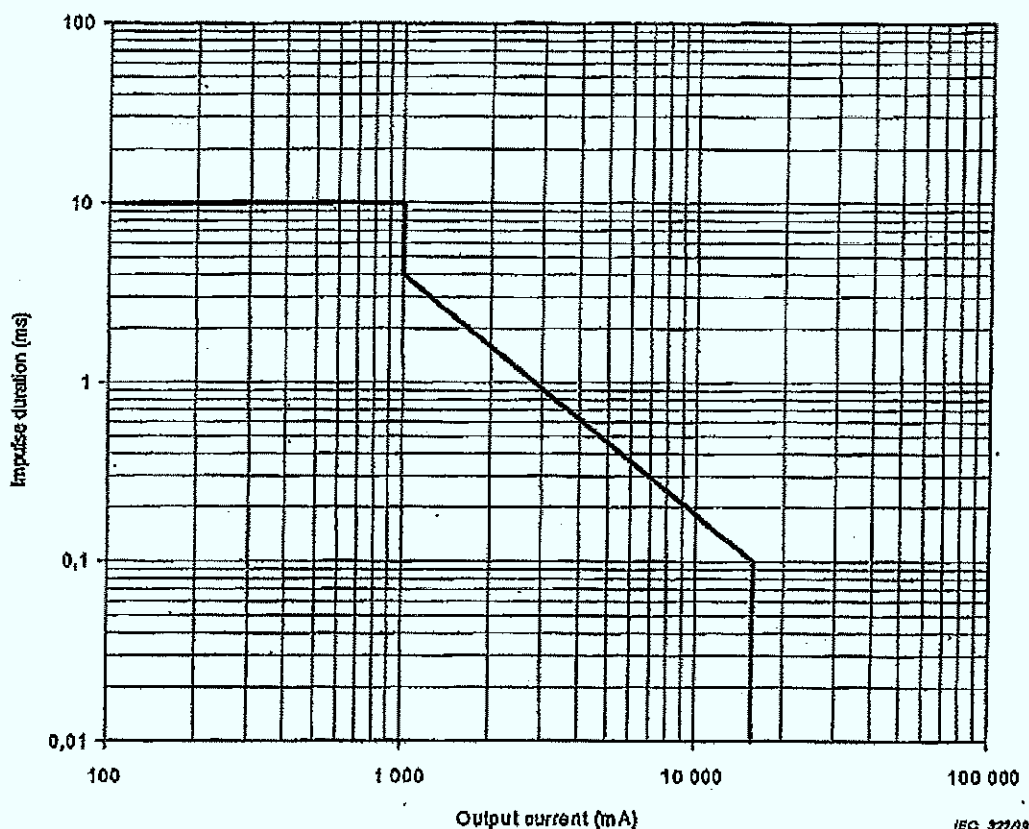
Compliance is checked by measurement when the energizer is supplied with the voltage in 11.5, the energizer being operated under conditions of normal operation but with the standard load connected to its output terminals. When measuring the impulse repetition rate the standard load is not connected.

60335-2-76 \wedge IEC:2002+A1:2006 – 51 –

The measurements are made using a measuring arrangement with an input impedance consisting of a non-inductive resistance of not less than 1 M \wedge in parallel with a capacitance of not more than 100 pF.

60335-2-76 \odot IEC:2002+A1:2006

– 51 –



NOTE The equation of the line relating impulse duration (ms) to output current (mA) for 1 000 mA < output current < 15 700 mA, is given by impulse duration = $41,836 \times 10^{-3} \times (\text{output current})^{-1,34}$

Figure 102 – Current limited energizer characteristic limit line

Annex CC (informative)

Installation of electric security fences

CC.1 General

An electric security fence should be installed so that, under normal conditions of operation, persons are protected against inadvertent contact with pulsed conductors.

NOTE 1 This requirement is primarily intended to establish that a desirable level of safety is present or is being maintained in the physical barrier.

NOTE 2 When selecting the type of physical barrier, the likely presence of young children should be a factor in considering the size of openings.

CC.2 Location of electric security fence

The electric fence should be separated from the public access area by means of a physical barrier.

Where an electric fence is installed in an elevated position, such as on the inner side of a window or skylight, the physical barrier may be less than 1,5 m high where it covers the whole of the electric fence. If the bottom of the window or skylight is within a distance of 1,5 m from the floor or access level then the physical barrier need only extend up to a height of 1,5 m above the floor or access level.

CC.3 Prohibited zone for pulsed conductors

Pulsed conductors shall not be installed within the shaded zone shown in Figure CC1.

NOTE 1 Where an electric security fence is planned to run close to a site boundary, the relevant government authority should be consulted before installation begins.

NOTE 2 Typical electric security fence installations are shown in Figure CC2 and Figure CC3.

CC.4 Separation between electric fence and physical barrier

Where a physical barrier is installed in compliance with CC.3 at least one dimension in any opening should be not greater than 130 mm and the separation between the electric fence and the physical barrier should be

- within the range of 100 mm to 200 mm or greater than 1000 mm where at least one dimension in each opening in the physical barrier is not greater than 130 mm;
- greater than 1000 mm where any opening in the physical barrier has all dimensions greater than 60 mm;
- less than 200 mm or greater than 1000 mm where the physical barrier does not have any openings.

NOTE 1 These restrictions are intended to reduce the possibility of persons making inadvertent contact with the pulsed conductors and to prevent them from becoming wedged between the electric fence and the physical barrier, thereby being exposed to multiple shocks from the energizer.

NOTE 2 The separation is the perpendicular distance between the electric fence and the physical barrier.

CC.5 Prohibited mounting

Electric fence conductors should not be mounted on a support used for any overhead power line.

CC.6 Operation of electric security fence

The conductors of an electric fence should not be energized unless all authorized persons, within or entering the secure area, have been informed of its location.

Where there is a risk of persons being injured by a secondary cause, appropriate additional safety precautions should be taken.

NOTE An example of a secondary cause is where a person may be expected to fall from a surface if contact is made with pulsed conductors.

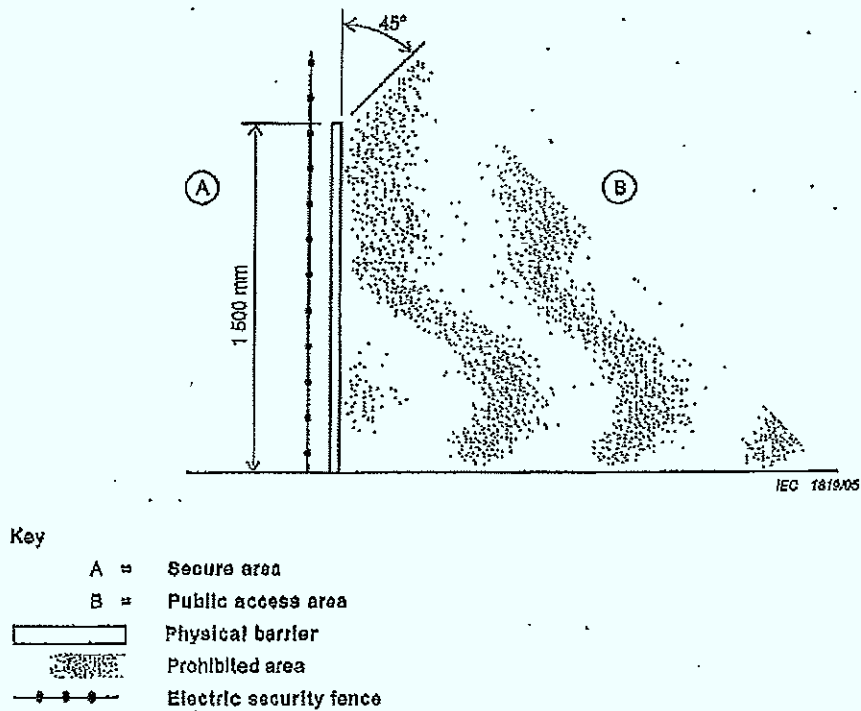
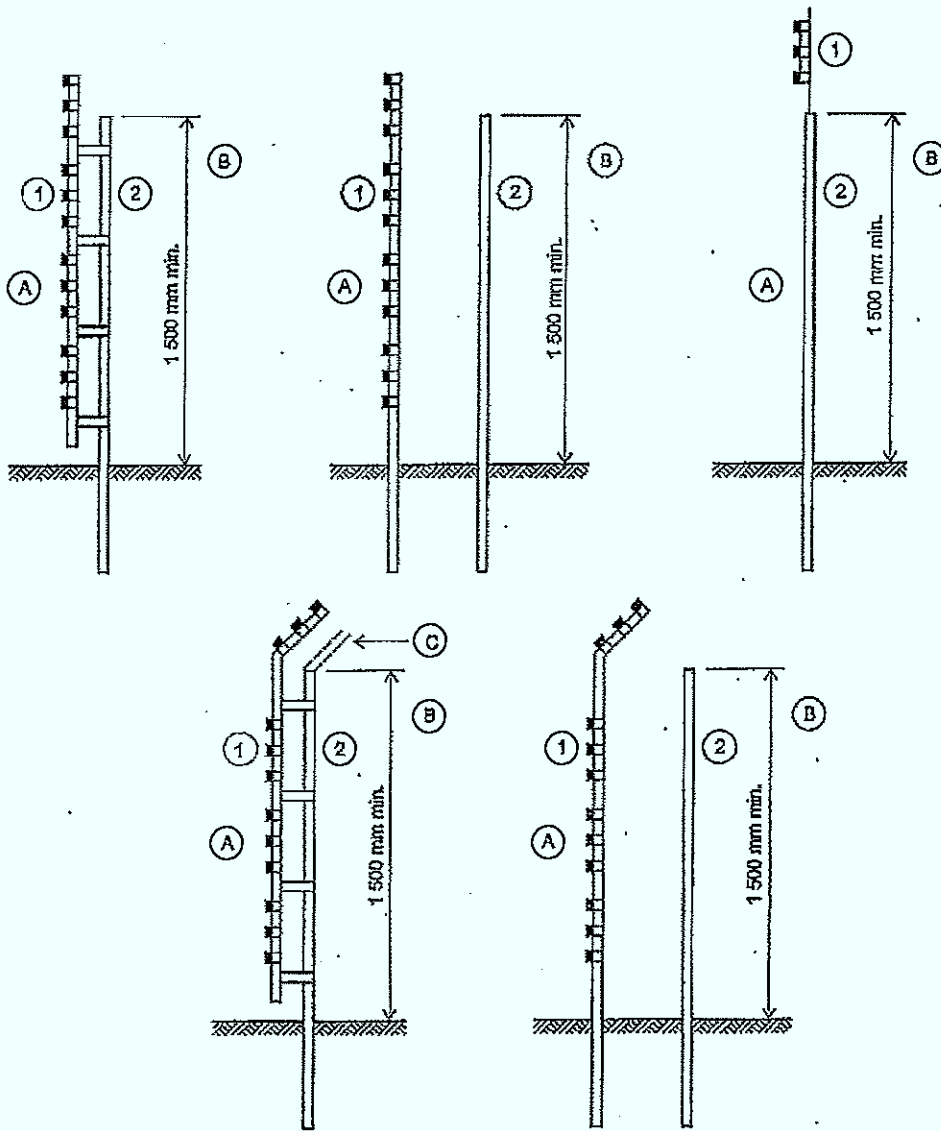


Figure CC.1 – Prohibited area for pulse conductors

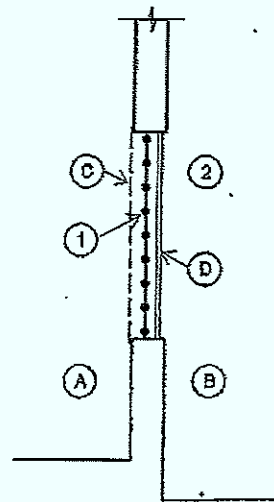
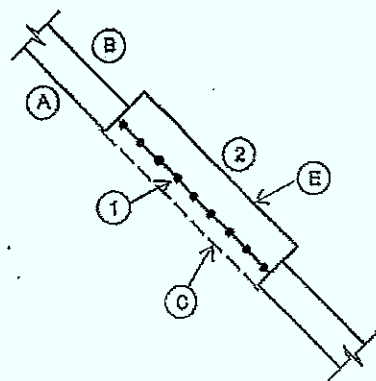


IEC 1820/05

Key

- A = Secure area
- B = Public access area
- C = Barrier where required
- 1 = Electric security fence
- 2 = Physical barrier

Figure CC.2 – Typical constructions where an electric security fence is exposed to the public



IEC 1821/05

Key

- A = Secure area
- B = Public access area
- C = Barrier where required
- D = Glass window pane
- E = Skylight in roof
- 1 = Electric security fence
- 2 = Physical barrier

Figure CC.3 – Typical fence constructions where the electric security fence is installed in windows and skylights

Bibliography

The bibliography of Part 1 is applicable except as follows.

Addition:

IEC 60335-2-86, *Household and similar electrical appliances – Safety – Part 2-86: Particular requirements for electric fishing machines*

IEC 60335-2-87, *Household and similar electrical appliances – Safety – Part 2-87: Particular requirements for electric animal stunning equipment*

CITY COUNCIL MEETING

January 28, 2012
Case # P12-57F

433 Hay Street
Fayetteville, NC 28301
www.cityoffayetteville.org
facebook.com/cityoffayetteville
Twitter @CityOfFayNC



City of
Fayetteville
North Carolina



CASE NO. P12-57F

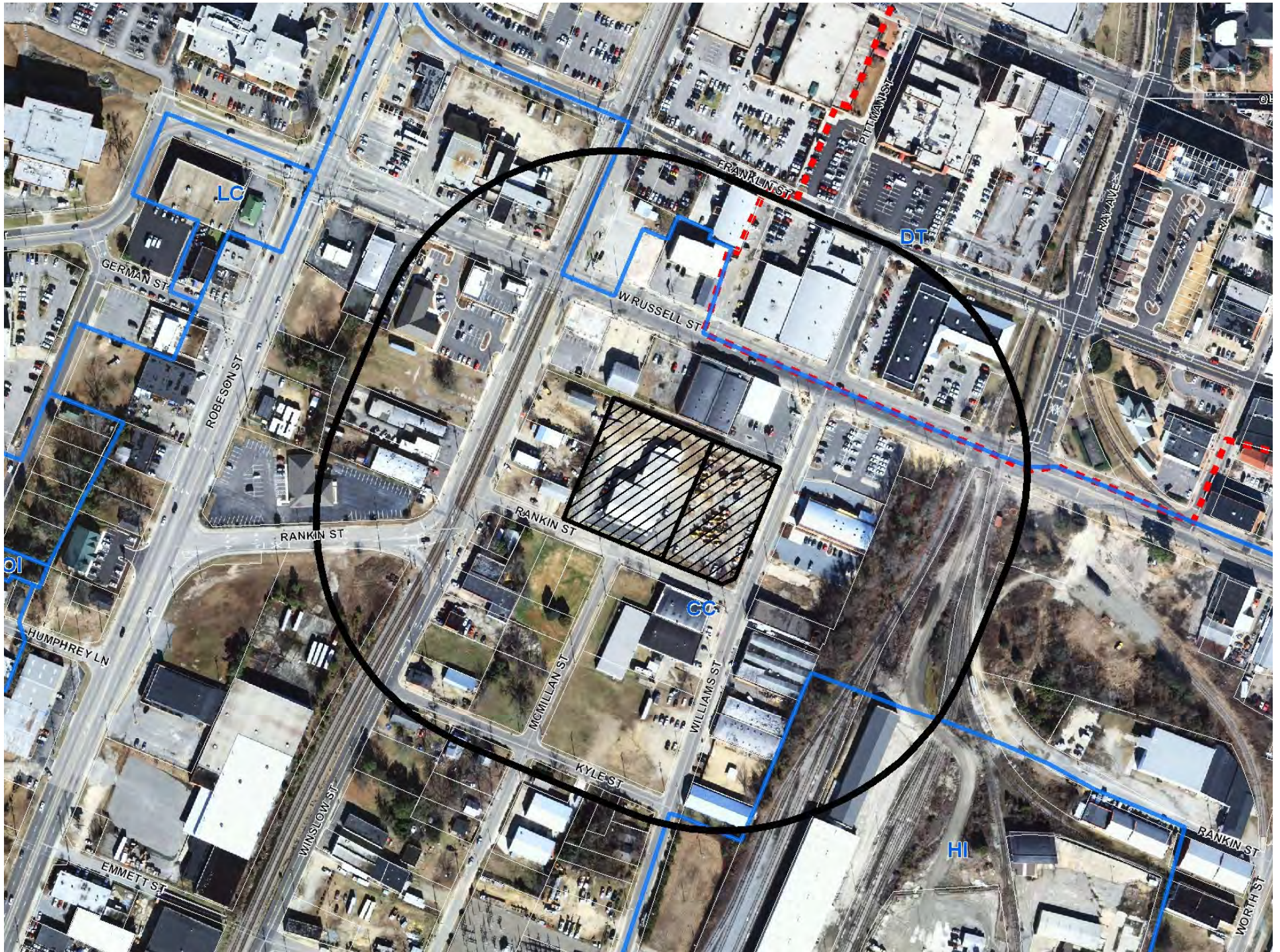


Requested Action: SUP for
Monitored Electrified Fencing

Property Address: 432 Rankin
Street

Size: 1.26 acres +/-









Facility in an SF-10 district on property located on the north west side of Lakewood Drive across from Meadowmont Lane, Containing a portion of a 48.6 acre tract and being the property of Hairr Family LLC.
Presenter(s): Craig Harmon, AICP, CZO - Planner II

6.2 P12-57F Request for a Special Use Permit to construct Monitored Electrified Fencing on property zoned CC - Community Commercial and located at 432 Rankin Street, Containing 1.26 acres more or less and being the property of ASC Equipment Co.
Presenter(s): Craig Harmon, AICP, CZO - Planner II

6.3 P12-59F Request for a Special Use Permit for warehousing on property zoned Community Commercial and located at 430 Chicago Drive. Containing 0.98 acres more or less and being the property of Lacast Commercial LLC.
Presenter(s): Craig Harmon, AICP, CZO - Planner II

6.4 PWC - Phase 5 Annexation Areas 14 and 15 Public Hearing

Presenter(s): Steven K. Blanchard, PWC CEO/General Manager

6.5 Public Hearing Regarding Proposed Transit Fare Increases
Presenter(s): Randall Hume, Transit Director

7.0 OTHER ITEMS OF BUSINESS

7.1 A. Fayetteville Cumberland County Chamber of Commerce Economic Development 2nd Quarter Report
B. FY 2013 Strategic Plan 2nd Quarter Report

Presenter(s): Rebecca Rogers-Carter, Management Services Manager & Mr. Russell Rogerson

7.2 Community Development - HOPE VI Business Park Redevelopment Plan

Presenter(s): Victor Sharpe, Community Development Director

8.0 ADMINISTRATIVE REPORTS

8.1 Monthly Statement of Taxes for December 2012

8.2 Tax Refunds of Less Than \$100



6-2-9-7



6-2-9-8



The Zoning Commission and staff recommend approval of the proposed SUP based on:

1. This property is surrounded by heavy commercial zoning and the uses even border on light industrial.
2. Due to criminal activity in the area, monitored electric fencing is appropriate to protect the owners property.
4. Equipment is stored outside at this facility.
3. The design of the fencing follows the regulations put forth in the City's design code.





Findings:

- (1) The special use will comply with all applicable standards in Section 30-4.C, Use-Specific Standards (specifically, Sec. **30-4.C.5.b.2** (Heavy Equipment Sales, Rental or Storage));
- (2) The special use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- (3) The special use avoids significant adverse impact on surrounding lands regarding service delivery, parking, loading, odors, noise, glare, and vibration;
- (4) The special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands;
- (5) The special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- (6) The special use maintains safe ingress and egress onto the site and safe road conditions around the site;
- (7) The special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district; and
- (8) The special use complies with all other relevant City, State, and Federal laws and regulations.



CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Craig Harmon, AICP, CZO - Planner II
DATE: January 28, 2013
RE: **P12-59F Request for a Special Use Permit for warehousing on property zoned Community Commercial and located at 430 Chicago Drive. Containing 0.98 acres more or less and being the property of Lacast Commercial LLC.**

THE QUESTION:

Does the Special Use Permit request fit with the character of the neighborhood and the long range plans of the City of Fayetteville?

RELATIONSHIP TO STRATEGIC PLAN:

Livable Neighborhoods
Growth and development

BACKGROUND:

Owner: Lacast Commercial LLC
Applicant: Franklin Johnson
Requested Action: SUP for Warehousing in the CC District
Property Address: 430 Chicago Drive
Council District: 2
Status of Property: Developed
Size: 0.98 acres +/-
Existing Land Use: Undeveloped Commercial
Adjoining Land Use & Zoning:
North - CC Heavy Commercial
South - M(P) County Industrial
East - CC Heavy Commercial
West - CC Heavy Commercial
Letters Mailed: 24
Land Use Plan: Heavy Commercial

ISSUES:

This property is surrounded on three sides by heavy commercial zoning and uses. On the fourth side there is undeveloped property in the County that is zoned for industrial use. The requested action is for a Special Use Permit (SUP) to be issued for the use of warehousing in the CC - Community Commercial district. Chicago Drive is a heavy commercial, almost industrial area. Staff considers this property a proper location for low intensity warehousing because this property is surrounded by heavy commercial and industrial zoning and uses. This building was approved prior to the adoption of the Unified Development Ordinance. However, the owner is upgrading the proposed landscaping to more closely match that required by the UDO.

The Zoning Commission (5-0) and staff recommend approval of the proposed rezoning based on:

1. Property is currently surrounded by heavy commercial and industrial zoning.
2. The City's land use plan calls for heavy commercial on this property.
3. Land use plan calls for heavy commercial and industrial to surround this property.

And that the SUP meet all eight of the following Findings:

- (1) The special use will comply with all applicable standards in Section 30-4.C, Use-Specific Standards (specifically, Sec. **30-4.C.5.d.2**);
- (2) The special use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- (3) The special use avoids significant adverse impact on surrounding lands regarding service

- delivery, parking, loading, odors, noise, glare, and vibration;
- (4) The special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands;
 - (5) The special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
 - (6) The special use maintains safe ingress and egress onto the site and safe road conditions around the site;
 - (7) The special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district; and
 - (8) The special use complies with all other relevant City, State, and Federal laws and regulations.

BUDGET IMPACT:

The City would be required to provide an increase in public services that should be offset by the increase this development would bring to the City's tax base.

OPTIONS:

- 1) Approval of the SUP as requested by the applicant; (recommended)
- 2) Approval of the SUP with conditions;
- 3) Denial of the rezoning request.

RECOMMENDED ACTION:

Zoning Commission and Staff Recommend: That the City Council move to APPROVE the Special Use Permit for warehousing for distribution, as presented by staff based on the following eight (8) findings.

Findings:

- (1) The special use will comply with all applicable standards in Section 30-4.C, Use-Specific Standards (specifically, Sec. **30-4.C.5.d.2**);
- (2) The special use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- (3) The special use avoids significant adverse impact on surrounding lands regarding service delivery, parking, loading, odors, noise, glare, and vibration;
- (4) The special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands;
- (5) The special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources;
- (6) The special use maintains safe ingress and egress onto the site and safe road conditions around the site;
- (7) The special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district; and
- (8) The special use complies with all other relevant City, State, and Federal laws and regulations.

ATTACHMENTS:

Zoning Map
Current Land Use
Land Use Plan
Site Plan
PowerPoint Presentation

ZONING COMMISSION
CASE NO. P12-59F

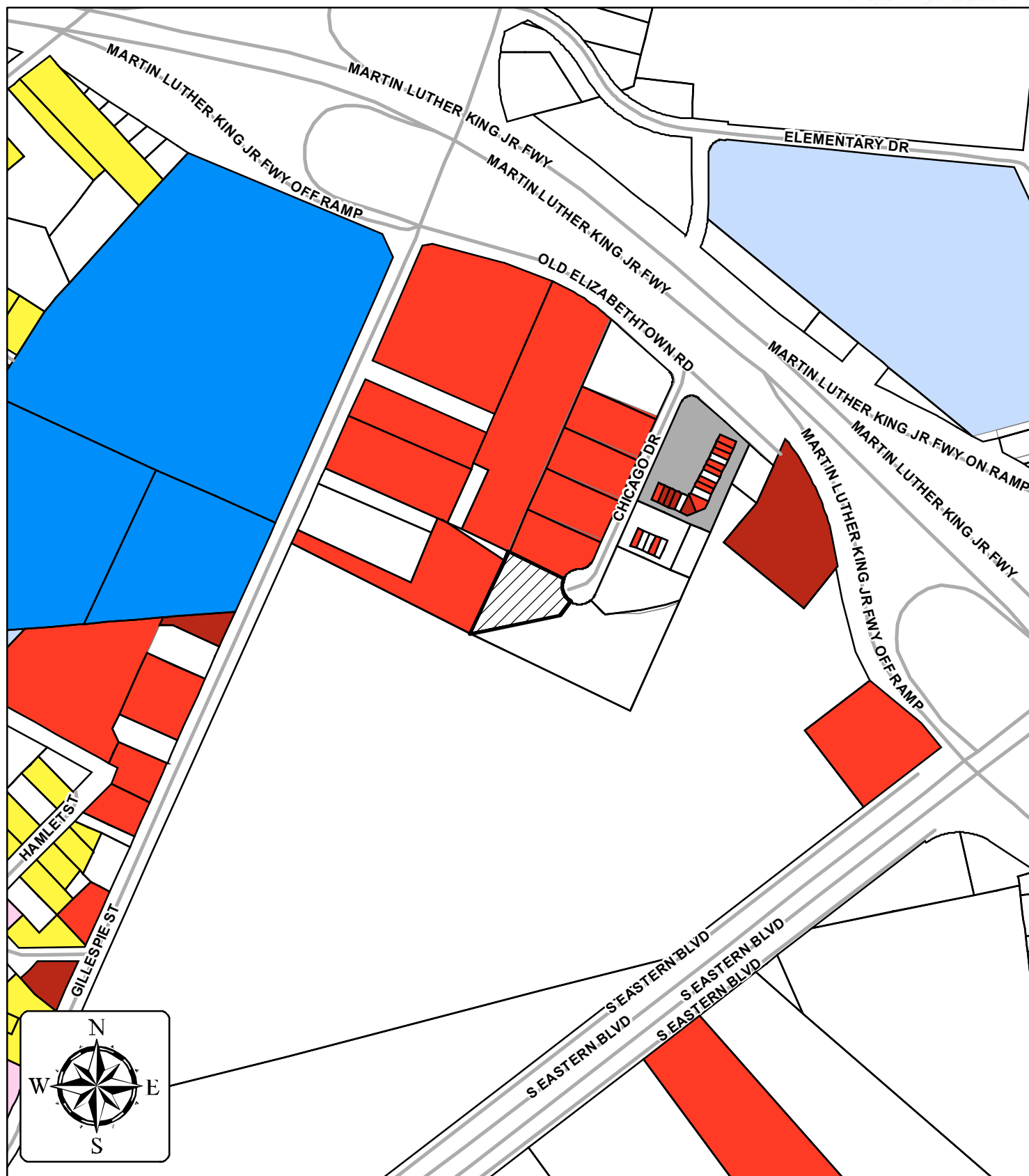


Request: SUP Wearhousing in CC
Location: 430 Chicago Dr.

Zoning Commission: 12/11/2012 **Recommendation:** _____
City Council: _____ **Final Action:** _____
Pin: 0436-57-0144

Current Land Use

P12-59F

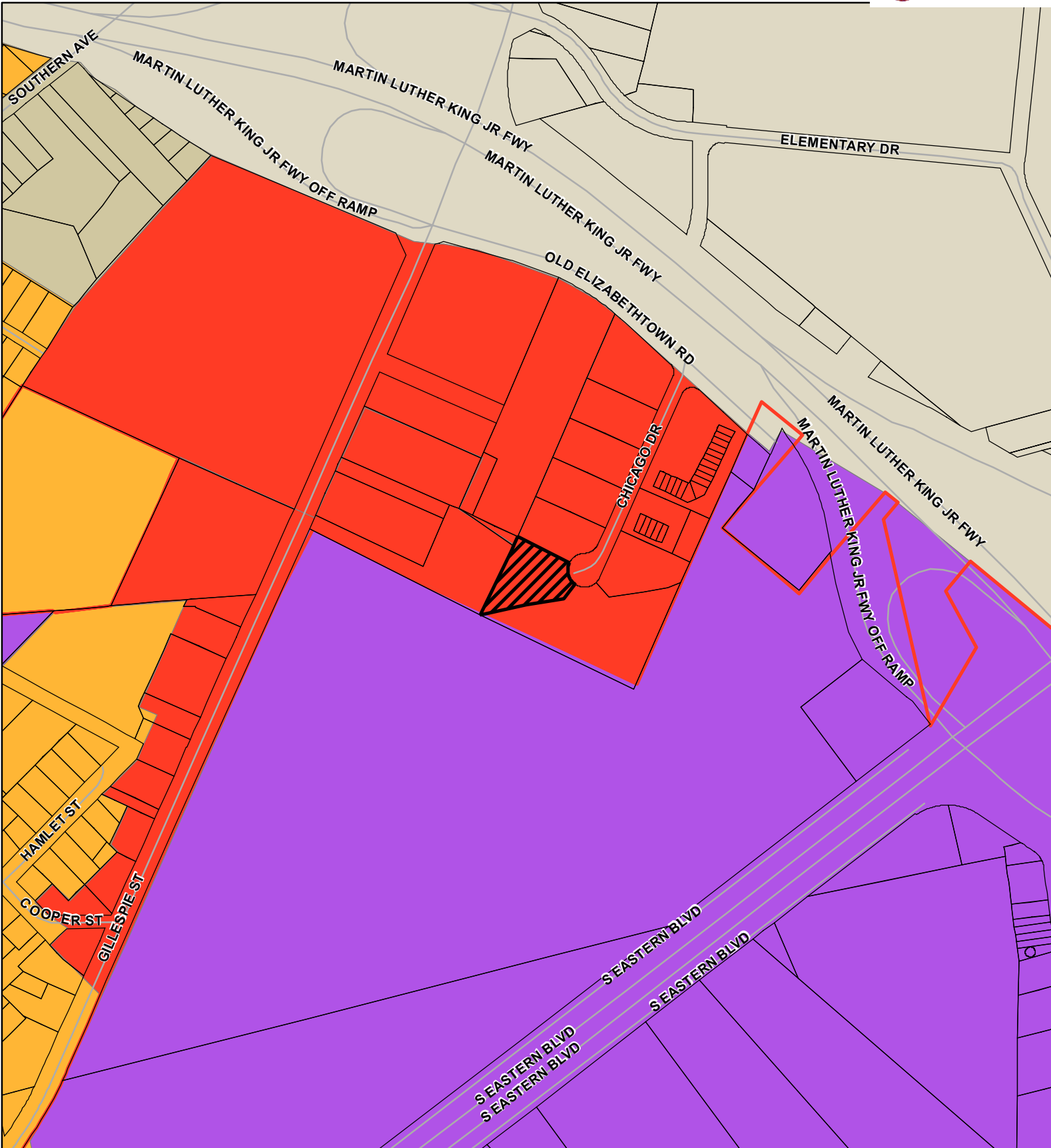


Legend

Existing Landuse	Common Area	Group Quarters	Industrial	Multi-Family	Open Space	Communications-Utilities	Vacant Commercial
Single Family Detached	Commercial	Golf Course	Institutional	Mobile Home	Parking	Under Construction	Not Verified
Single Family Attached	Cemetery	Government Office	Lake	Mobile Home Park	Predominantly Vacant	Vacant Land	Null PIN

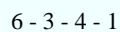
2010 Land Use Plan

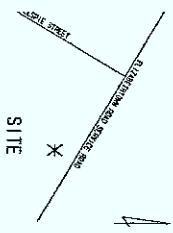
Case No. P12-59F



Legend

Academic Training-Fort Bragg	Farmland	Historical District-Fort Bragg	Neighborhood Activity Node	Policy Directed Light Commercial
Activity Node	Governmental	Light Commercial	Office & Institutional	Policy Directed Office & Institutional
Airfield Operations-Fort Bragg	Heavy Commercial	Light Industrial	One Acre Residential Lots	Range & Training-Fort Bragg
Community Activity Node	Heavy Industrial	Low Density Residential	Open Space	Redevelop/Holding-Fort Bragg
Downtown	High Density Residential	Medium Density Residential	Policy Directed Heavy Commercial	Suburban Density Residential





ALTERNATE MAP 10731

RETIRED MILITARY ASSOCIATION OF N.C.
DEED BOOK 3854, PAGE 830

EN, Registered Land
certify in accordance
with the provisions of
a conveyance of land
that the property is
located within the
jurisdiction of the
State of North Carolina
and that the property
is not subject to any
lien or other encumbrance
that would affect the
title to the property.



Curve	Radius	Delta	Length	Tangent	Chord	Offset
C1	55.00'	109°08'16"	66.06'	48.30'	55.68'	581.49-11.84'
C2	55.00'	109°08'16"	66.06'	48.30'	55.68'	538.26-12.84'
C3	55.00'	109°08'16"	66.06'	48.30'	55.68'	508.09-13.84'
C4	55.00'	109°08'16"	66.06'	48.30'	55.68'	477.92-14.84'
C5	55.00'	109°08'16"	66.06'	48.30'	55.68'	447.75-15.84'
C6	55.00'	109°08'16"	66.06'	48.30'	55.68'	417.58-16.84'
C7	55.00'	109°08'16"	66.06'	48.30'	55.68'	387.41-17.84'



Notes

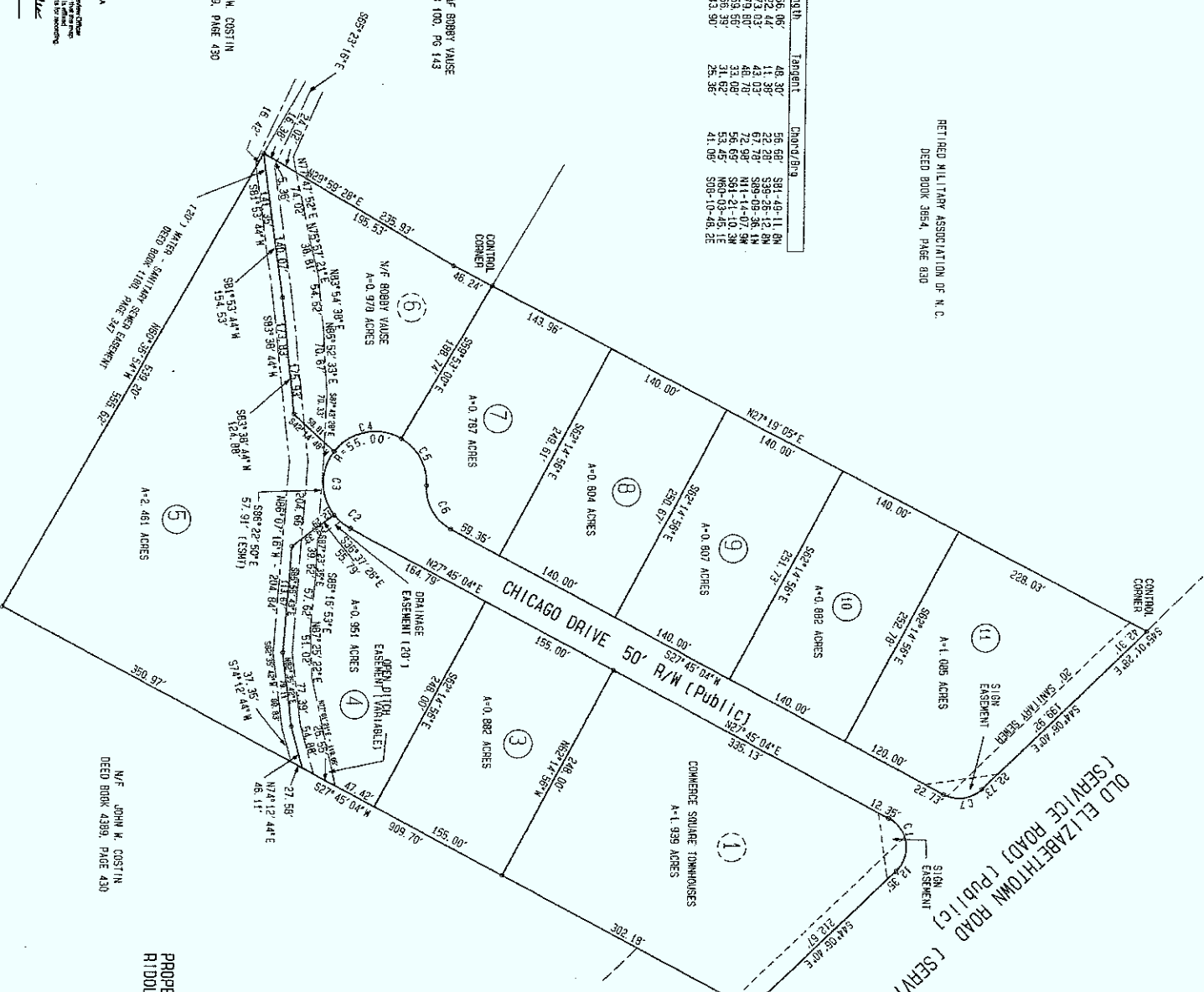
1. Horizontal control
established by coordinate
survey of the
1-07-KM = 1.007 acres,
surveyed and
certified by the
Surveyor General,
5/7/89, 9/10/89,
and 5/10/89.
2. The property is
located within the
jurisdiction of the
State of North Carolina
and that the property
is not subject to any
lien or other encumbrance
that would affect the
title to the property.

NOTARY PUBLIC
STATE OF NORTH CAROLINA
JAMES D. SMITH
DEED BOOK 3854, PAGE 830
11-16-1999
11-16-1999
11-16-1999



OF MAPS - Vol. 1 Page 1

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND
JAMES D. SMITH
DEED BOOK 3854, PAGE 830
11-16-1999
11-16-1999
11-16-1999



JAMES D. SMITH
DEED BOOK 3871, PAGE 40

BK 100 PG 191

*The undersigned here acknowledges that the land shown on this plan is within the jurisdiction of the State of North Carolina and that this plan is a true and correct copy of the original as filed in the office of the Surveyor General of the State of North Carolina.

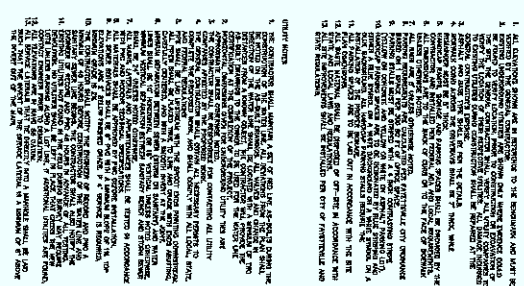
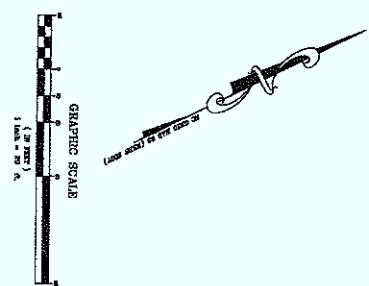
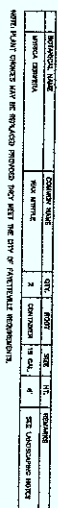
Notary Public for the State of North Carolina
Franklin Johnson, III (Owner/Agent)

NOTARY PUBLIC
STATE OF NORTH CAROLINA
FRANKLIN JOHNSON, III
DEED BOOK 3871, PAGE 40
11-16-1999
11-16-1999
11-16-1999

PROPERTY OF
RIDDLE, JOHNSON & KOSTERMAN, LLC

CROSS CREEK TWPSP
FAVETVILLE
SCALE: 1" = 60'
CUMBERLAND COUN
NORTH CAROL
NOVEMBER, 15



[illegible]

CITY COUNCIL MEETING

January 28, 2012
Case # P12-59F

433 Hay Street
Fayetteville, NC 28301
www.cityoffayetteville.org
facebook.com/cityoffayetteville
Twitter @CityOfFayNC



CASE NO. P12-59F

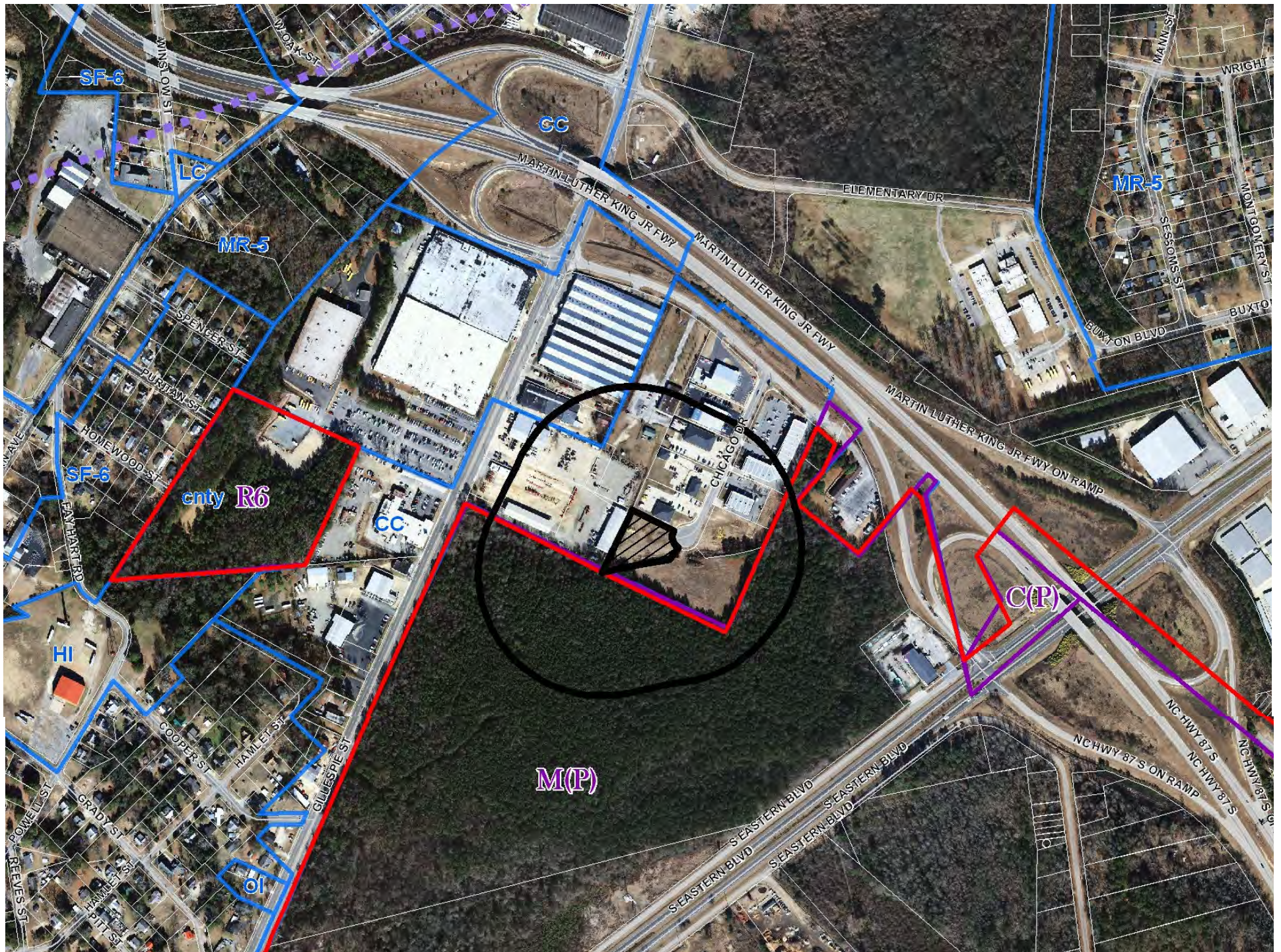


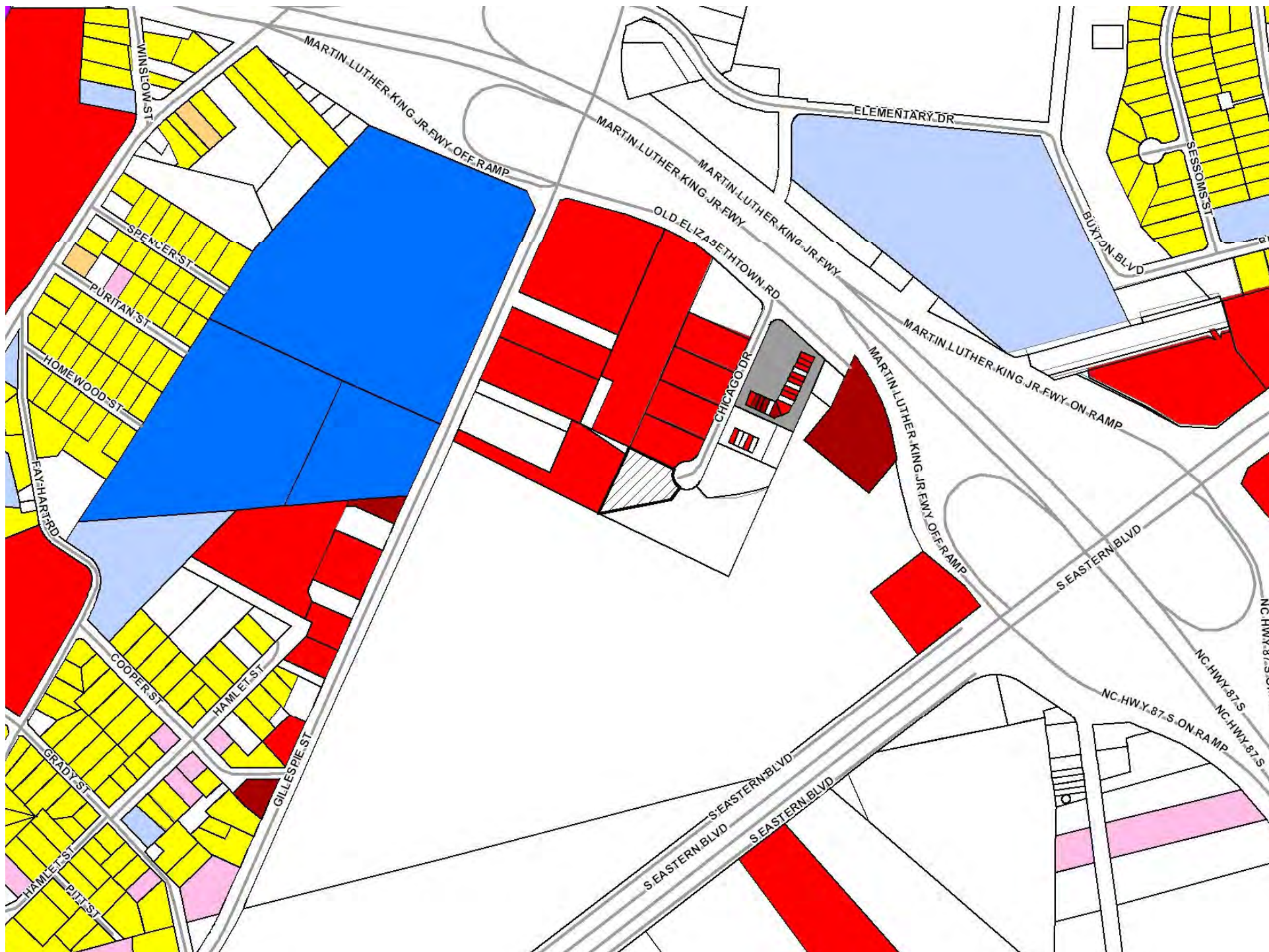
Requested Action: SUP –
Warehousing in the CC District

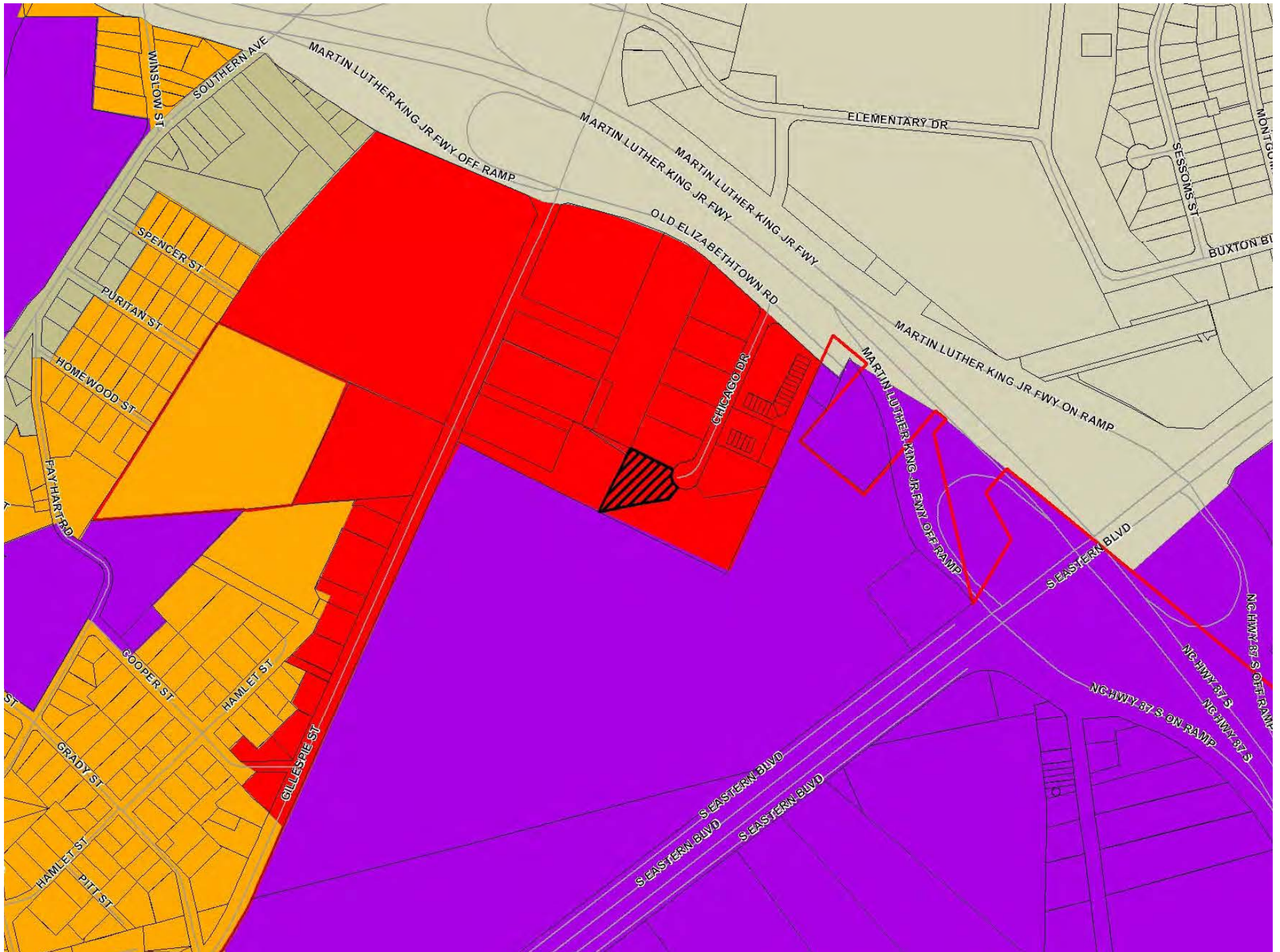
Property Address: 430 Chicago Dr.

Size: Part of 0.98 acres +/-













The Zoning Commission and staff recommend approval of the proposed rezoning based on:

1. Property is currently surrounded by heavy commercial and industrial zoning.
2. The City's land use plan calls for heavy commercial on this property.
- 3 Land use plan calls for heavy commercial and industrial to surround this property.





The SUP meet all eight (8) of the following Findings:

- (1) The special use will comply with all applicable standards in Section 30-4.C, Use-Specific Standards (specifically, Sec. **30-4.C.5.d.2**);
- (2) The special use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;
- (3) The special use avoids significant adverse impact on surrounding lands regarding service delivery, parking, loading, odors, noise, glare, and vibration;
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- (7) The special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district; and
- (8) The special use complies with all other relevant City, State, and Federal laws and regulations.



CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Steven K. Blanchard, PWC CEO/General Manager
DATE: January 28, 2013
RE: **PWC - Phase 5 Annexation Areas 14 and 15 Public Hearing**

THE QUESTION:

Providing utility services to Areas 14 and 15 of the Phase 5 Annexation.

RELATIONSHIP TO STRATEGIC PLAN:

Goal 2: More Efficient City Government – Cost-Effective Service Delivery

BACKGROUND:

City Council approved the Preliminary Assessment Resolution in their meeting on January 14, 2013 for Areas 14 and 15 of the Phase 5 Annexation. The Resolution set the date of the public hearing for Monday, January 28, 2013 to hear public comment.

A notice was published in the Fayetteville Observer on January 17, 2013 regarding the public hearing and the preliminary assessment letters were mailed January 17, 2013 informing the property owners of the public hearing date. I have attached the certificate of mailing. After the public hearing, the next step in the process is to approve the Resolution Directing Project be Undertaken. This item will be scheduled for February 11, 2013.

ISSUES:

N/A

BUDGET IMPACT:

N/A

OPTIONS:

N/A

RECOMMENDED ACTION:

Hold public hearing on January 28, 2013 for the purpose of receiving public comments regarding the Preliminary Assessment Resolution.

ATTACHMENTS:

PowerPoint Presentation
Certification of Mailing



Phase V Annexation

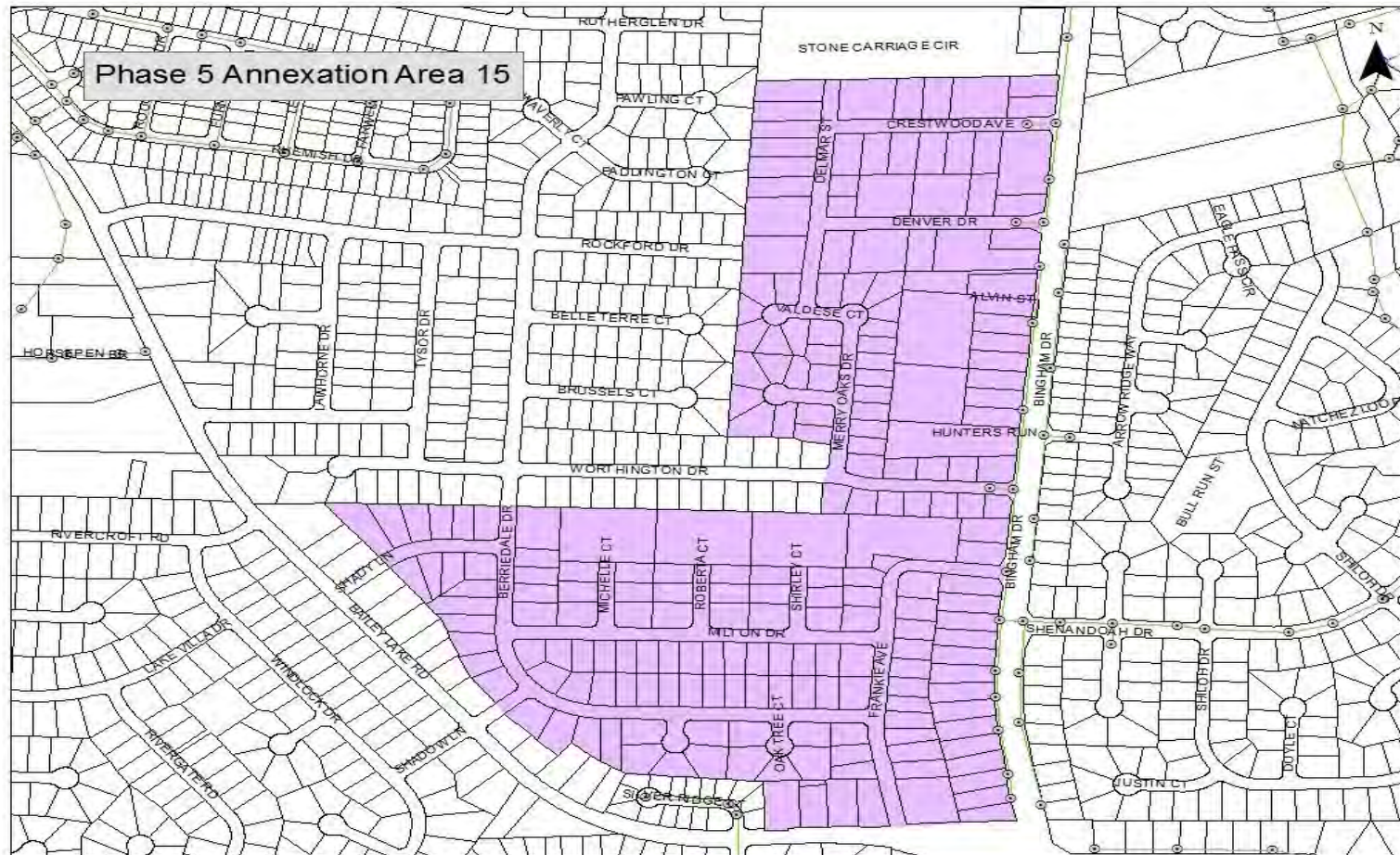
Construction Areas 14 and 15

**Public Hearing
January 28, 2013**

Construction Area 14



Construction Area 15





Project Overview

- Events To Date
- Proposed Project Schedule
- Cost to Property Owners
- Financing Options



Events To Date

- March 7, 2012 - Survey & Appraisal Notification Letters Mailed to Property Owners
- January 14, 2013 - Council Adopted the Preliminary Assessment Resolution
- January 17, 2013 - Copies of Resolution Mailed to Property Owners



Proposed Project Schedule

- Advertise Construction Bids – June, 2013
- Construction Complete – October, 2014
- Preliminary Assessment Roll – January, 2015
- Confirm Assessments – February, 2015



Cost to Property Owners

- Residential: Typical single family residential lot: \$5,000
- Non-Residential: For all other properties, a per front foot rate of \$55.56 with a 90' minimum plus the average lateral charge
- No payment due until construction is complete and assessment roll adopted
- Financial assistance available for those that qualify



Payment Options

- Pre Pay
- In Full (No interest within 30 days from notice)
- Financing
 - 10 year term at an interest rate not to exceed 8%
 - Annual or monthly installments
 - Example: \$65 per month based on 10 years at 8%

Questions



CERTIFICATE OF MAILING OF PRELIMINARY ASSESSMENT RESOLUTIONS
Phase V Annexation, Areas 14 and 15

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF FAYETTEVILLE:

I, Cheryl Jones, do hereby certify that copies of the Preliminary Assessment Resolution providing for the proposed extension of its sanitary sewer collection system in all or a portion of Bailey Lake Road, Belle Terre Court, Berriedale Drive, Brussels Court, Carolyn Court, Crestwood Avenue, Delmar Street, Denver Drive, Frankie Avenue, Lawhorne Drive, Lorell Court, Melody Lane, Merry Oaks Drive, Michelle Court, Milton Drive, Oak Tree Court, Paddington Court, Pawling Court, Roberta Court, Rockford Drive, Shadow Lane, Shady Lane, Shirley Court, Tysor Drive, Valdese Court, Waverly Court, Winter Park Drive, and Worthington Drive in Areas 14 and 15 adopted on the 14th day of January, 2013 were mailed by first class mail on the 17th day of January, 2013 to the owners of all real property subject to assessment should the project be undertaken.

IN WITNESS WHEREOF, I have hereunto signed and sealed this instrument,

Cheryl Jones
Signature

January 17, 2013
Date

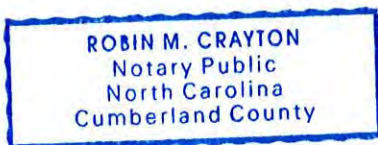
NORTH CAROLINA -- CUMBERLAND COUNTY

I, Robin M. Crayton, a Notary Public of said County and State, certify that Cheryl Jones came before me this day and acknowledged that she accomplished the mailing in compliance with North Carolina GS 160A-224.

Witness my hand and Notarial Seal, this the 17th day of January, 2013.

My Commission expires: May 6, 2014

Robin M. Crayton
Notary Public



CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Randall J. Hume, Transit Director
DATE: January 28, 2013
RE: **Public Hearing Regarding Proposed Transit Fare Increases**

THE QUESTION:

Proposed Transit Fare Increase.

RELATIONSHIP TO STRATEGIC PLAN:

More Efficient City Government - Cost Effective Service Delivery
FAST Improvements

BACKGROUND:

Since FY 2008 significant improvements have been made to the FAST fixed route and paratransit system. During this time ridership has increased by 80% while almost 27% more service hours have been added. At the November 5, 2012 City Council work session, staff presented a Transit Fare Policy and reviewed a Fayetteville Advisory Committee on Transit (FACT) recommendation to increase passenger fare rates, along with other adjustments to passes and transfers in order to ensure the City can continue to make transit service improvements. Exhibit A shows the current rate for each fare category, the recommended rate, as well as the latest date the rate for each category was adjusted.

The notice for the public hearing hearing was published on December 26, 2012 in the Fayetteville Observer and January 1, 2013 in the Accento Latino. Notices were also published again on January 15 in each of these newspapers. This notice also announced other public workshops for interested parties to learn more and to comment on the proposed fare changes. These meetings are as follows:

Cliffdale Recreations Center, Thursday, January 17, 2013, Noon to 2:00 p.m.
Bordeaux Library, Thursday, January 17, 2013, 4:00 p.m. to 6:00 p.m.
Kiwanis Center, Tuesday, January 22, 2013, 4:00 p.m. to 6:00 p.m.
Fire Station #14, Wednesday, January 23, 2013, 3:00 p.m. to 5:00 p.m.
Main Library, Thursday, January 24, 2013, 5:30 p.m. to 7:30 p.m.

In addition to these meetings and this public hearing staff will accept comments from those interested until 5:00 p.m. January 25, 2013. After considering all comments received, staff plans to present its final recommendation for Council's approval on February 11, 2013.

ISSUES:

Is it the appropriate time to increase fare rates? Should Council act to approve both a 2013 and a future 2017 increase as recommended by FACT?

BUDGET IMPACT:

The recommended rates are projected to generate an additional \$190,000 in annual passenger revenues in FY 2014 and \$214,000 in FY 2017 based on current service levels.

OPTIONS:

Approve the rate structure as recommended
Modify the proposed rate structure
Defer action on the proposed increases for FY 2017.

RECOMMENDED ACTION:

Accept and consider public comment.

ATTACHMENTS:

Exhibit A- Proposed Fare Schedule

Fare Increase - Power Point Presentation

Fare Proposal

Fare Category	Current Rate	Proposed Rate 2013	Proposed Rate 2017	Last Change
Adult Bus Fare	\$ 1.00	\$ 1.25	\$ 1.50	2007
Adult 1-Ride Pass	\$ 1.00	\$ 1.25	\$ 1.50	2007
Adult 10-Ride Pass	\$ 10.00	Eliminate	Eliminate	2007
Discount Bus Fare (Elderly and Disabled)	\$ 0.35	\$ 0.50	\$ 0.60	1994
Discount 10-ride Pass (Elderly and Disabled)	\$ 3.40	Eliminate	Eliminate	1994
One Day Pass	\$ 3.00	\$ 3.00	\$ 3.75	2007
One Day Pass(Discounted Elderly, Disabled)	\$ 1.50	\$ 1.50	\$ 1.75	2003
Rolling 30 Day Pass	\$ 30.00	\$ 40.00	\$ 48.00	2007
Discount Rolling 30 Day Pass (Elderly and Disabled)	\$ 11.70	\$ 17.00	\$ 20.00	1994/2003
Student Rolling 30 Day Pass	\$ 25.00	\$ 30.00	\$ 36.00	2007
ADA Demand Response Fare	\$ 1.50	\$ 2.00	\$ 2.50	1994
ADA 20 Ride Pass	\$ 27.00	\$ 35.00	\$ 50.00	2003
ADA 10 Ride pass	\$ 13.50	\$ 17.50	\$ 25.00	2003
8-Day Rolling Pass- Adult	N/A	\$ 17.00	\$ 22.00	N/A
8-Day Rolling Pass- Discount	N/A	\$ 8.00	\$ 10.00	N/A
Transfers	Free	Eliminate	Eliminate	2007

Proposed Transit Fare Changes

January 2013



City of
Fayetteville
North Carolina

Transit Trends



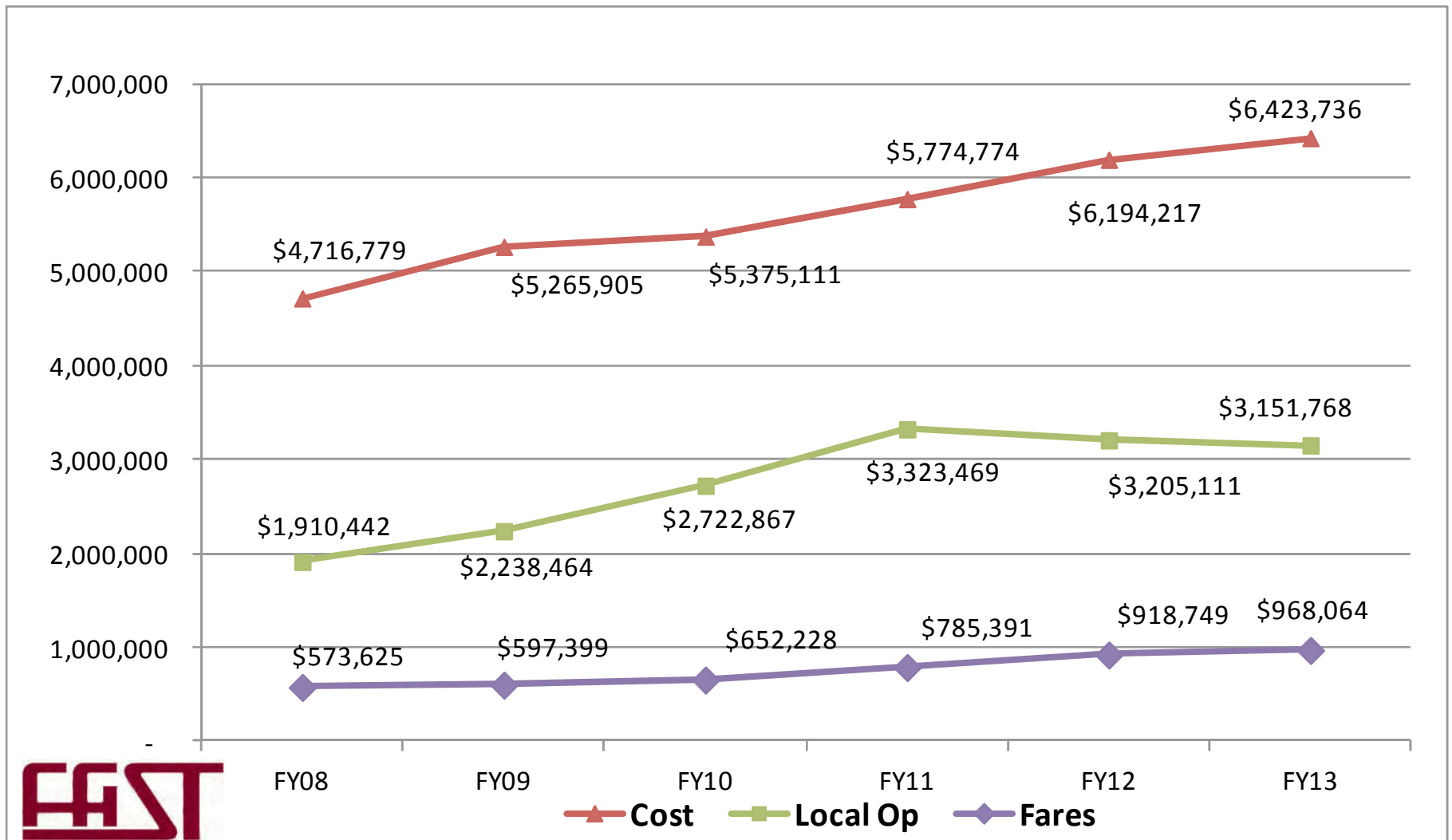
- **City Investment in Transit Since 2008**

- Transit Operations Cost \$1.7 million ↑ 36%
- City Operations Funding \$1.0 million ↑ 54%
- Capital and Operations \$2.0 million
 - Buses, benches, shelters
 - Includes Vehicle License Fee
- Ridership 80% ↑
- Cost per Rider 30% ↓
- City Funding per Rider 10% ↓

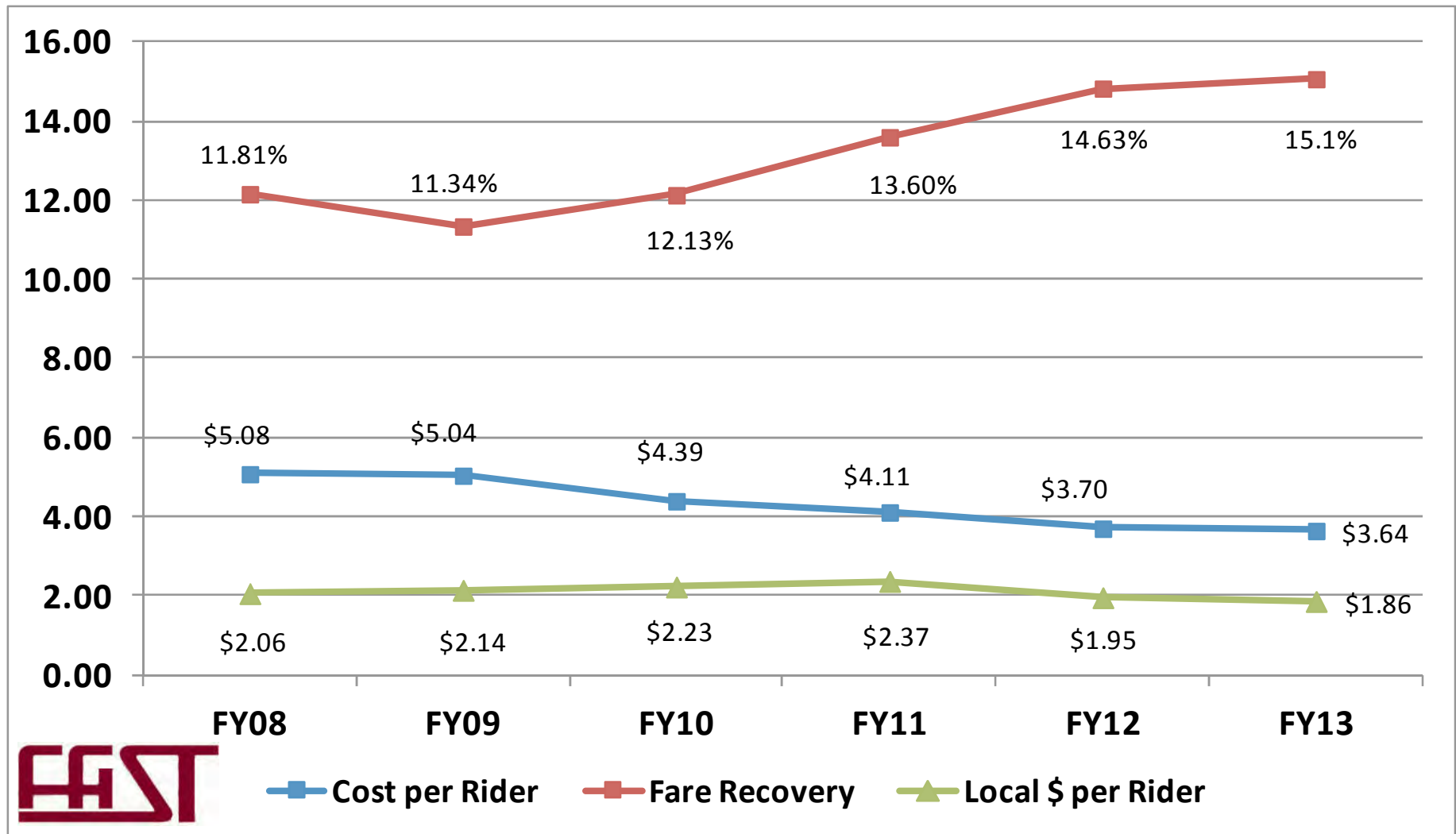
- **More Productive & More Efficient**



Riders- Hours-Costs



Service Effectiveness





Why Increase Fares?



- Continue Service Enhancements
- Increase Fare Recovery
 - Current 15.1% of Costs
 - NC Peers 17%
 - Goal 20%
- Increase Users Share of Funding
 - Current 23.3% of State & Local Funding
 - NC Peers 30.0%
- Added Investment for New Multimodal Center





Planned Service Enhancements



- New Route - Strickland Bridge Road
- Express Route – Downtown-FTCC-Mall
- Expanded Night Service
 - Route 17
 - Route 3
- Expanded Saturday Service (Early Hours)
 - Route 3
 - Route 4
- New Route – Country Club/Pamalee
- Fort Bragg Work Trip Express
- Transit Development Plan Update





Fare Proposal



Fare Category	Current Rate	Proposed Rate 2013	Proposed Rate 2017	Last Change
Adult Bus Fare	\$ 1.00	\$ 1.25	\$ 1.50	2007
Adult 1-Ride Pass	\$ 1.00	\$ 1.25	\$ 1.50	2007
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8-Day Rolling Pass- Discount	N/A	\$ 8.00	\$ 10.00	N/A
Transfers	Free	Eliminate	Eliminate	2007





Senior Adult & Disabled Persons Fares



Fixed Route Buses

- Peer Cities 50% of Regular Adult Fare
- FAST- Reduced Fare
 - Current 35% of Regular Adult Fare
 - Proposed 40% of Regular Adult Fare
 - Last Increased in 1994





Outreach Meetings



- Cliffdale Recreation Center
 - Thursday, January 17, 2013, Noon to 2:00 p.m.
- Bordeaux Library
 - Thursday, January 17, 2013, 4:00 p.m. to 6:00 p.m.
- Kiwanis Center
 - Tuesday, January 22, 2013, 4:00 p.m. to 6:00 p.m.
- Fire Station #14
 - Wednesday, January 23, 2013, 3:00 p.m. to 5:00 p.m.
- Main Library
 - Thursday, January 24, 2013, 5:30 p.m. to 7:30 p.m.
- Public Hearing – City Council
 - Monday, January 28, 2013





City of
Fayetteville
North Carolina

The City of Fayetteville, North Carolina does not discriminate on the basis of race, sex, color, age, national origin, religion, or disability in its employment opportunities, programs, services, or activities.

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CITY COUNCIL ACTION MEMO

TO: Mayor and City Council
FROM: Rebecca Rogers-Carter, Management Services Manager and Mr. Russell Rodgerson, Executive Vice President of the Alliance
DATE: January 28, 2013
RE: **A. Fayetteville Cumberland County Chamber of Commerce Economic Development 2nd Quarter Report**
B. FY 2013 Strategic Plan 2nd Quarter Report

THE QUESTION:

Has City Council's interest been met in the work efforts reflected in both the City's and the Fayetteville Cumberland County Chamber of Commerce Economic Development FY 2013 Strategic Plan 2nd Quarter Report?

RELATIONSHIP TO STRATEGIC PLAN:

This report reinforces and clarifies Council's vision for our community, which is the foundation of the City's Strategic Plan.

BACKGROUND:

The City is committed to the advancing policy and management agendas articulated in the City's Strategic Plan as developed by the City Council during their strategic plan retreat. In addition, City staff prepares a report that details the progress made each quarter. This year, in an effort to promote greater accountability for results and transparency, the quarterly report focuses on meeting objectives of the City's goals. Staff will work to incorporate performance measurement and benchmarking indicators in the future as resources allow.

The City's Strategic Plan has five main areas:

- * A vision statement that describes the type of community the Council would like to facilitate through policy direction and staff's work efforts
- * A mission statement that describes our organizational purpose, "making Fayetteville a better place for all"
- * A list of core values that describes our standards of performance which is expressed with the acronym statement to "Serve with RESPECT"
- * Multi-year goals that provide an intermediate focus for the work of City Council and staff, and further outlines the activities Council believes are necessary to realize the vision
- * A one-year action plan that identifies issues that Council wishes to address by providing policy direction and the necessary actions that the City management should complete during the upcoming fiscal year.

ISSUES:

None.

BUDGET IMPACT:

OPTIONS:

1. Accept the report as provided with guidance to the City Manager on areas of interest
2. Request additional information on items listed in the report
3. Clarify interests in report and the action agenda.

RECOMMENDED ACTION:

Accept the report as provided with guidance to the City Manager on areas of interest.

ATTACHMENTS:

Strategic Plan 2013 2nd Quarter



FY 2012-2013 Strategic Plan

Second Quarter Report

December 31, 2012



City of
Fayetteville
North Carolina

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COMPLETE

Target Measures:



At or Above Target



Slightly Below Target



Below Target



Target Pending

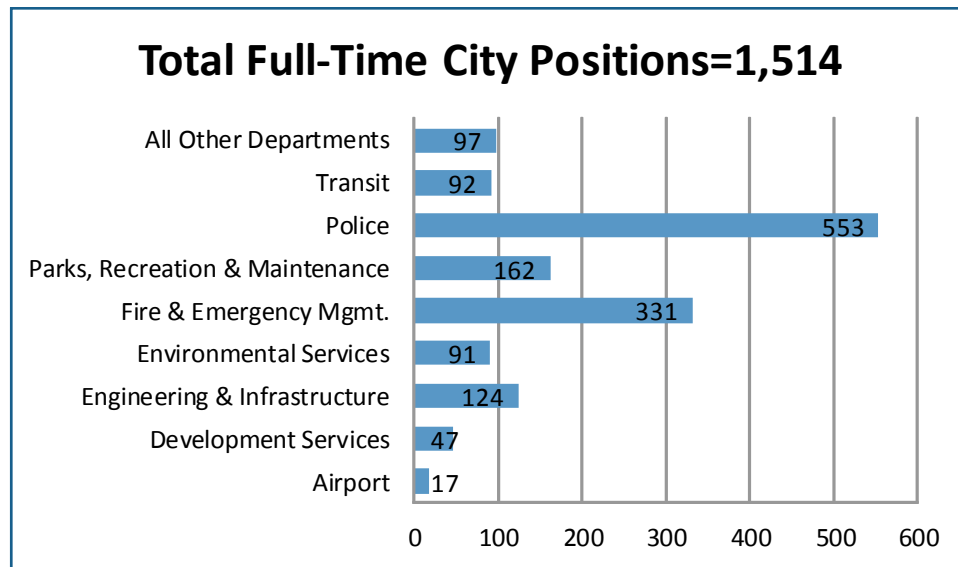
City of Fayetteville Organizational Profile

The City of Fayetteville operates under the Council-Manager form of government. Under this form, citizens elect the City Council and the City Council appoints a City Manager. The City Council performs legislative functions by representing the citizens and establishing laws and policies. The City of Fayetteville celebrates its 250th anniversary in 2012. We are a thriving community that has been recognized three times as an All America City by the National Civic League. The City of Fayetteville continues to grow with pride and diversity.

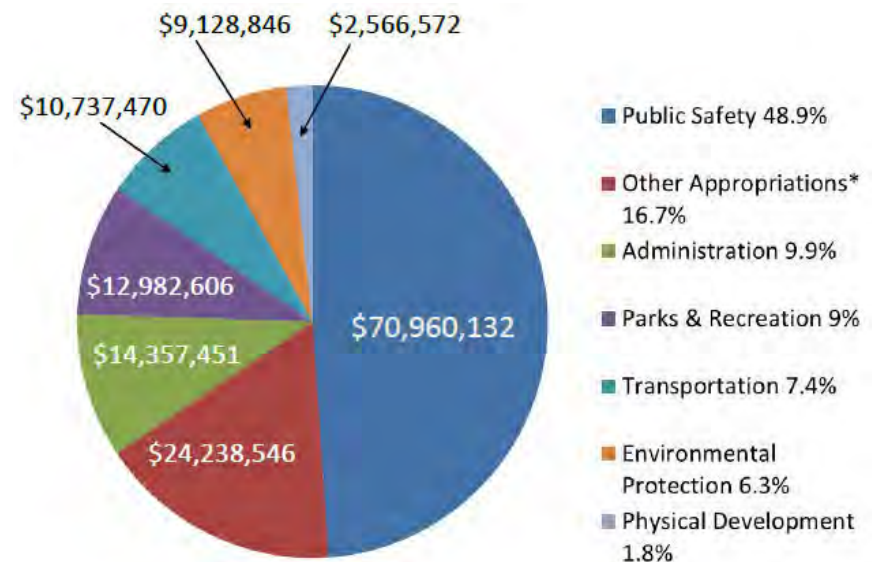
Recently, the City has been recognized as the #1 "Job Market in the Country" for recent college graduates by The Daily Beast, the #2 "Highest Per Capita Income in North Carolina" by the Bureau of Economic Analysis and the #5 "Strongest Housing Market in the US" by the Bloomberg Businessweek.

The City provides its citizens a full range of municipal services. The City Manager provides administrative leadership to all departments and is responsible for managing the employees and resources. Processes are in place to ensure that the City government is financially sound and provides quality services that are valued by our customers - the 208,000 citizens of Fayetteville - and delivered by a dedicated workforce in a cost effective manner. To accomplish the mission, the City adopts a General Fund operating budget of approximately \$144,971,623 and authorizes about 1,500 full-time positions.

Number of Authorized Positions



General Fund FY 2013 Adopted Budget



Total Expenditures: \$144,971,623

Strategic Plan Report

The City of Fayetteville is guided by a comprehensive strategic planning process. City Council meets annually to refine the items that comprise the City's Strategic Plan and ensures that it is reflective of the changing needs of a growing community. The Strategic Plan has five main areas that represent a commitment to serving the community. The plan is comprised of the following components. The Vision for the community, the organizational Mission and Core Values, 5-Year Goals and annual Targets for Action (TFA) that articulate the current fiscal year's policy and management agendas.

This model aligns City programs and spending with long-term goals, brings critical needs into focus and provides an organizational roadmap for success. The Strategic Plan is an organizational blueprint, which guides decision making and resource allocation.

Quarterly reports are provided on the advancement of the Strategic Plan to ensure results and accountability.

The City's Mission

The City government provides service that makes Fayetteville a better place for all.

The City government is financially sound, and provides a full range of quality municipal services, that are valued by our customers, and delivered by a dedicated workforce in a cost-effective manner.

The City has well designed and well maintained infrastructure and facilities.

The City engages our citizens, and is recognized as a state and regional leader.

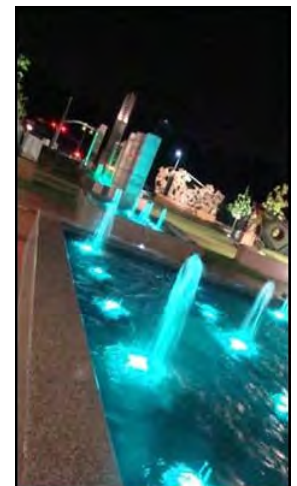


Vision 2027

The City of Fayetteville is a great place to live with a choice of desirable neighborhoods, leisure opportunities for all and beauty by design.

Our City has a lively downtown, vibrant major corridors and the Cape Fear River to enjoy, and a strong local economy.

Our City is a partnership of citizens with a diverse culture and rich heritage. This creates a sustainable community.



Core Values

We, the Mayor, City Council, Managers,
Supervisors and Employees

SERVE with

Responsibility

Ethics

Stewardship

Professionalism

Entrepreneurial Spirit

Commitment

Teamwork



to safeguard and
enhance the public trust in City government.



Goals 2017



**Greater Tax Base Diversity -
Strong Local Economy**



**More Efficient City Government -
Cost-Effective Service Delivery**



**Greater Community Unity -
Pride In Fayetteville**



**Growing City, Livable Neighborhoods -
A Great Place to Live**



**More Attractive City -
Clean and Beautiful**



**Revitalized Downtown -
A Community Focal Point**







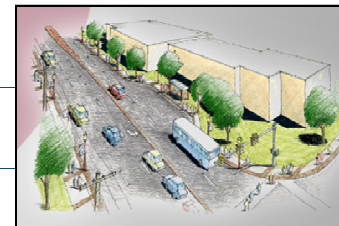


GOAL 1: Greater Tax Base Diversity - Strong Local Economy



Objectives: Retain and grow current businesses and jobs; increase industrial and commercial tax base within the city; add more jobs with higher wages; increase per capita income; attract more military-based industries; increase occupancy of vacant retail spaces and office spaces.

Targets For Action	Action Plan	Results
Bragg Boulevard Corridor Development Plan  Top Priority Policy Agenda This project focuses on developing transportation, redevelopment options and priorities for Bragg Boulevard from Hay Street to Ft. Bragg. This corridor is essential to Fayetteville's transportation infrastructure, especially as I-295 is constructed and Bragg Boulevard public access through Fort Bragg is terminated. Project Liaison: Development Services Director Key Partners: Fort Bragg Regional Alliance,	1 Consultant work and plan completion - 2nd Quarter 	Complete in the 1st Quarter. In cooperation with the Fort Bragg Regional Alliance, Planning Communities was retained as the consultant for this project.
	2 Council Decision: Adoption - 2nd Quarter	Complete in the 1st Quarter. Council adopted the Bragg Blvd Corridor Plan Sept. 24, with the addition of a feasibility study for bicycle lanes.
	3 Implementation - The work spans over 20 year period. Projects will be brought forward to Council as we move forward and are divided into short, medium and long-range projects. Pages 146-148 of the plan summarizes the implementation actions established for each goal over the short, medium and long time frames.	Staff is working on some zoning changes to implement the activity node concept established in the plan. We are also discussing retroactive landscaping and other techniques to address the appearance issues noted in the plan. 
Murchison Road Corridor Development  Top Priority Management Agenda The project calls for partnerships with developers in an effort to promote economic development along the Murchison Road corridor. Project Liaison: Community Development Director Key Partner: Chamber of Commerce - Contracted to manage land assembly.	1 Meet with Chamber on land acquisition strategy in catalyst sites I, II, and III (\$200,000) - 1st Quarter	Complete in the 1st Quarter. Contract executed. Met with Chamber. Chamber to report on progress quarterly. Will focus on acquisition of land in catalyst site I.
	2 Land acquisition strategy led by Chamber- Ongoing	Chamber will report their results. In 2nd Quarter, City received offer to purchase 2 lots in catalyst site 1. Action on acquisition will be taken to City Council in the 3 rd Quarter.
	3 Catalyst Site II: Washington Drive Elementary School Demolition - 2nd Quarter	In progress
	4 Gateway Development to Martin Luther King Park - 2nd Quarter	In progress
	4 City demolition (\$66,000) - TBD after land acquisition	Pending



Target Measures:



At or Above Target



Slightly Below Target



Below Target



Target Pending



GOAL 1: Greater Tax Base Diversity - Strong Local Economy



Objectives: Retain and grow current businesses and jobs; increase industrial and commercial tax base within the city; add more jobs with higher wages; increase per capita income; attract more military-based industries; increase occupancy of vacant retail spaces and office spaces.

Other Advancements

Ramsey Street Corridor Development

Consultants will complete their work next quarter. The City will then involve the community in the zoning overlay district work and staff is hoping to have a zoning overlay district for Council consideration by the end of the fiscal year.



Economic Development

The City contracts with the Fayetteville - Cumberland County Chamber of Commerce for economic development activities.

The Chamber will provide a quarterly report on progress made toward reaching the objectives included in the scope of work.



Hope VI Business Park:

In partnership with the Chamber, the City is working to address economic development activities in the HOPE VI area.

- Redevelopment plan was completed and will be presented to City Council in the 3rd quarter.
- Strategy for acquisition of the remaining parcels will be presented to City Council in the 3rd quarter.










GOAL 2: More Efficient Government - Cost Effective Service Delivery



Objectives: Greater accountability for performance; results and transparency; services delivered in a cost-effective manner; investing in the City's future infrastructure, facilities and equipment; producing results following the strategic plan and budget; high level of customer satisfaction with City services; elimination or merging of service duplication of local and state government.

Targets For Action	Action Plan	Results
City Manager Selection  Top Priority Policy Agenda This target for action follows the City Manager selection process. Project Liaisons: Mayor and City Council	1 Council Decision - 1st Quarter 	Complete in the 1st Quarter. The Fayetteville City Council selected Colin Baenziger & Associates as its search firm to hire Fayetteville's next City Manager. Fayetteville utilized a nationwide search that netted 120 applicants before choosing Ted Voorhees as City Manager. Mr. Voorhees first day on the job was Aug .10. 
Comprehensive Classification and Compensation Plan  Top Priority Policy Agenda This project focuses on an implementation plan for an effective classification and compensation system with a results-based performance and reward system. This will lead to recruitment and retention of a top quality workforce and more effective levels of service. Project Liaison: Human Resource Development Director	1 Conduct departmental meetings with directors to discuss results of the study and receive feedback - 1st Quarter 2 Review departmental feedback (consensus recommendations; common themes; and individual department perspectives with the City Manager. Share preliminary costs of salary structure adjustments related to recommendations - 1st Quarter 3 City Manager review, consider and prioritize implementation recommendations - 2nd Quarter 4 Report to Council on implementation actions where necessary and informing them of budget implications - 2nd Quarter	Complete Sept. 2012 Complete Sept. 2012 Complete: Phased implementation actions now underway and will be effective on Feb. 25, 2013. Complete at City Council Work Session on 11/5/2012. City Manager letter on outcomes sent to all employees on Dec. 19. Additional recommendations will be part of the ongoing FY 2014 budget process. 

Target Measures:



At or Above Target



Slightly Below Target



Below Target




Target Pending



GOAL 2: More Efficient Government - Cost Effective Service Delivery



Objectives: Greater accountability for performance; results and transparency; services delivered in a cost-effective manner; investing in the City's future infrastructure, facilities and equipment; producing results following the strategic plan and budget; high level of customer satisfaction with City services; elimination or merging of service duplication of local and state government.

Targets For Action	Action Plan	Results
FAST Improvements  Top Priority Policy Agenda The Fayetteville Area System of Transit will engage in planning and evaluation studies to identify further operational improvements and work to implement FY 2013 approved operational adjustments and system improvements. Project Liaison: Transit Director	1 Transportation Development Plan (TDP) RFP, draft, presentation - 2nd Quarter Council direction- 3rd Quarter	The RFP, proposals received and evaluated. Oral interviews conducted in December 2012. Contract award expected in January 2013.
	2 Report of evaluation of paratransit expansion with alternative delivery methods and Council decision - 3rd Quarter	This task was included in the scope of work for TDP. Work should begin in February 2013
	3 Fare Increase : Evaluation - 1st Quarter Council decision - 3rd Quarter	FACT approved a new fare policy. Fare presentation made to Council in Nov. Public outreach sessions were held for Jan. 2013. If approved fare increase would be implemented in early April 2013.
	4 Full implementation of approved FY 2013 transit improvements - 4th Quarter	Route improvements implemented October 15, 2012. Strickland Bridge Road bus stops have been located. Working with E&I and NCDOT to finalize the sidewalk plans. Construction to begin in April 2013.



Target Measures:



At or Above Target



Slightly Below Target



Below Target





Target Pending



GOAL 2: More Efficient Government - Cost Effective Service Delivery



Objectives: Greater accountability for performance; results and transparency; services delivered in a cost-effective manner; investing in the City's future infrastructure, facilities and equipment; producing results following the strategic plan and budget; high level of customer satisfaction with City services; elimination or merging of service duplication of local and state government.

Targets For Action	Action Plan	Results
City and PWC Service Consolidation  High Priority Policy Agenda In an effort to reduce operational costs and increase efficiency, City Council requested a consolidation study of City and PWC functions. Project Liaison: Assistant City Manager Key Partner: PWC	1 Research and investigation into functional areas that have the potential to be consolidated and options for an appropriate consultants - 2nd Quarter	Complete
	2 Identify options for consultant - 3rd Quarter	Complete - Developed RFP and solicited consultants - Received and reviewed proposals from consultant firms - Reviewed RFP and working to develop presentation to Council on results and to receive direction in the 3rd Qtr.
	3 Report to Council on results, receive direction for short term and long term strategy - 3rd Quarter	Pending
	4 RFP process - 4th Quarter	Pending
City Owned Property, Buildings and Facilities: Potential Disposal  High Priority Policy Agenda In an effort to safeguard and maintain the City's real estate assets, staff will develop and implement a process for disposal of City is surplus property. Project Liaison: E & I Director	1 Prepare inventory analysis - 2nd Quarter	Staff is working to identify all City owned property and departmental association of the asset, for proper evaluation. Staff is also working to determine which of the properties owned by the City are attached to financial stipulations that would not allow the City to dispose of them. Festival Park Plaza – Joint RFP completed in 2nd Qtr. Authorized City Manager to execute contract for broker/ marketing services for sale of building.
	2 Prepare presentation outlining process and identifying surplus property and receive feedback from Council - 3th Quarter	Pending
	3 Implement Council's recommendations and carryout target for action - 4th Quarter	Pending

Target Measures:



At or Above Target



Slightly Below Target



Below Target





Target Pending



GOAL 2: More Efficient Government - Cost Effective Service Delivery



Objectives: Greater accountability for performance; results and transparency; services delivered in a cost-effective manner; investing in the City's future infrastructure, facilities and equipment; producing results following the strategic plan and budget; high level of customer satisfaction with City services; elimination or merging of service duplication of local and state government.

Targets For Action	Action Plan	Results
Sales Tax Distribution  High Priority Policy Agenda To ensure an equitable allocation of sales tax revenues within Cumberland County and its municipalities, the interlocal sales tax agreement, set to expire on June 30, 2013, needs to be reviewed with Cumberland County and a new agreement reached regarding the future allocation of sales tax revenues. Project Liaisons: City Manager and Chief Financial Officer Key Partner: Cumberland County	1 Interlocal Agreement: Evaluation and Negotiation with Cumberland County - 2nd Quarter	City and County staff jointly determined the estimated financial impact of changing the sales tax distribution formula from the per capita method to the ad valorem method. The City requested a meeting with the County to discuss the future distribution of sales tax proceeds. A sales tax presentation was prepared for the January Council work session to provide an overview of state law and the existing local sales tax agreements.
	2 Council Decision: Agreement Approval - 3rd Quarter	At this time, the future distribution of sales tax has not been determined.
Alternative Revenue Sources  High Priority Policy Agenda To keep up with the demand of City services for an increasing population without affecting property tax rates, alternate revenue sources need to be explored to supplement the general fund. Project Liaison: Chief Financial Officer	1 Research and evaluation of other municipal and county policies and procedures - 2nd Quarter	Pending
	2 Report: Identification with recommendations - 2nd Quarter	Pending
	3 Council feedback and decision: New Revenue in budget process - 3rd Quarter	Pending
	4 Advocacy to protect revenue source (including privilege licenses) - Ongoing.	Ongoing

Target Measures:



At or Above Target



Slightly Below Target



Below Target








Target Pending



GOAL 2: More Efficient Government - Cost Effective Service Delivery



Objectives: Greater accountability for performance; results and transparency; services delivered in a cost-effective manner; investing in the City's future infrastructure, facilities and equipment; producing results following the strategic plan and budget; high level of customer satisfaction with City services; elimination or merging of service duplication of local and state government.

Targets For Action	Action Plan	Results
Police Staffing  (PERF Recommendations) Top Priority Management Agenda In Feb. 2010, an operational study of the City's Police Department, conducted by the Police Executive Research Forum (PERF), was presented to the City. PERF recommended that the City add 24 officers. Project Liaison: Police Chief	1 Develop plan to fund additional police positions - 4th Quarter FY 2012 	Complete 1st Quarter. Staff shared the need for additional police officers and a funding strategy for a 5-year phased implementation plan that funds a total of 28 positions. Council approved the plan with the adoption of the FY 2013 budget. The plans utilizes resources freed up from debt restructuring. In 2013, the City will add 7 patrol officer and 3 communications positions.
	2 Recruit, hire and train - Ongoing	Ongoing efforts to recruit lateral entry and police officer candidates. 
City Buildings and Facilities Maintenance Plan  High Priority Management Agenda In an effort to promote a sustainable and efficient City government, staff will conduct an assessment of the condition and use of City-owned facilities and buildings. The study will help identify deficiencies and/or ways to maximize assets for more efficient and citizen-focused programs and services. Project Liaison: Parks and Recreation Director	1 Complete Study: Evaluation of facilities ensuring efficient use of space, addressing needs and considering future growth - 2nd Quarter	Complete 1st Quarter. Departmental submission of Space Needs and Planning Study worksheets
	2 Develop recommendations - 2nd Quarter	Preliminary recommendations have been received from the architect for long range space needs. Staff preparing recommendations for Council discussion in the 3rd Qtr.
	2 Report to Council Maintenance and Upgrade Plan - 3rd Quarter	Pending
	3 Decision: Funding (Budget) - 3rd Quarter	Pending 

Target Measures:



At or Above Target



Slightly Below Target



Below Target




Target Pending

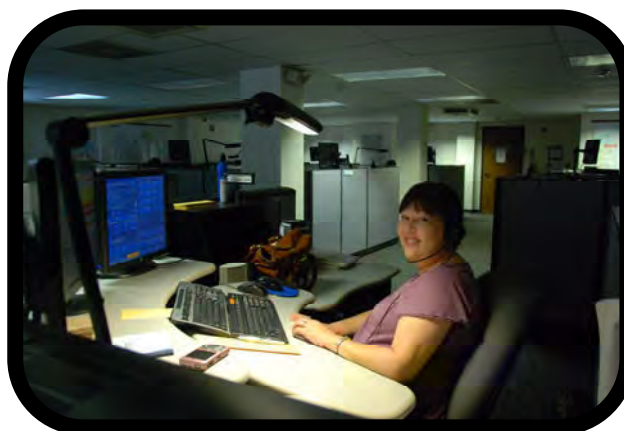


GOAL 2: More Efficient Government - Cost Effective Service Delivery



Objectives: Greater accountability for performance; results and transparency; services delivered in a cost-effective manner; investing in the City's future infrastructure, facilities and equipment; producing results following the strategic plan and budget; high level of customer satisfaction with City services; elimination or merging of service duplication of local and state government.

Targets For Action	Action Plan	Results
City Customer Service Feedback Mechanism  High Priority Management Agenda To meet the needs of a growing and diversified community, as well as achieve greater internal accountability, the City will implement software that will easily allow the citizens of Fayetteville to quickly and easily communicate issues to City staff and receive status updates on communicated issues. Project Liaisons: Chief Information Officer	1 Work with directors to identify, evaluate and categorize citizen requests for information and complaints - 1st Quarter	Complete 1st Quarter
	2 Soft launch and training for CRM: See, Click, Fix internally - 2nd Quarter	Complete 2nd Quarter <ul style="list-style-type: none"> Process mapped top 20 most reported issues Overlaid GIS maps by districts into application Completed reporting function by district Conducted successful soft launch of SeeClickFix.
	3 Present application to SMT/Council—3rd Quarter	Pending
	3 Advertisement and formal launch of See Click Fix to the public - 4th Quarter	Pending



Target Measures:



At or Above Target



Slightly Below Target



Below Target



Target Pending



GOAL 2: More Efficient Government - Cost Effective Service Delivery



Objectives: Greater accountability for performance; results and transparency; services delivered in a cost-effective manner; investing in the City's future infrastructure, facilities and equipment; producing results following the strategic plan and budget; high level of customer satisfaction with City services; elimination or merging of service duplication of local and state government.

Other Advancements

The Strategic Planning Process:

During the 2nd quarter, staff worked to finalize preparations for the FY 14 strategic planning process with an emphasis on accountability, transparency and results. The City will hold its annual strategic planning retreat at the Fayetteville Regional Airport, Feb. 22 and 23. Fountainworks will facilitate the retreat. Fountainworks is a management and public policy consulting firm, specializing in public-sector strategy and visioning solutions. Their team of experts has years of experience with local governments in NC, has a proven track record of success and are looking forward to working with our City. The process this year also includes an all day work shop with the Senior Management Team and a special City Council Work Session item Feb 4.



Police Chief Selection:

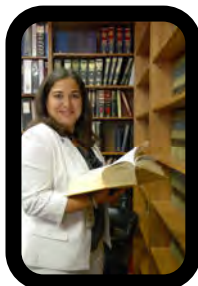
After a strong recruitment, public input sessions and an extensive assessment center, Harold Medlock was tapped as the City's new police chief. Medlock comes to Fayetteville after serving as a deputy chief of the Charlotte-Mecklenburg Police Department since 2008. Medlock will focus on building partnerships to strengthen community engagement and fight gun crime.



Accountability and Performance

Employee Survey:

In December, the City conducted its first employee survey since 2002. An employee survey allows the City to gather information from our employees to identify what the City is doing well and what services and procedures the City needs to improve upon to increase employee satisfaction, efficiency, productivity and retention. Results of the survey will assist senior management in developing action plans to address deficiencies.



Citizen Survey:

This quarter staff worked to finalize a citizen survey to seek citizens' input regarding current programs and services, new initiatives and future policy. Approximately 2,000 homes will be randomly selected to participate in the survey. The survey will be an important tool to determine if programs and services within the city are meeting residents' expectations.



The last citizen survey conducted by the City of Fayetteville occurred in 2006. Performing a survey in January will bring citizens into the public decision making process in the early stages of the strategic planning process.

The results of the survey will be available in February before the Council strategic planning retreat.

Six Sigma Graduation:

Thirty City employees successfully completed a course in Six Sigma. Six Sigma is a statistical model for analysis which utilizes the DMAIC theory to analyze business processes in an effort to identify and reduce waste. The course provided tools for evaluating City processes to ensure that we provide cost-effective and efficient services to our residents.






Goal 3: Greater Community Unity – Pride in Fayetteville



Objectives: Better informed citizenry about City government; increase community dialogue on major issues; develop and maintain collaborative working relations among various governmental units; increase trust and confidence in City government; marketing the City.

Targets For Action	Action Plan	Results
City Communications Plan  High Priority Management Agenda Develop a written plan that outlines best practices for internal and external communications and recommend a series of administration policies needed for implementation. Project Liaison: Public Information Officer	1 Development of administrative policies in support of communications best practices (Records and Communication Policy) - 3rd Quarter	Drafted public records request policy in collaboration with City Clerk. Development of a robust communications plan and policy will be the immediate focus of the new Corporate Communication Director, who will be on board Jan. 22.
	2 Develop and implement graphic standards guide - 3rd Quarter	Drafted
	3 Development of comprehensive communications plan that includes protocol - 4th Quarter	Pending
	4 Council update - 4th Quarter.	Pending



Target Measures:



At or Above Target



Slightly Below Target



Below Target



Target Pending



Goal 3: Greater Community Unity – Pride in Fayetteville



Objectives: Better informed citizenry about City government; increase community dialogue on major issues; develop and maintain collaborative working relations among various governmental units; increase trust and confidence in City government; marketing the City.

Other Advancements

Citizen Engagement

GUN VIOLENCE: City Manager Ted Voorhees held a press conference where he spoke about some of the proactive measures that the City has taken in addressing violent crime in our community.

POLICE CHIEF SEARCH: In Dec. citizens were invited to meet the City's two police chief finalists and ask them questions. The meetings were held so that the public could learn more about the two finalists. Mr. Voorhees encouraged citizen interaction and involvement in the hiring process.

PUBLIC SAFETY DAY: This event was a huge success! The City coordinated the countywide effort, which included representatives from Child Advocacy, County Sheriff and EMS, City Fire and Police and the Fort Bragg Forestry. About 2,500 citizens attended to learn more about resources that are available to citizens and to keep our community safe.



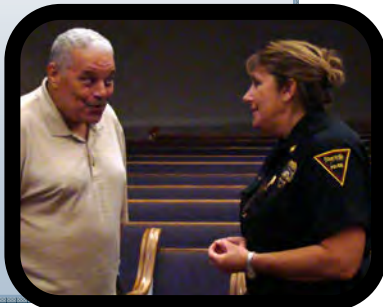
Citizen Review Board

In pursuit of greater transparency and accountability, Council adopted the ordinance and approved the procedure manual for the establishment of a Police Citizen Review Board. The purpose of the board is to hear cases of persons who wish to appeal results of complaint investigations. The implementation of the review board is a recommendation of a study conducted by the National Organization of Black Law Enforcement Executives (NOBLE).



Police Community Meetings

The Community Educational Series is the result of collaboration between the City of Fayetteville, the Fayetteville Branch N.A.A.C.P. and other community advocacy groups. Approximately 250 people, attended the series, which wrapped up Nov. 15 at the J.D. Fuller Recreational Complex. The meetings focused on traffic stops, complaint procedures, in car camera operations and courts.



Texting and Driving:




The Community Wellness and Public Safety Council, under the Fayetteville Police Department's leadership, identified Texting and Driving as a problem. To help address the problem, the City of Fayetteville joined with the Fayetteville Fireantz Hockey Team to produce a series of Public Service Announcements reminding drivers of the dangers of texting and driving. The videos featured players with the Fayetteville Fireantz and Fayetteville Police Officers. The videos have been shown on the Internet, News 14, and on the main scoreboard at the Crown Coliseum.



Goal 4: Growing City, Livable Neighborhoods – A Great Place to Live



Objectives: Consistent improvement in reducing crime rates; well-organized neighborhoods, safe streets; manage the City's future growth and development with quality development and redevelopment; improve mobility within the city, increase recreation and leisure for all.

Targets For Action	Action Plan	Results
Park Bond Referendum  Top Priority Policy Agenda City Council seeks to increase recreational resources throughout the City by developing capital projects that would enhance economic activity and citizens' quality of life. The overall \$54.6 million bond, of which \$45 million would be borrowed, would pay for a multipurpose aquatic and senior center with field house, skateboard parks, four community pools, neighborhood and community parks, tennis center, sports complex, Cape Fear River Park, expansions of community greenways and improvements to existing facilities. Project Liaison: Parks and Recreation Director	1 Council resolution- 1st Quarter	Complete
	2 Informational and Educational Campaign and Council participation and involvement - 1st through 3rd Quarter	Staff provided information to more than 1,000 citizens during 22 speaking engagements. The information presented and contained in the City's brochure, video, PowerPoint and other collateral was designed to present an overview of the projects and describe how the package was developed in response to the community vision and service deficiencies. It addressed the financial impact. It did not advocate passage or defeat of the referendum and was intended for informational and educational purposes only.
	3 Preparation for Bond Referendum Feb. 26, 2013 - 2nd and 3rd Quarters	City Council failed to adopt a bond order resolution. Consistent with the action taken, City staff ceased the educational campaign and is prevented from taking further action to place the capital projects bond proposal on the ballot. Efforts taken in pursuit of the planned Feb. 26, 2013 bond referendum have been halted.
	4 Preparation of RFP to implement Park Bond Referendum plans - 4th Quarter	Ceased preparations
Police Substations  Top Priority Policy Agenda City Council considered the feasibility of adding Police substations in locations throughout the city. Project Liaison: Police Chief	Refer to City Buildings and Facilities Maintenance Plan Target for Action	Complete. In FY 2012, staff worked with a consultant to analyze and provide options. No action was taken by City Council to provide resources to construct Police substations during budget deliberations. However, the Fayetteville Police Department needs are being identified through the Buildings and Facilities Maintenance Plan Target for Action. 

Target Measures:



At or Above Target



Slightly Below Target



Below Target





Target Pending



Goal 4: Growing City, Livable Neighborhoods – A Great Place to Live



Objectives: Consistent improvement in reducing crime rates; well-organized neighborhoods, safe streets; manage the City's future growth and development with quality development and redevelopment; improve mobility within the city, increase recreation and leisure for all.

Targets For Action	Action Plan	Results
PWC Service to Non-City Residents  High Priority Policy Agenda This TFA seeks to support and encourage efforts to develop and implement a differential utility rate structure for non-city residents. Project Liaison: Assistant City Manager	1 Engage in conversation with City Council to clarify direction on preferred rate differential policy - 2nd Quarter	Complete. Provided proposal to PWC leadership regarding rate differential and transitional plan with comparative data looking at peer jurisdictions.
	2 Report from PWC: Differential Utility Rate Structure and Council direction - 4th Quarter	Pending
Growth Plan for Municipal Influence Area (MIA)  Top Priority Management Agenda In an effort to accommodate and prepare for the continued growth of the City, the City will coordinate with Cumberland County to develop a preferred growth pattern that takes into account operations and capital planning for the future of the MIA. Project Liaison: Development Services Director Key Partner: Public Works Commission, Cumberland County	1 Coordination with Cumberland County - 2nd Quarter	Pending – This action item will be pushed back to the 4th Quarter due to staff capacity, work load and other priority projects.
	2 Stakeholder Involvement - TBD	Pending
	3 Study completion - FY 2014	Pending
	4 Council: Adoption - FY 2014	Pending

Target Measures:



At or Above Target



Slightly Below Target



Below Target







Target Pending



Goal 4: Growing City, Livable Neighborhoods – A Great Place to Live



Objectives: Consistent improvement in reducing crime rates; well-organized neighborhoods, safe streets; manage the City's future growth and development with quality development and redevelopment; improve mobility within the city, increase recreation and leisure for all.

Targets For Action	Action Plan	Results
Rental Action Management Program (RAMP)  Top Priority Policy Agenda This target for action follows the implementation of a new City program, effective July 1, which seeks to identify and better manage negative impacts of residential rental property citywide. Project Liaisons: Development Services Director and Chief of Police	1 Complete recruitment for personnel -1st Quarter	Complete. Development Services and Police departments have RAMP staff on board.
	2 Establish operating procedures and protocol - 2nd Quarter	Complete . Collaboration between Development Services and the Police Department continues. Protocols and procedures have been developed. Implementation of shared software program is complete.
	3 Identification of properties for inclusion into RAMP due to code violations and crime rankings – Ongoing 	Staff is in the process of evaluating, analyzing and tracking properties for inclusion into RAMP. To date, there have been 25 warning notices sent to properties for repeated code violations with one property entered into RAMP. Police Department is establishing the database necessary to implement criminal activity RAMP violations; estimated establishment of the 10% threshold is July 1, 2013.
Community Wellness Plan: Reclaiming Neighborhoods  Top Priority Management Agenda The Reclaiming Neighborhoods Project is a component of the Community Wellness Program. It takes a holistic approach to the problems in specific neighborhoods. Working through the community and in the community, this initiative helps ensure neighborhoods are safe, clean and nuisance free. Project Liaison: Police Chief	1 Continued law enforcement activity: Community walk downs, warrant specials, other vice operations, and high visibility patrols Community engagement. Coordination with departments: Quarterly meetings conducted to provide updated information from each department and assess progress. 	Bunce Road: Community education series meeting held at Fuller Recreational Complex; walk downs and passing out crime prevention literature; Working with City departments to address other community issues. Murchison Road/Jasper Street: Free Trunk/Bike A Treat- Motor Cycle Club joined PD in passing out Halloween candy to children at local car wash with local volunteers (DJ MC). Officers continue to aggressively enforce City ordinances and state laws to reduce crime and the fear of crime in this community. Collaboration with City, state and federal agencies to strengthen the coalition. The project continues to receive support from other City departments, but struggles with gaining support from the local community.

Target Measures:



At or Above Target



Slightly Below Target



Below Target





Target Pending



Goal 4: Growing City, Livable Neighborhoods – A Great Place to Live



Objectives: Consistent improvement in reducing crime rates; well-organized neighborhoods, safe streets; manage the City's future growth and development with quality development and redevelopment; improve mobility within the city, increase recreation and leisure for all.

Targets For Action	Action Plan	Results
Speed Limits: Review  High Priority Management Agenda To ensure safe and orderly neighborhoods and main thoroughfares, the City Council has requested a study and revision of posted speed limits. Project Liaison: E&I Director Key Partners: NCDOT, Fayetteville Police Department	1 Receive feedback from key partners on specific problematic corridors - 2nd Quarter	Complete
	2 Meet with stakeholders and key partners to discuss evaluation - 2nd Quarter	Complete
	3 Prepare evaluation and report with options - 3rd Quarter	Complete: Presented information about speed limit process for NCDOT and City maintained streets at the Dec. 3 work session.
	4 Council decision: Direction and actions - 3rd Quarter	Complete: Council request to add Residential Traffic Management Program (RTMP) process to website complete. No additional action pending. 



Target Measures:



At or Above Target



Slightly Below Target



Below Target



Target Pending



Goal 4: Growing City, Livable Neighborhoods – A Great Place to Live



Objectives: Consistent improvement in reducing crime rates; well-organized neighborhoods, safe streets; manage the City's future growth and development with quality development and redevelopment; improve mobility within the city, increase recreation and leisure for all.

Other Advancements

Sidewalks

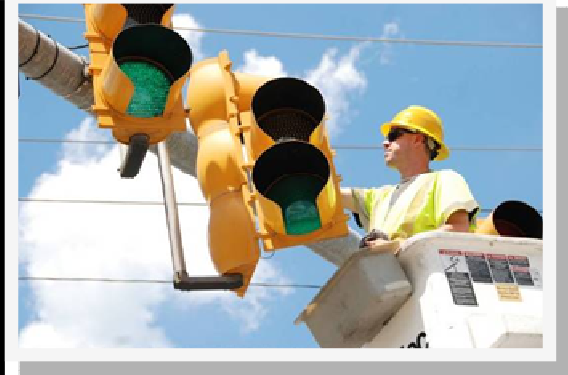
During recent years, with sidewalk construction costs lower than usual, the City has been fortunate to add to its sidewalk inventory. During 1st quarter FY 2013, a piece of Murchison Road sidewalk was constructed. City staff also let for bid on sidewalk for another portion of Murchison Road from Country Club Drive to the I-295 Outer Loop.



During the second quarter sidewalk was bid for Hoke Loop Road from Treyburn to Christina, and sidewalk along Cliffdale Road from Raeford Road to Rim Road will be bid. In addition, sidewalk is being designed to be added on NC 53 (Cedar Creek Road) from I-95 to the Carlie C shopping center.

Grove Street Safety Project

PWC is adjusting utilities and putting them underneath Grove Street. That work is expected to be complete in the spring. DOT will let the contract in May and begin work this summer to add raised medians and upgrade signals to crosswalks.



Stormwater

The Summerhill stormwater improvement project is completed.

Annexation Areas 10East and 10West are currently under construction to upgrade the drainage infrastructure using mostly swales and open ditches to alleviate flooding issues in the Arran Park neighborhood. These projects are estimated to be completed in March.



Council Approved Stormwater Fee Credit Incentive

Commercial, industrial and multifamily property owners may be credited a portion of their City stormwater fee if they manage their stormwater runoff through onsite water quality or quantity structural Best Management Practices.

Parks and Recreation Fun

Organized by Gilmore Therapeutic Recreation Center, the Fayetteville Flyers wheelchair basketball team recently played an exhibition game with the Pine Forest High School boys' varsity basketball team. The Flyers are looking for more opportunities to spread the word about wheelchair basketball.


Fayetteville-Cumberland Parks & Recreation held their 3rd Annual Christmas in the Park offering Food vendors, train rides, crafts, a fire pit and entertainment. Citizens walked along the 1/2 mile walking trail while taking in the sights and sounds of Christmas.



Goal 5: More Attractive City - Clean and Beautiful



Objectives: A clean and beautiful community; to develop, adopt and support standards that buffer differing land uses and assure attractive buildings; increase green spaces; have signage reflecting the community's character; incorporate green building concepts and LEED equivalency.

Targets For Action	Action Plan	Results
Commercial Recycling  High Priority Policy Agenda In an effort to build a green and sustainable community, City Council has requested recommendations from staff to expand the curbside and multifamily recycling ordinances to include commercial facilities. Project Liaison: Environmental Services Director	1 Develop scope of work and hold public and stakeholder meetings - 1st Quarter	Engaged Fayetteville State University to complete community and stakeholder surveys. Surveys are ongoing
	2 Draft collection program and ordinances necessary to facilitate program - 2nd Quarter	Fayetteville State University is consolidating survey results. Following a report from FSU, an ordinance and program details will be drafted for consideration. Draft program presentation in the 3rd Quarter.
	3 Brief Council, receive feedback - 3rd Quarter	Pending
	4 Council decision and program implementation - 4th Quarter	Pending



Target Measures:



At or Above Target



Slightly Below Target



Below Target



Target Pending



Goal 5: More Attractive City - Clean and Beautiful



Objectives: A clean and beautiful community; to develop, adopt and support standards that buffer differing land uses and assure attractive buildings; increase green spaces; have signage reflecting the community's character; incorporate green building concepts and LEED equivalency.

Other Advancements

Graffiti Removal

Since the initiation of the program we have had 48 graffiti cases. Of these, 4 property owners submitted removal applications and waivers. Three of these are downtown properties where the \$100 removal fee was waived.



Cape Fear River Trail

Plans on sections A and B of phase two, which is located between Clark Park and the Cape Fear Botanical Garden, have been submitted to DOT. Erosion control permits and right-of-way certifications have been approved.

- Two sections of trail to bid in 3rd quarter
- Railroad section design still under review by CSX. Expect approval by 3rd Quarter.



Sign Ordinance Update

Stakeholder engagement with focus groups will continue through the fiscal year. Ordinance development for Council consideration will occur in FY 2014.



Texfi

Some demolition has been done on buildings at the Texfi location. Additional remedial activities have been conducted. DENR has approved a brown fields agreement to go into the public comment period. The City applied for a brown fields cleanup grant for Texfi. Grant award notices anticipated in the spring.

Fayetteville Beautiful

With growing community support, Fayetteville Beautiful continues to make a difference this quarter. The Oct 6 N.C. Big Sweep Litter pickup for Bragg Boulevard and the MLK was a success. Volunteers also worked hard as they planted a variety of shrubbery and flowers and helped with cleanup efforts at the Kiwanis Recreation Center and Honeycutt Park. The Committee will meet to plan activities and goals for the next year. GET INVOLVED!

www.fayettevillebeautiful.com








Goal 6: Revitalized Downtown – A Community Focal Point



Objectives: Convenient access to downtown; a financially self-sustaining Museum of Art; expand the N.C. Veterans Park; make downtown a viable neighborhood with available services; increase building occupancy with successful businesses; increase downtown residents.

Targets For Action	Action Plan	Results
“Old Days Inn” Site Development High Priority Policy Agenda  This target for action follows the NC Veterans Park master plan that was developed for the area surrounding the park, including the Army Special Operations Museum and Rowan Park. The land was purchased as part of the development of the NC Veterans Park. The City seeks to develop a mixed use development plan in the area. Project Liaison: Special Projects Director	1 Complete RFQ process to retain developer for project: Review and provide recommendation to City Manager - 2nd Quarter	The RFQ was revised and reissued at the end of last fiscal year. In the first quarter, staff has reviewed the submissions and provided a recommendation to the City Manager.
	2 Council Decision: Award development contract - 2nd Quarter	Complete: Council approval December 10
	3 Complete development contract - 2nd Quarter	Sales contract and development agreement in progress with execution in the third quarter.
Prince Charles Hotel Top Priority Management Agenda  The property is a historic landmark. The building was declared dangerous and unsafe and ordered vacated in 2010. Staff will continue efforts to enforce compliance to bring resolution and encourage occupancy. Project Liaisons: Development Services Director and City Attorney	1 Enforce code compliance and collection process - ongoing	Code violations continue to accrue and efforts to collect continue.
	2 Monitoring of legal proceedings by the City Attorney’s Office and assess recourse actions - ongoing 	A new partner plans to buy and renovate the vacant Hotel Prince Charles under a bankruptcy settlement reached this quarter. The partner is in the process of performing due diligence (feasibility study) on renovating the historic property.

Target Measures:



At or Above Target



Slightly Below Target



Below Target



Target Pending



Goal 6: Revitalized Downtown – A Community Focal Point



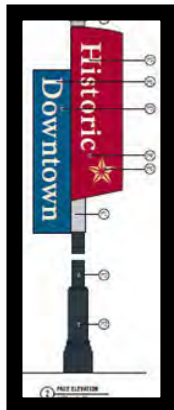
Objectives: Convenient access to downtown; a financially self-sustaining Museum of Art; expand the N.C. Veterans Park; make downtown a viable neighborhood with available services; increase building occupancy with successful businesses; increase downtown residents.

Other Advancements



Fayetteville is updating its Downtown "Renaissance Plan," establishing new goals and action items for the next 10 to 20 years.

- Development of the plan continues
- A Storefront Studio along with meetings were held to get feedback from the public
- Surveys were solicited to get public feedback
- Meetings will be held with the Planning Commission and City Council in the 3rd quarter.



Way Finding Signs

The City continues to progress toward completing the installation of way finding signs. Receipt of inventory is 85% complete. Actual installation will be complete by May 2013.



NCVP UPDATE

- QR code information panels installed
- Design process started for phase 2 of Freedom Trail.
- New website coming soon!

Multimodal Center

The City was awarded a Federal Transit Administration (FTA) grant for \$8 million to construct the Multimodal Transit Center. In July, the FTA Administrator Peter Rogoff presented the grant award to the City. The Multimodal Transit Center's future site is located along Robeson Street in the block bounded by Franklin, Winslow, and Russell Streets. Final design work is underway and the demolition of all but one building was completed.

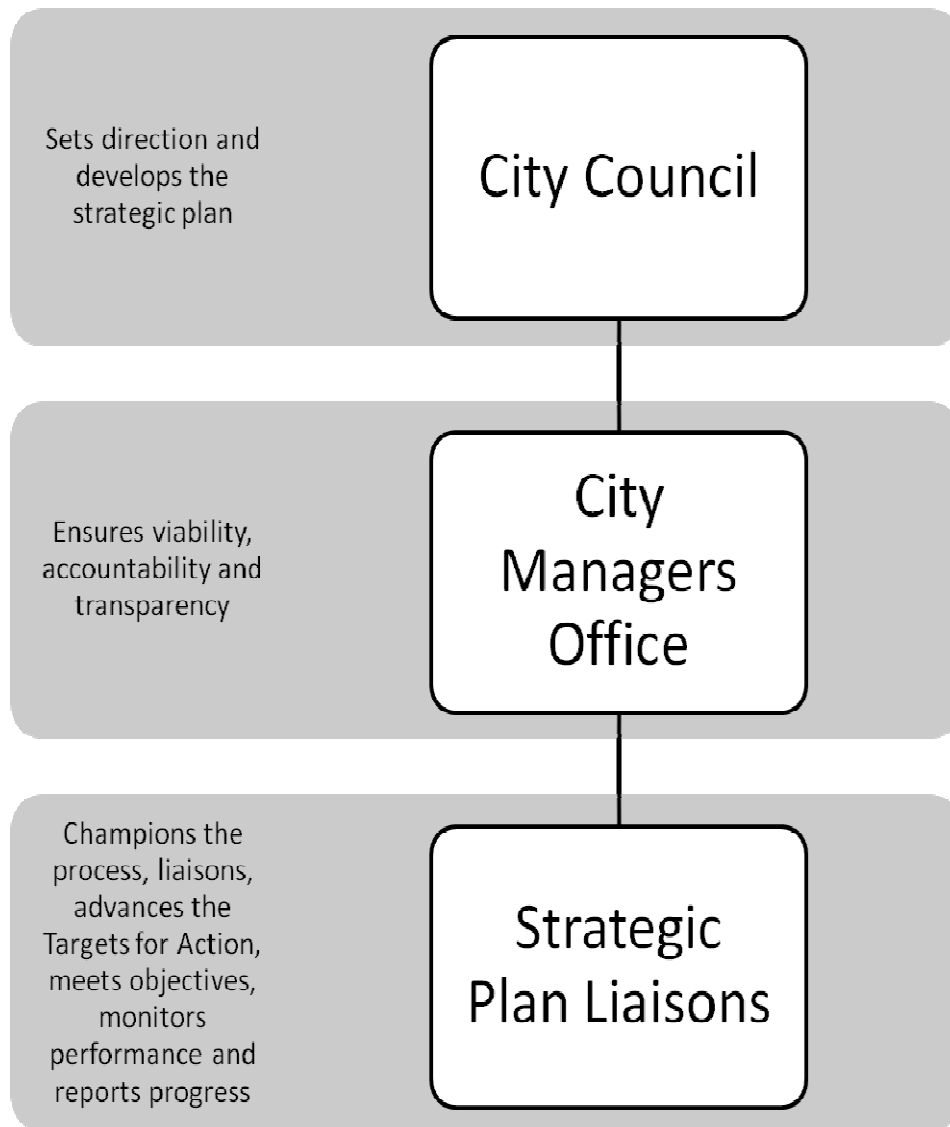


The Strategic Planning Process

FY 2013 Strategic Planning Calendar	
January - February	Senior Management Team (SMT) provides City Council information which includes successes, critical needs, ongoing projects and short and long term goals
	City Council Strategic Plan Retreat: Review, evaluate and refine the City's strategic planning elements– Vision, Mission, Core Values and Goals. Draft work plan for next fiscal year's Targets for Action (TFA)
March - April	SMT reviews outcome of City Council Retreat and provides input. Consider performance measures, budget and resource capacity
	City Council meets to prioritize the TFA and finalize the policy and management agendas
May - June	TFA are aligned with the budget
	Strategic Plan adopted
July - August	Strategic planning sessions with SMT: Develop action plans for TFA
	Develop Strategic pPan report
	Advance the action plans
October, January and August (Final)	Continue advancing action plans throughout the year
	Performance evaluation: Tracking the outcome
	City Council is provided reports on progress made toward advancing the action plans and meeting objectives in the Strategic Plan. Council provides direction or clarification.



Implementing the Strategic Plan



Strategic Plan Liaisons

City Manager

Theodore L. Voorhees

Assistant City Manager

Kristoff Bauer

Chief Information Officer

Dwayne Campbell

Community Development

Director

Victor Sharpe

Development Services

Director

Scott Shuford

Engineering & Infrastructure Director

Rusty Thompson

Finance Director

Lisa Smith

Transit Director

Randy Hume

Interim Police Chief

Katherine Bryant

Special Projects Director

Craig Hampton

Management Services

Manager

Rebecca Rogers Carter

Environmental Services Director

Jerry Dietzen

Human Resource Development

Director

John Kuhls

Human Relations Director

Ron McElrath

Public Information Officer

Jennifer Lowe



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Fayetteville
North Carolina

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CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Victor Sharpe, Community Development Director
DATE: January 28, 2013
RE: **Community Development - HOPE VI Business Park Redevelopment Plan**

THE QUESTION:

Adoption of the HOPE VI Business Park Redevelopment Plan.

RELATIONSHIP TO STRATEGIC PLAN:

Greater Tax Base - Strong Local Economy and More Attractive City - Clean and Beautiful and Revitalized Downtown A Community Focal Point.

BACKGROUND:

- The purpose of this item is to consider the Redevelopment Plan for the HOPE VI Business Park.
- The City has worked with the Fayetteville Cumberland County Chamber of Commerce to complete a plan for developing a business park for the HOPE VI Revitalization Project. The Chamber hired MKSK to complete the plan.
- A community meeting was held on September 6, 2012 to get input from the community.
- MKSK presented an update on the status of the redevelopment plan at City Council's October 1, 2012 and January 7, 2012 Work Sessions.
- Twelve main recommendations, the Conceptual Plan Details -Preferred Option and an Aerial Rendering have been prepared for City Council's consideration (see pages 35, 36 & 37).

ISSUES:

A strategy to acquire the remaining 18 properties is attached and includes the following:

- 1) Four of the parcels have willing sellers and staff is prepared to move forward with the acquisition;
- 2) Three of the parcels have owners who have not responded to staff's numerous attempts to reach them, but staff is recommending continued efforts at this time; and
- 3) Eleven of the parcels have unclear titles and can only be acquired through condemnation.

Redevelopment is a long-term commitment that will take time to complete. Once the plan has been approved, staff will implement plan recommendations.

BUDGET IMPACT:

Funding has been allocated for this project.

OPTIONS:

- Approve proposed plan.
- Modify proposed plan.
- Provide additional direction to staff.

RECOMMENDED ACTION:

Staff recommends that City Council move to approve of the Redevelopment Plan for the HOPE VI Business Park.

ATTACHMENTS:

HOPE VI Business Park Plan

Acquisition Strategy

Presentation - HOPE VI Business Park

Market Based Redevelopment Plan for HOPE VI Business Park Fayetteville, NC



MKSK

**Thomas Point
Associates**

November, 2012

Table of Contents

SECTION 1: **BACKGROUND**

SECTION 2: **MARKET ANALYSIS & PUBLIC ENGAGEMENT**

SECTION 3: **PHYSICAL ANALYSIS & CONCEPTUAL PLANS**

SECTION 4: **RECOMMENDATIONS**

APPENDIX

Introduction



This document addresses the support for development of the “Hope VI Business Park” on a site that the City of Fayetteville is acquiring, at the intersection of Gillespie and Blount Streets in downtown Fayetteville. The purpose of this initiative is to identify the best use of the property, taking into account community interests, location, land value and market support.

The site comprises about 9 acres at the southwest corner of Gillespie and Blount Streets, less than a mile south of the center of downtown Fayetteville. In the original Hope VI area identification, this site was earmarked for revitalization along with the other areas shown on page 4. The site is largely in residential use. There are several residential structures and one business. There is an historic property, the former home of Dr. E.E. Smith, at the corner of Blount and Chase Streets, a small church located on adjacent property to the south, and housing across Blount to the north. The neighborhood to the west is largely industrial.

Mapping and Context





The following pages contain several maps of the area intended to provide the reader with visual and contextual background information.

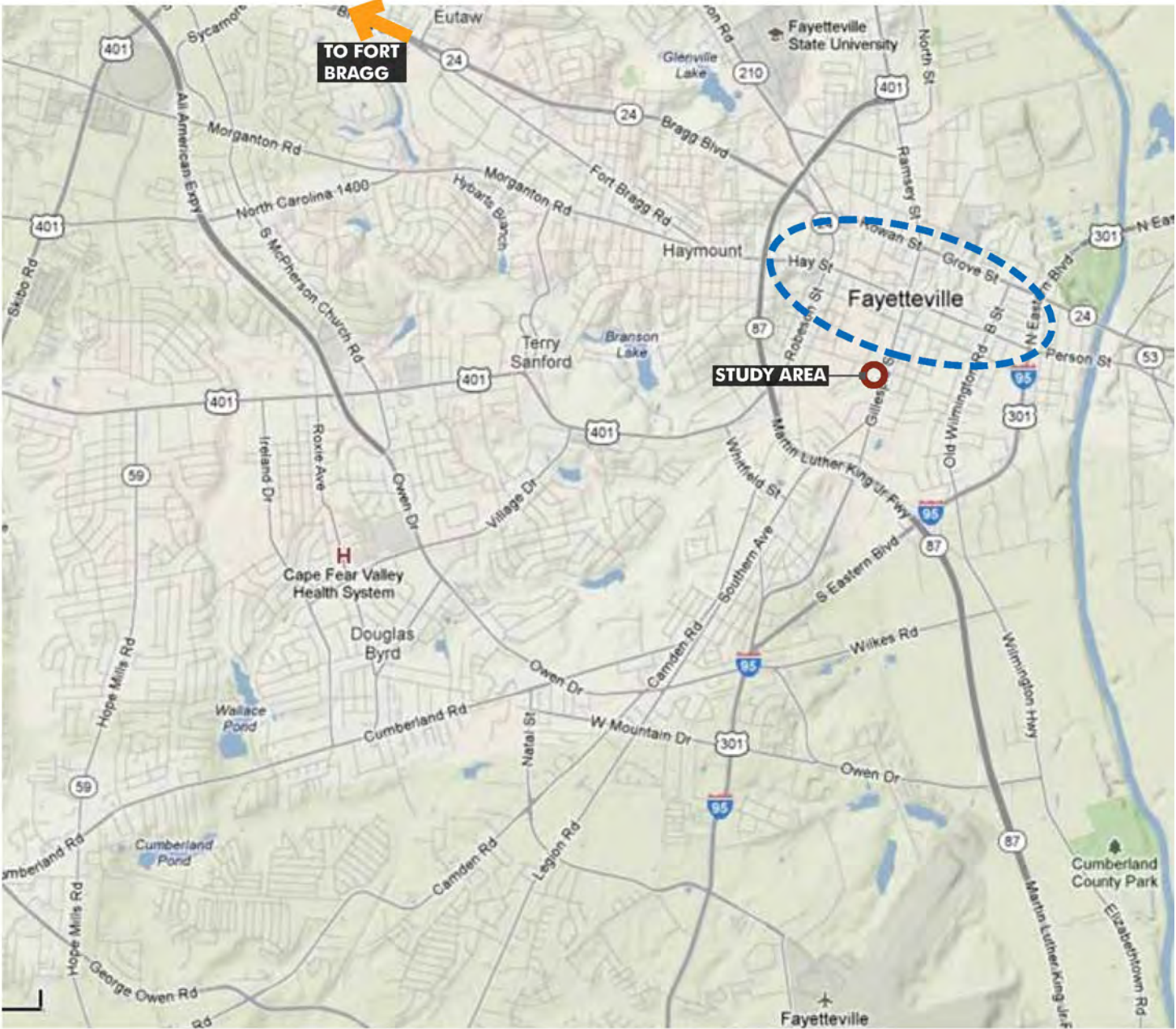
Aerial Image

 **HOPE VI
Redevelopment Site**

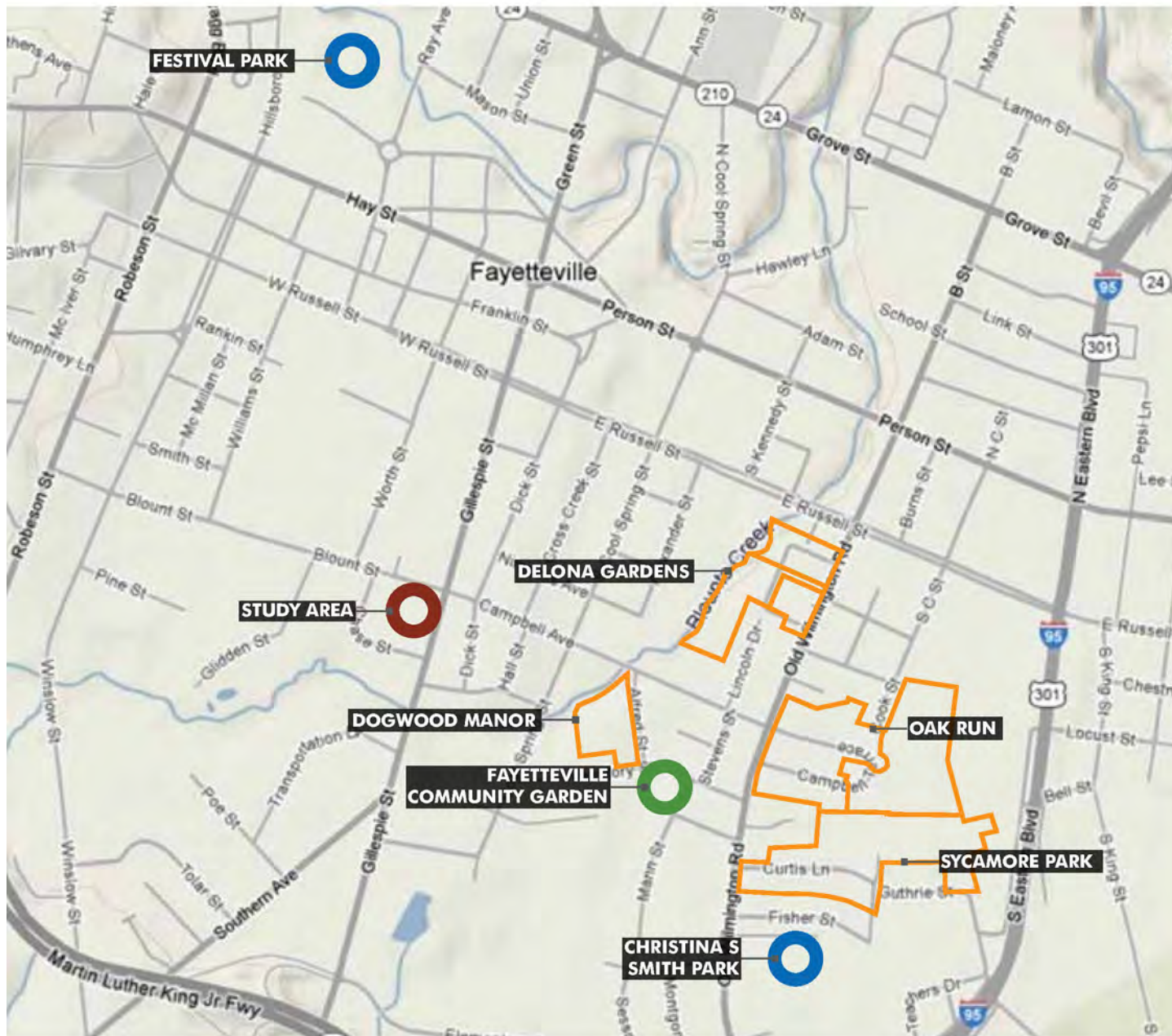

0 50 100 150 Feet

Regional Context







- Legend
-  HOPE VI
Redevelopment Site
 -  Rivers, Streams
 -  Business Route
 -  Downtown Fayetteville



Area Context



Legend

-  Rivers, Streams
-  Business Route
-  HOPE VI Redevelopment Site
-  Community Gardens
-  Christina's Smith Park
-  HOPE VI Projects

Campbell Terrace/Delona Gardens HOPE VI

Source: Fayetteville Metropolitan Housing Authority, <http://www.fayettevillehopevi.org>



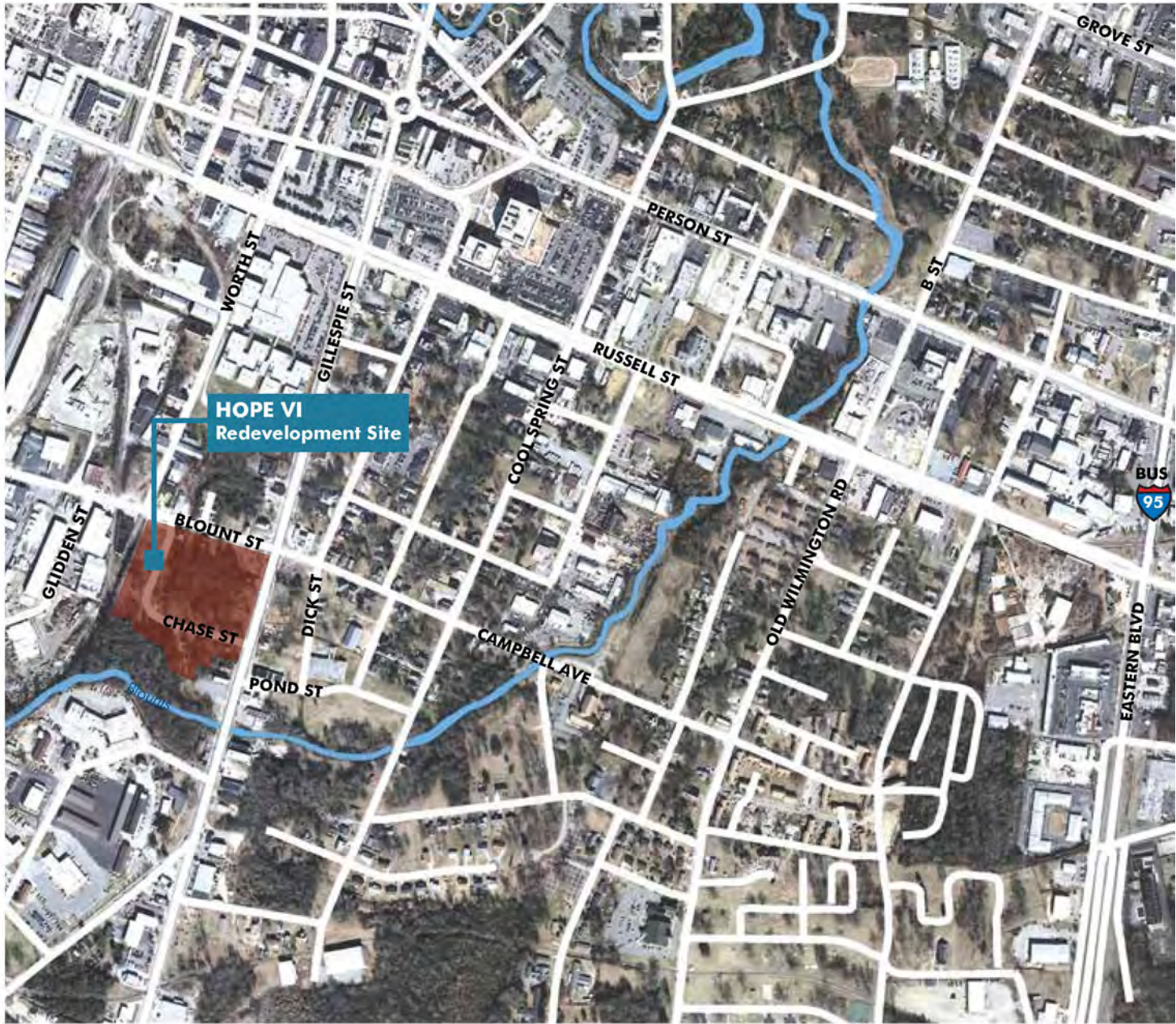
Context

Legend

HOPE VI
Redevelopment Site

Rivers, Streams

Business Route




Bird's Eye View

Note: The HOPE VI Business park redevelopment site includes substantially wooded property which is contiguous to Blount Creek.



Base Map

- Legend**
-  HOPE VI
Redevelopment Site
 -  Rivers, Streams
 -  Street Network
 -  Buildings
 -  Rail Road

Note: Chase Street currently serves as a residential street. As new uses are explored realignment of Chase will be considered.



0 50 100 150 Feet

Existing Conditions



View at the Gillespie Street and Chase Street Intersection



View at the Blount Street and Chase Street Intersection - Dr. E.E. Smith's Home



View at the Blount Street and Gillespie Street Intersection



View down Chase Street

Former Residence of Dr. E.E. Smith



Dr. E.E. Smith



Dr. E.E. Smith Former Residence

- **1877** - The A Howard School in Fayetteville is selected to become the State Colored Normal School, and thus becomes the first and oldest state-supported institution of its kind in North Carolina. It was renamed the State Colored Normal School in Fayetteville that year, Fayetteville State Teachers College in 1939, Fayetteville State College in 1963 and Fayetteville State University in 1969.
- **1883** - Dr. Ezekiel Ezra Smith, 31 years old and a graduate of Shaw Collegiate Institute in Raleigh, is appointed Principal of the State Colored Normal School.
- **1895** - After serving as Minister Resident and Consul General of the U.S. to Liberia, Dr. Smith returns the school's President. Prior to this he had organized the first newspaper for Black North Carolinians, the Carolina Enterprise, in Goldsboro.
- **1899** - After taking a leave of absence to serve in the Spanish-American War Dr. Smith returns to his duties. In 1907 the school moves to its permanent site on Murchison Road. Later, Dr. Smith and his wife deed additional land to the state.
- **1902** - Dr. Smith and his wife purchased the home on Blount for \$100. Along with Dr. Smith and his wife, even housed seven students in their home until proper dorms for the university were built.
- **1933** - Dr. Smith retires on June 30 and is elected President Emeritus.

Zoning Map

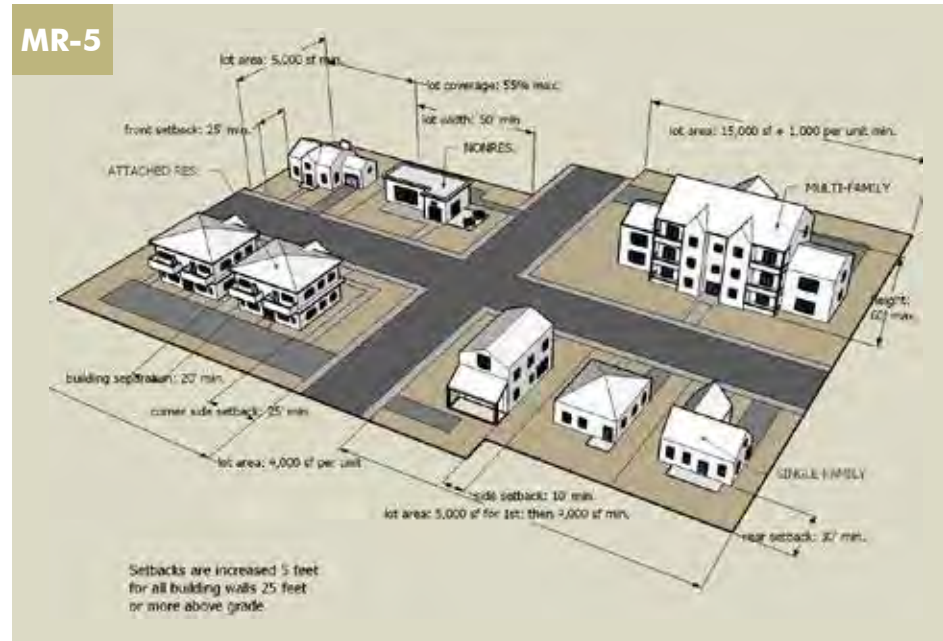
- Legend**
- MR-5 Mixed Residential 5
 - LC Limited Commercial
 - CC Community commercial
 - OI Office & Institutional
 - HI Heavy Industrial



Zoning Standards

MR-5 - Mixed Residential 5

- **Objective:** intended to meet the diverse housing needs of City residents by accommodating a wide variety of residential housing types and arrangements at moderate to high densities
- **Main uses:** single-family detached dwellings, two- to four-family dwellings, multi-family dwellings, and other residential development that may include single-family attached dwellings, and zero lot line development
- **Others:** May also include centrally-located open space, complementary institutional uses (e.g., religious institutions, post offices, police sub-stations), day care facilities, and limited small scale neighborhood-serving convenience retail uses.



LC - Limited Commercial

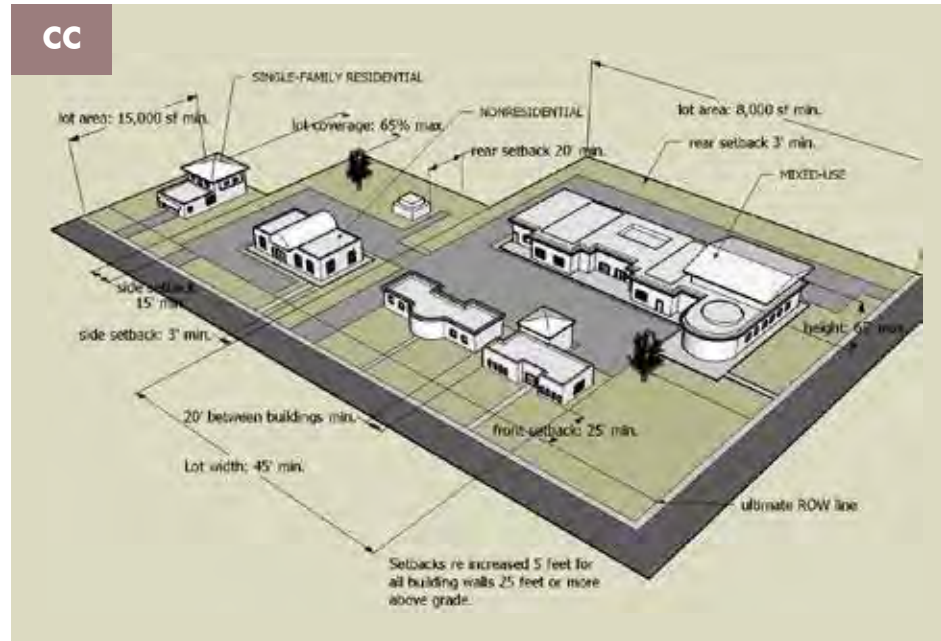
- **Objective:** accommodate a wider range of moderate-intensity general retail, business, and service uses that serve groups of neighborhoods instead of just an individual neighborhood
- **Main uses:** e.g., grocery stores, drugstores, large restaurants, gas stations, and higher order retail uses like specialty stores.
- **Others:** the district is not intended to accommodate intensive commercial or other business uses. Residential uses are encouraged on the upper floors of nonresidential establishments.



Zoning Standards

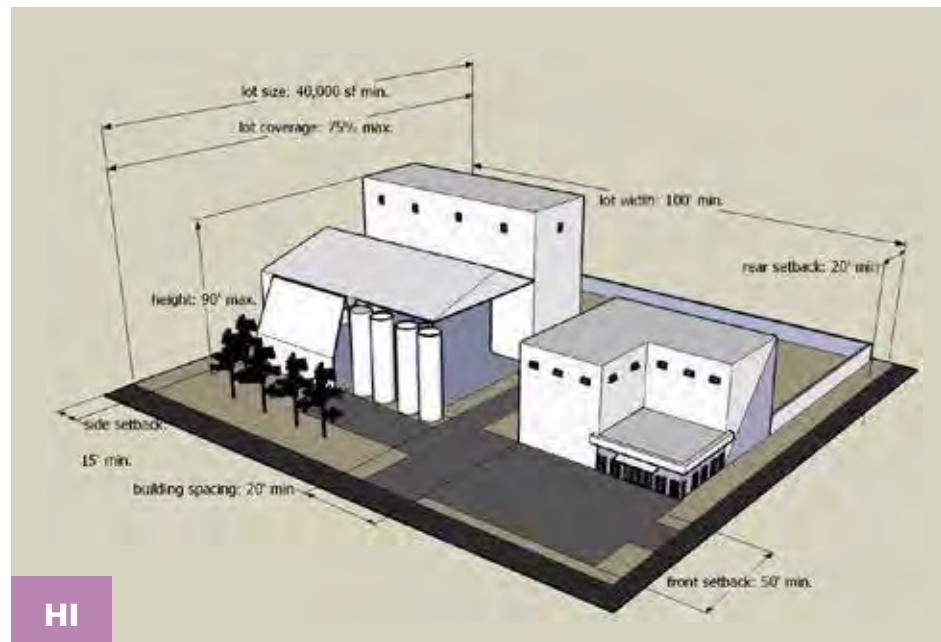
CC - Community Commercial

- **Objective:** accommodate a diverse range of medium- to high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses in the community at large
- **Main uses:** e.g., shopping centers, convenience stores, retail sales establishments, and heavier commercial.
- **Location:** the district is typically located along major arterials, at the intersection of arterials, and along growth corridors identified in City plans.
- **Others:** higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings as part of a larger horizontal mixed-use development.

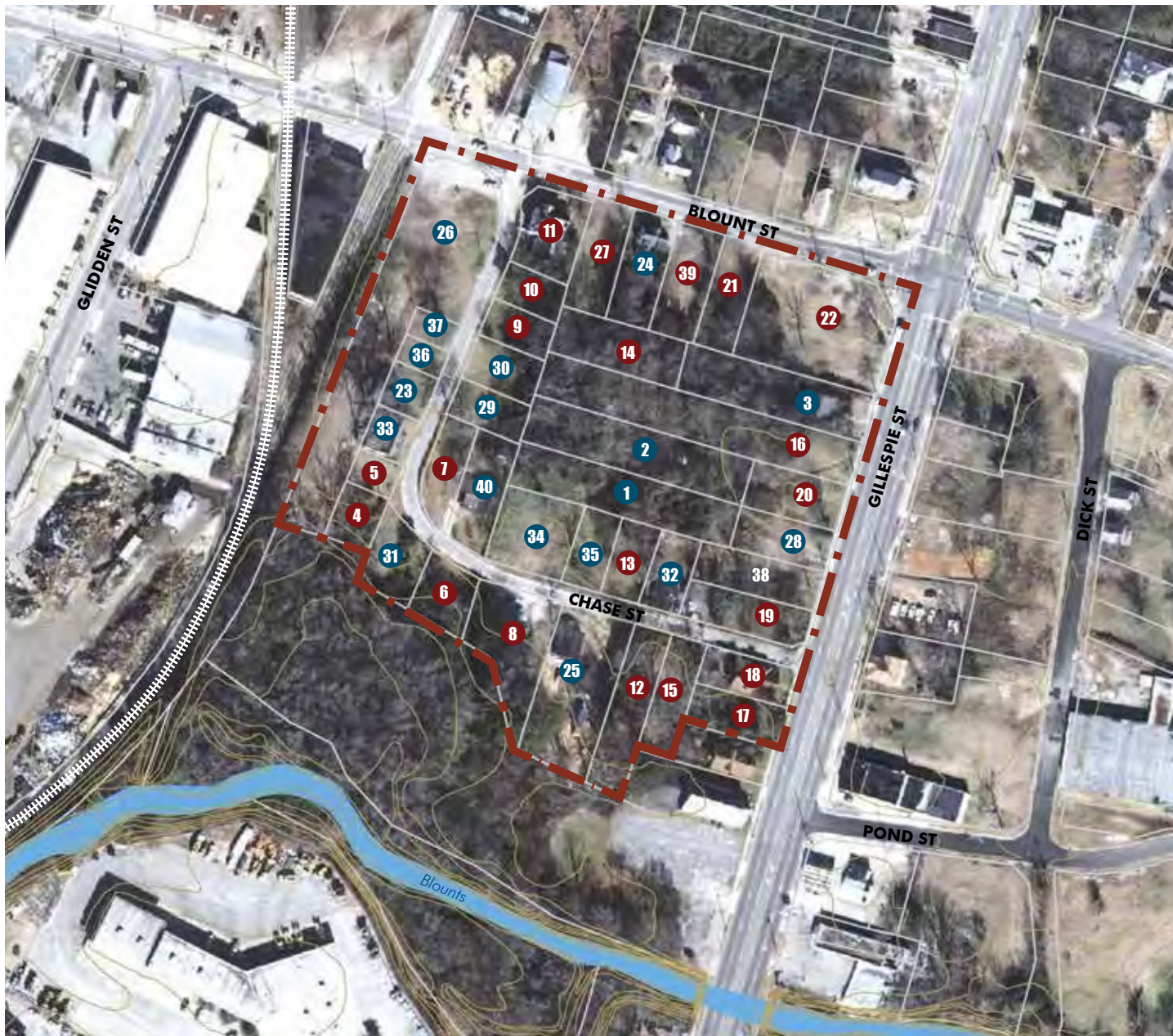


HI - Heavy Industrial

- **Objective and main uses:** accommodate heavy manufacturing, assembly, fabrication, processing, distribution, storage, research and development
- **Others:** industrial uses that may be large-scale or otherwise have extensive exterior movement of vehicle, materials, and goods, and greater potential for adverse environmental and visual impacts.



Property Ownership



#	Area	Owner
1	0.40	Allen, Mary Perry
2	0.40	Allen, Mary Perry
3	0.34	City Of Fayetteville
4	0.10	City Of Fayetteville
5	0.06	City Of Fayetteville
6	0.14	City Of Fayetteville
7	0.21	City Of Fayetteville
8	0.33	City Of Fayetteville
9	0.09	City Of Fayetteville
10	0.10	City Of Fayetteville
11	0.19	City Of Fayetteville
12	0.24	City Of Fayetteville
13	0.12	City Of Fayetteville
14	0.24	City Of Fayetteville
15	0.16	City Of Fayetteville
16	0.58	City Of Fayetteville
17	0.14	City Of Fayetteville
18	0.14	City Of Fayetteville
19	0.17	City Of Fayetteville
20	0.18	City Of Fayetteville
21	0.20	City Of Fayetteville
22	0.58	City Of Fayetteville
23	0.08	Cromartie, John Heirs
24	0.19	Evans, Mary Mc Allister
25	0.44	Gause, David J L
26	0.96	Gilbert, Frankie L
27	0.19	City Of Fayetteville
28	0.18	Harvey, Ethel B Heirs C/O J Ha
29	0.12	Malloy, Archie
30	0.11	Malloy, Archie Hector Jr
31	0.17	Mckoy, James W & Wife
32	0.12	Mcmillan, Katie Heirs
33	0.08	Mcneill, David Earl
34	0.23	Mullins, David & Wife
35	0.12	Mullins, David & Wife
36	0.05	Smith, Louis P & Stanley
37	0.05	Smith, Louis P & Stanley
38	0.18	City Of Fayetteville
39	0.20	City Of Fayetteville
40	0.18	Young, Valerie Therisa
Total	8.76	

Parking Standards

Required Off-street Loading Spaces

Use or Activity	Gross Floor Area (GFA)	Minimum Number of Loading Spaces
Offices	6,000sf or more	1
Wholesale & Manufacturing Uses	Up to 15,000sf	1
All other Commercial & Industrial Uses	Up to 40,000sf	1

Note: Redevelopment of the HOPE VI Business Park site will require re-evaluation of the overall parking requirements. Service areas for certain uses will require designated loading spaces in addition to customer and worker parking.

Minimum Off-street Parking Standards

Use or Activity	Minimum Number of Parking Spaces
Offices	1 per every 300sf
Indoor storage/warehousing/assembly/ vehicular service/manufacturing:	
1 - 3,000sf	1 per every 240sf
3,001 - 5,000sf	1 per every 500sf
5,001 - 10,000sf	1 per every 750sf
10,001sf or more	1 per every 1,250sf

Market Analysis Conclusions

1 The use of the site as a business park presents challenges.

The Hope VI site has the advantage of the proximity to the downtown, a central location in the region and the HUBZone designation. Typically business parks are much larger than 9.2 acres. Consequently it would be difficult to promote the site as a business park.

2 The market basis for development of retail space is weak.

It is clear from our figures and other information on the market that there is a strong case to be made against a retail concept, even including food. The main issue is the lack of calculated demand (“opportunity gap”) that would make it very difficult to attract a retail tenant, even if the City were to provide incentives. The level of population and the demographic profile of the consumers within a 10 minute drive time of the site are less than optimum to support prime retailers.

3 The location does not offer a good opportunity for development of office space.

New office space in the Fayetteville area appears to be either military-related or the replacement of older space by relocating tenants. The near downtown location is not an asset for the site due to the residential and industrial character of adjacent areas. There is plenty of space in the downtown, and at attractive lease rates. The pull of suburban locations is much stronger for office tenants. Moreover, the industrial neighborhood is not an attractive office setting.

4 While the area to the west of the site is industrial in character, the site is not appropriate for speculative industrial space.

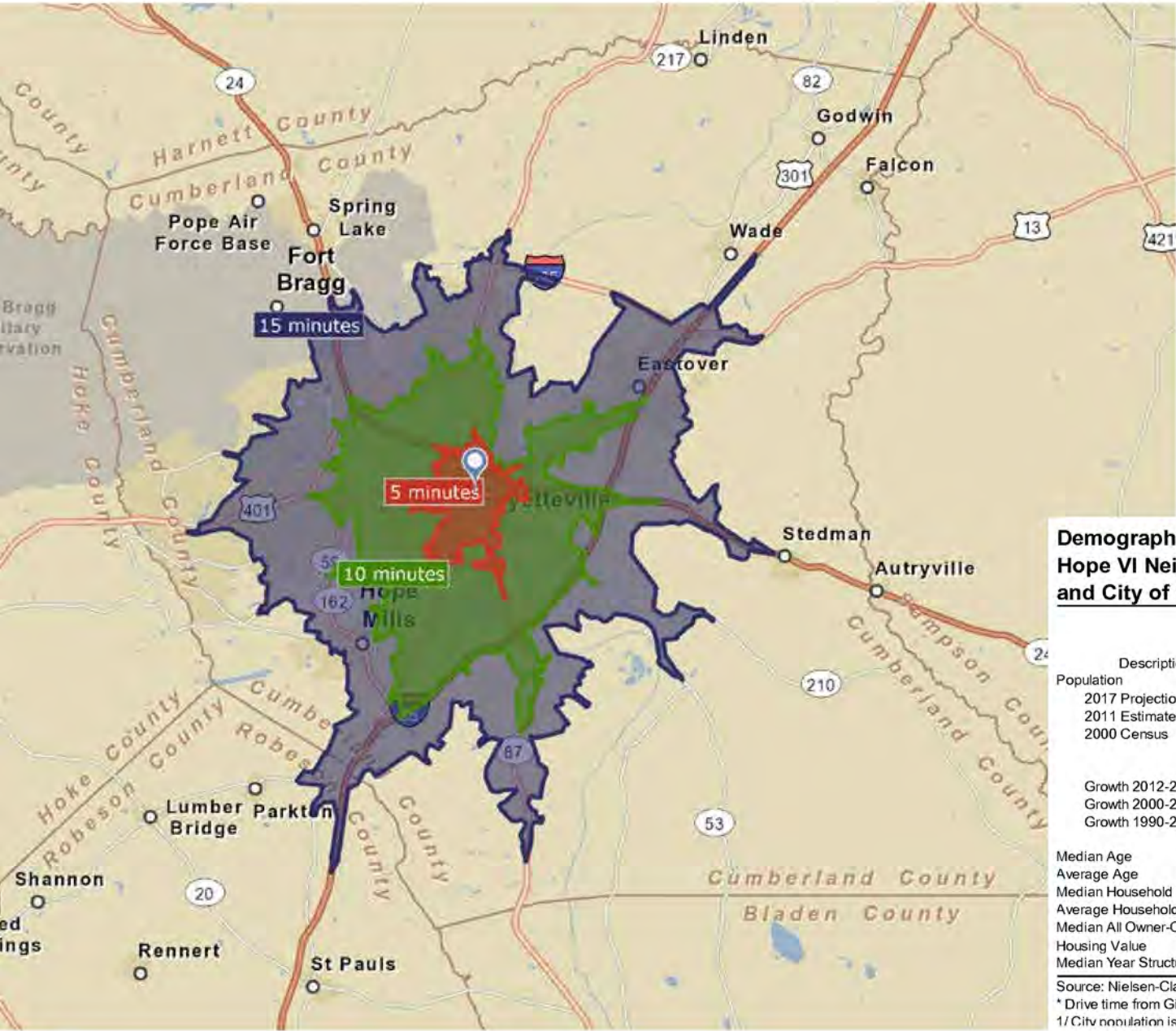
The situation is similar in the industrial sector. There are large amounts of industrial property and space in both manufacturing and warehouse space, and plenty of industrial property available for development throughout the metro area.

5 This is a good location for flex space that could include a mix of commercial uses.

There is demand for this type of space in a central location. With relatively low development costs and variability in building sizes, design and siting, this product could be easily adapted to the Hope VI property.

While hardly represented in the region, it offers the potential for phased development that reduces risk with relatively low front-end costs. New space at this location has the potential to create a new gateway to the downtown and the central industrial area. The City could take this opportunity to make a new investment in the larger industrial area, with circulation improvements, pedestrian and bike trails, drainage corrections and landscaping related to the creek. Flex space would also be able to accommodate a modest amount of other complimentary uses such as office space.

Demographics



This map shows the extent of the 5- and 10-minute drive. The 10-minute drive is the more likely definition of the market area for commercial development of the site. This is a large area that extends east to I-95, north beyond the 401 corridor and west to State Route 59.

The 10-minute drive market area includes an estimated 2011 population of 74,945, approximately 36.1% of the City population. Population declined by 6% from 2000 to 2012, and a continued loss of population is projected over the next 5 years. Households in this market area had a median household income (\$37,587) that is 87% of the citywide figure. The population is slightly older than the city population, 35.3 vs. 31.3 years. The median value of owner-occupied housing is almost the same as the value citywide.

The current (2011) and projected (2017) populations in the Hope VI area, in the 5- and 10-minute drive times and in the City of Fayetteville are summarized below.

Demographic Characteristics of Population, 2011: Hope VI Neighborhood, 5- and 10-minute Drive,* and City of Fayetteville

Description	Hope 6 Area	5-Minute Drive	10-Minute Drive	City 1/
Population				
2017 Projection	1,218	14,218	73,479	219,121
2011 Estimate	833	14,966	74,945	207,600
2000 Census	n/a	17,209	79,687	121,015
Growth 2012-2017	46.20%	-5.00%	-1.96%	5.55%
Growth 2000-2012	-21.15%	-13.03%	-5.95%	71.5%
Growth 1990-2000	-14.71%	-11.17%	0.21%	2.34%
Median Age	30.6	36.4	35.3	31.3
Average Age	35.7	39.1	37.9	34.3
Median Household Income	\$14,999	\$24,763	\$37,587	\$43,520
Average Household Size	2.2	2.0	2.2	2.4
Median All Owner-Occ.	\$63,470	\$104,080	\$124,238	\$132,424
Housing Value				
Median Year Structure Built	1970	1959	1973	1982

Source: Nielsen-Claritas, Inc., 2012; Thomas Point Associates; UDC, Hope VI area.
* Drive time from Gillespie and Blount St. intersection.
1/ City population is 2013, projected to 2017.

The Hope VI Neighborhood & Economy

The current Hope VI neighborhood is much smaller than the area of the 10-minute drive. It is bounded by Gillespie St., Grove St., Eastern Boulevard, Buxton Boulevard and Elementary Drive. The project location, the southwest corner of Gillespie and Blount Streets., is on the western side of the Hope VI area.

This area has the following characteristics:

- The population in 2011 was estimated at 833. The residential redevelopment program that is a key element of the Hope VI program will result in significant growth in this area (46.2%) over the next several years.
- Median age is 30.6 years, significantly younger than the City population.
- Median household income is \$14,999, significantly below the city figure (\$43,520).
- Median value of owner-occupied housing is \$63,500, almost half the city figure (\$132,424).

The racial composition of the population in the market area and in Fayetteville as a whole is different from that of the US, in that the African American population is much greater and the Hispanic population is much less in Fayetteville than in the nation. Work force participation is high in the area. The proportion of the local population that is over 16 and employed is 45.9% in the City compared to 46.6% in the nation.

Employment and Number of Establishments Fayetteville MSA, 1999, 2004 and 2009

NAICS Code	Category	1999		2004		2009		Change, 1999-2009	
		Empl.	Ests.	Empl.	Ests.	Empl.	Ests.	Empl.	Ests.
11	Forestry/Fishing/Hunting/Aq. Support	62	12	n/d	14	n/d	9	113	-3
21	Mining	n/d	2	n/d	7	35	6	-25	4
22	Utilities	n/d	8	n/d	10	328	14	153	6
23	Construction	4,810	557	4,511	529	4,420	564	-390	7
24	Manufacturing	13,252	118	13,476	127	9,636	118	-3,616	0
42	Wholesale Trade	2,562	197	2,292	191	2,380	182	-182	-15
44	Retail Trade	15,699	1,070	16,851	1,118	16,192	1,096	493	26
48	Transportation and Warehousing	2,309	149	4,097	173	4,598	159	2,289	10
51	Information	1,788	63	2,495	74	2,130	66	342	3
52	Finance and Insurance	3,040	397	2,778	414	2,302	359	-738	-38
53	Real Estate	1,235	266	1,586	326	1,801	340	566	74
54	Professional/Scientific/Technical	2,833	368	4,241	457	5,228	567	2,395	199
55	Management	318	25	294	31	805	34	487	9
56	Admin/Waste Management	7,431	279	5,629	257	6,752	275	-679	-4
61	Educational Services	1,718	37	n/d	54	1,638	72	-80	35
62	Health Care/Social Assistance	13,328	486	16,484	726	20,008	860	6,680	374
71	Arts/Entertainment/Recreation	n/d	52	802	62	870	67	120	15
72	Accommodations/Food Svcs	11,336	520	11,805	528	12,749	617	1,413	97
81	Other Services	4,646	664	4,645	671	4,786	681	140	17
95	Auxiliaries	1,679	14						
99	Unclassified	n/d	56	n/d	32	n/d	6	-50	-50
Total		89,199	5,340	93,883	5,801	96,769	6,092	7,570	752

Source: County Business Patterns

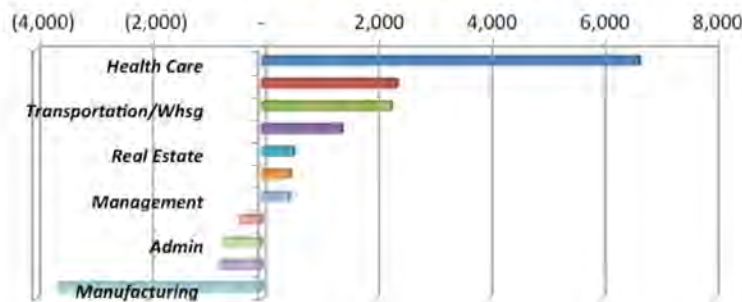
Employment figures for the Fayetteville MSA suggest that there is significant economic growth in the region. From 1999 to 2009 the number of jobs increased by 7,600, and 752 new businesses were created.

The biggest change was in the increase of jobs in health care and social assistance. There was growth in professional/scientific and technical jobs, and in transportation and warehousing. The largest decline was in the manufacturing sector, and there were also significant loss of jobs in finance/insurance and construction sectors.

The other table summarizes projected growth in employment, 2006-2016. The number of jobs in the occupations shown is projected to increase by 2,600 jobs per year on average.

Figure 2-4 (in the Appendix) shows the top occupational groups in terms of growth potential over the ten-year period. Nine general occupational groups account for 86% of total projected jobs. Projected growth is consistent with recent changes, and occupations related to health care and food preparation account for almost a third of the projected changes.

Projected Change in No. of Employees, Fayetteville MSA, 1999-2009



Transportation

The road network suggest a hierarchy that significantly affects the economic development potential of the project site.

Most of the north-south traffic in and near the downtown flows on I-95 Business and Robeson Street. These and other roads constitute a “ring” around the downtown and the older city neighborhoods. Gillespie Street, which was a main north-south artery in the early days of the City, now has relatively light traffic, but still has the capacity of six travel lanes. The highest AADT in the area is on Robeson at Commerce St. East Russell is an important cross street.

The Hope VI site is centrally located near downtown Fayetteville. The 10-minute drive from the site defines a market area for commercial development. This area includes an estimated 2011 population of 74,945, approximately 36.1% of the City population. Population declined by 6% from 2000 to 2012, and a continued loss of population is projected over the next 5 years. Households in this market area have a median household income (\$37,587) that is 87% of the citywide figure. The Hope VI neighborhood is much smaller, and had a population estimated at 833. The residential redevelopment program that is a key element of the Hope VI program is expected to bring a population increase of 46% over the next 5 years. Median household income is \$14,999, 37.2% below the city figure (\$40,366).

Employment figures for the Fayetteville MSA (Exhibit 2-2) suggest that significant economic growth in the region will continue, but the character of recent changes is important. Jobs increased from 1999 to 2009 by 7,600, and 752 new businesses were created. The biggest gains were in health care and social assistance, while the largest decline was in manufacturing. In the future, health care and food preparation occupations account for a third of projected growth, and manufacturing is expected to continue to decline.

There are significant traffic volumes near the site, most heavily in north-south traffic on I-95 Business and Robeson Street. These and other roads constitute a “ring” around the downtown and the older city neighborhoods. The Hope VI site enjoys excellent regional accessibility.

Traffic Counts, Selected Locations:		
AADT*, 2008		
On:	At:	Count:
Gillespie St.		
	Old Elizabethtown Rd.	8,800
	Southern Ave.	5,700
	Elementary Dr.	6,100
	Transportation Dr.	9,700
Robeson St.		
	Commerce St.	31,000
	Italy St.	17,000
I- 95 Business		
	Greer Ave.	18,000
	E Russell St.	18,000
Source: Chamber of Commerce		
*Average Annual Daily Traffic		

Commercial Market Analysis

This is an analysis of demand for major types of commercial development at the Hope VI Business Park site. Brokers and developers in Fayetteville focus on specific types of properties they represent, and there is no overall knowledge base on long-term trends. This picture of the commercial market is based on information from the Chamber of Commerce website (May, 2012) and interviews with local brokers and appraisers.

The Chamber maintains the data base on available properties summarized in exhibit to the right, taking information from realtors and brokers.

Commercial Market Summary Fayetteville, May, 2012					
	No	Size (Sq. Ft.)		Price	
		Total	Avg.	Sale	Lease
Office	18	241,463	13,415	\$ 435,000	\$ 13.28
Retail	12	122,118	10,177		\$ 8.35
Office/Retail	8	115,697	14,462		\$ 7.28
Manufacturing	10	1,763,747	176,315	\$ 2,013,000	\$ 2.85
Flex	5	57,405	11,481	\$ 2,000,000	\$ 6.65
Warehouse	14	219,628	15,688	\$ 1,289,000	\$ 5.27
Total	67	2,520,058			

Source: Fayetteville Chamber of Commerce; Thomas Point Associates, Inc.

Overall, figures indicated a total of 2.5 million square feet of commercial space on the market. The largest amount of available space was in the industrial sector, the smallest in the "flex" classification. The table above summarizes information from this data base on total amount of space available by commercial development sector. The large amount of manufacturing space reflects the loss of manufacturing jobs that occurred over the past decade. The lease terms also indicate the large amount of space available.

However, the Chamber does not maintain information on the total size of market, by sector. It maintains the real estate database as a service to realtors who choose to participate, and updates the information as realtors provide it.

Military Component of Market

The military has a special position and relevance to the Hope VI site since military contractors play such a major role in the local market.

The Hope VI Business Park site is located within a "HUBZone." The term stands for "historically underutilized business" and much of the City of Fayetteville is included in the designated area. The program's benefits for HUBZone-certified companies include:

- Competitive and sole source contracting.
- 10% price evaluation preference in contract competitions and subcontracting opportunities.

The federal government has a goal of awarding 3% of all federal contract dollars to HUBZone-certified small business concerns. To qualify, a company must be:

- a small business by SBA standards.
- owned and controlled at least 51% by U.S. citizens, or a Community Development Corporation, an agricultural cooperative, or an Indian tribe.
- principal office must be located within HUBZone and at least 35% of its employees must reside in a HUBZone.

Education Institutions

There are three post-secondary schools in the market area. These institutions may be relevant in developing and marketing the Hope VI site.

Fayetteville State University (FSU) is immediately relevant since Howard School, which was founded in 1869 and evolved into FSU, was located on Gillespie Street, in this neighborhood. Moreover, Dr. E.E. Smith, President of FSU from 1899 to 1930, lived in the structure that still stands at the corner of Blount and Chase Sts. FSU operates an incubator, the Fayetteville Business Center. It was formed to assist start-up businesses with office space and shared office resources. It also operates a Small Business Technology Development Center ("SBTDC"), an extension service for small businesses in the region. The SBTDC has working relationships with the seven regional economic development partnerships and with local economic development commissions and chambers of commerce.

Fayetteville Technical Community College provides vocational-technical, business and industry, general education, college transfer, and continuing education programs. FTCC prepare students for further workforce and educational experiences.



Commercial Development Potential - Retail

The distribution of retail space relative to the site includes the following:

- A large concentration of retail space in the downtown, about a mile north of the site.
- Concentrations of mall and other retail space in west Fayetteville and suburbs a few miles from the downtown.
- Scattered retail space around the downtown, including Cape Fear Plaza, on Eastern Ave. at Grove Street approximately 1 mile northeast of the Hope VI site. This retail center includes a Food Lion supermarket.

The 12 retail properties in the Chamber data base are a small component of total retail property available in the area. These properties range in lease rate from \$1/sf for the "Specialty Family Market" to \$16 for space in the Antique Mall. Many retail spaces that are not shown in this database. Exhibit 3-2 presents an overview of the "retail opportunity gap" in the Hope VI neighborhood and the 10-minute drive from the site (see Figures 2-1 and 2-2 for maps of these areas). The "gap/surplus" is the difference between actual sales in the area and demand based on household income. The figures indicate that there is no lack of retail space in the defined areas in almost every retail category.

The "surplus" figures in the exhibit to the right mean that the supply of retail space exceeds demand (i.e., shoppers are coming into the area from the suburbs). One of the two exceptions (i.e., "gaps," where demand exceeds supply) is in the category of "food and beverage." This occurs in the 10-minute drive market area, but not in the Hope VI neighborhood. The most likely explanation is the presence of the Food Lion at the edge of the neighborhood.

There is a perception in the neighborhood and in the City as a whole that there is a market-based need for an additional supermarket. The exhibit to the lower right provides more detailed information on the food and beverage category, and shows a \$36 million gap in supermarket sales in the 10-minute drive area.

It is clear from these figures and other information on the market that there is no market basis to propose development of retail space at the site, and there is a strong case to be made against the retail concept:

- The lack of calculated demand ("opportunity gap") would make it very difficult to attract a retail tenant, even if the City were to provide incentives.
- The site is on fringe of the residential area. Population is not sufficient in the area, and traffic on Gillespie Street is very light.
- Gillespie Street would be a barrier to pedestrian traffic to cross. While AADT is low, this is a 5-lane street that would be difficult for most residents, and especially the elderly, to cross on foot.
- Industrial neighbors on three sides make up the prevailing atmosphere. The noise from the recycling plant is significant factor.
- The site is not big enough for a supermarket.

Retail Opportunity Gap*, 2011: Hope 6 Neighborhood and 10-minute Drive**

Retail Stores	<i>Gap/Surplus** by Area</i>	
	Hope 6 Area	10-Minute Drive
Total Retail Sales Incl Eating and Drinking Places	(64,294,514)	(1,057,468,323)
Motor Vehicle and Parts Dealers	(4,895,441)	(300,649,157)
Furniture and Home Furnishings Stores	(1,793,285)	(68,072,734)
Electronics and Appliance Stores	(551,344)	(20,127,997)
Building Material, Garden Equip Stores	(24,762,153)	(149,570,247)
Food and Beverage Stores	(2,599,706)	45,531,113
Health and Personal Care Stores	(6,885,787)	(93,921,621)
Gasoline Stations	(6,542,047)	(80,908,349)
Clothing and Clothing Accessories Stores	(2,395,557)	(102,667,197)
Sporting Goods, Hobby, Book, Music Stores	(480,746)	(7,629,620)
General Merchandise Stores	(2,548,631)	(61,275,672)
Miscellaneous Store Retailers	(2,563,686)	(80,121,202)
Non-Store Retailers	(91,619)	9,917,872
Foodservice and Drinking Places	(8,184,511)	(147,973,513)
GAFO (Dept. Store merchandise)	(7,877,356)	(282,430,667)

Source: Nielsen-Claritas, Inc.; Thomas Point Associates, Inc.

*Difference between demand and supply is the opportunity gap or surplus available for each retail outlet in the specified area. When the demand is greater than (less than) the supply, there is an opportunity gap (surplus) for that retail outlet. E.g., a positive value signifies an opportunity gap, while a negative value signifies a surplus.

** Drive time from Gillespie and Blount St. intersection.

Food and Beverage Retail Opportunity Gap*, 2011: Hope 6 Neighborhood and 10-minute Drive**

Retail Stores	<i>Gap/Surplus** by Area</i>	
	Hope 6 Area	10-Minute Drive
Food and Beverage Stores	(2,599,706)	45,531,113
Grocery Stores	(2,557,768)	36,960,004
Supermarkets, Grocery (Ex Conv) Stores	(2,382,671)	36,130,551
Convenience Stores	(175,098)	829,454
Specialty Food Stores	(53,397)	1,374,114
Beer, Wine and Liquor Stores	11,459	7,196,995

Commercial Development Potential - Office

The distribution of office space in the Fayetteville area is similar to the retail pattern: a concentration of traditional office users in the downtown, a small scattering of professional space in various neighborhoods, and the largest share in concentrations to the north, west and south of the City.

Office space commands the highest price.

The table to the right summarizes available data on office space in the market area: There were some 18 office properties on the market, at an average asked lease rate of \$13.28. Total space available was 241,500 sf, and the average space was 13,400 sf.

New office space in the Fayetteville area appears to be either military-related or the replacement of older space by relocating tenants. With growth in the range of roughly 50,000-100,000 sf per year in the entire metro area, there is nothing to drive new demand for this type of space at the Hope VI location.

The arguments against office development are similar to the retail case, with some variations: The near downtown location is not an asset for the site. There is plenty of space in the downtown, and at attractive lease rates. The attraction of suburban locations is much stronger. The industrial neighborhood is not an attractive office setting. Demand for office space is weak, and there is no strong force driving new demand at this location.

Office Properties On Market, May 2012, Fayetteville, NC					
Name		Price		SF	Former Use
		Sales	Lease		
105 Person Street			\$9.60	1,000	Office space
109 Green Street Building			\$17.00	3,915	office space
114 Ridgeway Drive	\$ 675,000	\$12.00		5,580	Class B Office Space
117 Broadfoot Avenue				3,000	Law Offices
136 Bow Street Building		\$12.86		700	office
201 Hay Street Building		\$18.50		23,846	Class A Office Space
230 Green Street Building		\$14.00		4,460	Office Space
302-308 Hay Street Building		\$12.50		600	Office
Freedom Center		\$12.50		54,000	New Development
German Street Building		\$13.50		4,300	office space
Heritage Commons		\$17.00		5,538	Office Space
Huske Office Building		\$12.00		2,850	Office Space
Mason Street Building		\$14.00		26,900	Office Space
Self Help Building		\$13.50		2,755	Office Space
System Building		\$18.50		4,800	Office Space
The AIT Building		\$7.00		54,136	Office
The Palazzo Offices	195,000			32,523	None
Williams Office Building		\$8.00		10,560	office space
	No. of Bldgs.				18
	Total SF				241,463
	Average Size				13,415
	Avg. Sale Price				\$ 435,000
	Avg. Lease			\$212.46	\$ 13.28
Source: Fayetteville-Cumberland Co. Chamber of Commerce					

Commercial Development Potential - Industrial

The industrial market situation is complex. The vicinity of the project site, between Gillespie and Robeson Streets and South of Russell St., is industrial in character. This appears to date to early days of industrial development in Fayetteville when rail service was essential and a central location was critical. While the area was not developed in a coordinated fashion, it retains many traditional and some more recently arrived businesses.

Manufacturing space is the most common in availability in the Chamber inventory (Appendix Exh. A-4). There was a total of 10 properties available, with 1.8 million sf of manufacturing space. These are generally large spaces (average size 176,000 sf) and asking lease rates are low (\$2.84/sf on average).

There is also a significant amount of land designated for industrial use throughout the metro area (Exh. 3-4). Of the total 3,219 acres, 18.4% is in the City, 81.6% in the County. We estimate an average annual absorption of 20-30 acres per year.

Demand is weak and there is no basis for speculative development of this type of space. According to one of the leading appraisers in the City:

“Historically the Fayetteville area market will not support the construction of buildings for speculation either for sale or for rent due to the slow absorption rate. Typically industrial buildings are constructed for a particular tenant on a build-to-suit bases or sell-lease back basis. The absorption of new space varies from time to time and as of 2003 our industrial economy in the state is somewhat weak, as we have lost many textile and furniture manufacturing facilities and jobs.” (Tom Keith, Market Data and Occupancy Statistics for Distribution and Light Industrial properties in the Fayetteville SMA as of 2002)

This observation is still relevant, in 2012.

The situation is similar in the warehouse sector. The Chamber data indicates 14 properties on the market and a total of 220,000 sf of warehouse space, with an average asked lease of \$5.27. The loss of manufacturing jobs in the region in the last decade emptied a large amount of industrial space, much of which is now used for warehousing. Some additional manufacturing space could be added as warehouse if there were demand.

With large amounts of industrial property and space in both manufacturing and warehouse space, and plenty of industrial property available for development throughout the metro area, there is little point in adding speculative space of this type at the Hope VI location.

Industrial Parks and Properties, Cumberland County								
Property	Year Started	Size (acres)		Price		HUB Zone	Rail	Location
		Total	Avail.	Acre	Total			
Cumberland County								
Airport Commercial Park			37	\$ 100,000				Airport: SW Fayetteville
Aviation Parkway Center			26.5	\$ 75,000				Airport: SW Fayetteville
Cape Fear Industries			110		\$ 300,000		A&R	South Fayetteville
Cedar Creek Business Center			485	\$ 25,000				Southeast Fayetteville
CIC-Sand Hill Road Site			153	\$ 25,000				Southeast: Hope Mills
Corporation Drive/C&S Properties			167.5	tbd				Southwest Fayetteville
DAK Site D			20	tbd				Southwest Fayetteville
Dunn Road (Holmes Site)			57	\$ 25,000				Southeast Fayetteville
Exit 41 of I-95 Site			212	n/a				Southeast of Hope Mills
Frank Dawkins Site			17.1		\$ 700,000			I-95, Town of Godwin
Freedom Center			50	\$ 25,000				Spring Lake
Goodyear Site			140	\$ 25,000			N/S	Northeast Fayetteville
Holmes Site, NC-87			49	tbd				Southeast Fayetteville
Hwy 401 North Site			500	\$ 25,000				Northeast Fayetteville
Keith Site			293.8	\$ 25,000				Southwest Fayetteville
NC87 South			293	\$ 20,000				Southeast of City
Tyson			15	\$ 25,000				Airport
	Subtotal		2,626					
City of Fayetteville								
AIT Site			24		\$ 800,000		A&R	Southeast Fayetteville
Gillespie St. Site			40.3	\$ 50,000		☒	A&R	Gillespie St., at NC-87
Military Business Park			215	tbd			N/S	Near Fort Bragg
PWC Ops Center			43	\$ 40,000				1.5 mi. from downtown
PWC Rockfish Site			97	\$ 25,000				Southeast City
1452 S. Reilley Rd			50	\$ 39,000				City
1219 Reilley Rd.			28	\$ 55,000				Near Fort Bragg
Reilley Rd. Rail Site			11.5		\$ 595,000		☒	Southwest Fayetteville
1428 S. Reilley Rd.			45	\$ 39,000			A&R	Southwest Fayetteville
Scarborough			7.3	\$ 50,000			A&R	Southeast, on Business 95
TLC Business Center			16		\$ 300,000			Andrews Road
US 301 South			16.3	tbd				South Fayetteville
	Subtotal		593.4					
	Total		3,219					
Source: Fayetteville-Cumberland Co. Chamber of Commerce; Thomas Point Associates, Inc.								

Source: Fayetteville-Cumberland Co. Chamber of Commerce; Thomas Point Associates, Inc.

Commercial Development Potential - Flex

Flex space is the least represented in this market area, and there is no concentration of this type of space in Fayetteville. This may be the result of lack of new non-retail development in recent years. The exhibit to the right summarizes flex space buildings in the Chamber data base. The total amount of space listed is just 57,000 sf (five buildings) and the average lease rate is \$6.65.

In fact the older spaces that are called “flex” in Fayetteville are mostly industrial and warehouse properties scattered throughout the area, not truly “flex” space as the term is used in other market areas. The term “flex” itself may be confusing and its use in the Chamber data base is inconsistent.

Here are some examples of the spaces, all within a mile of the Hope VI location, that are listed as flex space but do not belong in that category:

- There are several advantages of flex space in general and at the Hope VI location in Fayetteville: There is apparent demand for this type of space in a central location; most projected growth in the area will come from small service businesses that will need this type of space.
- Development cost is relatively low, and space can be built in phases, in order to reduce risk.
- The modular nature of the space means that buildings can be configured to the specific site and access requirements.
- The developer can introduce new elements as the project moves ahead. Access to the regional road network is excellent.
- Local expertise is available to develop this project; it should not be necessary to find interested developers from outside Fayetteville.

Flex Space on Market, May 2012, Fayetteville, NC				
Name	Sales	Price		Former Use
		Lease	SF	
101 Eastern Blvd.		\$1.00	4,300	Warehouse/Flex Space
450 W. Russell Street		\$15.08	7,892	warehouse/retail
639-641 Gillespie Street		\$6.17	6,550	warehouse/flex
816 S. Eastern Blvd. Building 2		\$3.00	4,500	Warehouse/Flex
Harris Wholesale Distribution Warehouse		\$8.00	34,163	Distribution Warehouse
	No. of Flex Bldgs.		5	
	Total SF		57,405	
	Average Size		11,481	
	Avg. Sale Price		\$ 2,000,000	
	Avg. Lease	\$33.25	\$ 6.65	
Source: Fayetteville-Cumberland Co. Chamber of Commerce				

Public Engagement

The public open house attracted over 50 participants who participated in the event. Attendees provided valuable input to the consulting team through conversation and submission of written thoughts and ideas for the target area.

Information about the process and project was provided to the attendees through a brief presentation by Victor Sharpe, Community Development Director City of Fayetteville, Russ Rogerson, The Economic Development Alliance of Fayetteville & Cumberland County, NC, Tom Flynn, Thomas Point Associates and Craig Gossman, MKSK.

The following are responses received by attendees of the HOPE VI Business Park open house held on September 6, 2012. Each of the responses listed below are from separate people and are not submitted by the same person.

Submissions were anonymous.

- I believe that **this development should cater to the development of the people that live in the community as far as job opportunities.** Tenants may have skills but need training and certifications to work. I suggest a continuing education facility be built. This way we can train people that know trades such as hair school training, mechanic certifications, plumbing, barber shops, etc. then the flex space can be used for community members to work in, using their certification. Grocery stores with a nice name like Food Lion or Carlie C's or just "Grocery" – not "Economy" for example. Childcare is also another option. **Grants should also be in place to help the community members to start businesses according to what the city/government can provide.**

- I feel that **the Hope VI Business Park development needs businesses that can help the Old Wilmington Road community with jobs and resources.** This community needs:

Grocery Store, Hair school and salon, Child care center, Laundromat, Pharmacy

- I am concerned that it sounds like decisions were already made about what is going to be provided. What about these things.
 - There should be a grocery store
 - Laundromat
 - Drug store
 - Child care
 - Hair school (beauty & barber)

"We would like your comments, suggestions and recommendations for uses in the HOPE VI Business Park development"

- Do not readily dismiss limited retail guidance.
 - Grocery
 - Hardware
 - Office supplies
 - Vocational education/job training
 - Café/grill
 - Bakery/flower shop
 - Roller rink
 - Green space/park
- I may be coming to this development with the wrong sense of intended direction but, I feel as if this project will in no way help the specified community. Already, this area of Fayetteville is not a district which many people venture into. The parameters of "downtown" (i.e. shops, restaurants, factors that bring in clientele) ends just past the Market House, to the left to Grove Street, and to the right to Russell Street. **Wouldn't it be nice to make this an area people want to come to?** I know that I don't want to leave my neighborhood and see the backs of utility and/or cargo vans. That simply stated is unappealing. Those flex properties are in no way benefiting the residents in this specific area. There needs to be a grocery store within walking distance because a lot of the residents don't have cars! Put a small satellite college where **people can walk to learn a trade**, a beauty school as well would do fantastic. A lot of the residents are convicted criminals, so put a place of community service within walking distance. A child care center would also be something worth looking into. Use additional space as a park to extend the many festivals of Fayetteville to. I feel as if you're using this space as a place to put eye sore businesses because "no one comes down here anyway".
- I feel that the flex space and ideal of entrepreneurs will not provide jobs for people within this community. These people don't have the means to start businesses therefore job training is needed. There is not a grocery store within walking distance and many of the surrounding people don't have cars. **We need businesses that will provide jobs for the people already in the community;** Laundromats, childcare, hair school/barber school and salon.
- We have **front retail, middle manufacturing/assembly and shipping/receiving in back.** Specialty advertising plaques/trophies/screen printing and embroidery – raw goods in the back and retail front.
- 1. Flex Space?? Neighborhood needs IGA type supermarket
 2. Accelerator/Incubator – good idea
 3. Library would be better
 4. Biz Park is closer to Market House than to core Wilmington Road neighborhood
 5. Intersection at Gillespie and Campbell is not user friendly
 6. Why not empower new residents to walk to retail stores rather than drive???



This market research indicates that there is support for “flex” space at the Hope VI Business Park site. “Flex” is a type of product that typically includes a combination of retail, office and warehouse/ distribution space in a single building. There may be three or more distinct tenants in one structure.

- Size: tenant units from 5,000-15,000 SF typically in buildings of 80,000-120,000 SF.
- Loading capabilities: Buildings typically load from docks and drive-in doors; facilities may be shared; buildings sometimes have loading in front and back.
- Ceilings: ceiling heights range from 16-24 feet.

The product is best in this situation because it provides for flexibility in terms of use of the site, types of tenants that could be attracted, and the phasing of development, and it offers a return on a relatively low-cost development.

Site Development

This is a preliminary concept for development of the site. The exact program will depend on findings from the site planning analysis, as well as other considerations. The detailed site plan will address the full range of development issues, including: Roads, circulation. Landscaping, amenities. Parking. Storm water management. Preservation of historic structure(s).

The requirements associated with these considerations will take a majority of the property. Assuming that there are 2-3 acres available for building footprints, this would allow a building program of approximately 100,000 square feet. We would recommend a three-phased development program, of roughly 30,000-40,000 square feet per phase, extending over a total period of 5-10 years. Market absorption would be one of the determining factors.

We see the development of the site as being closely linked with the redevelopment of the Gillespie-Blount Street intersection, and with improvements to the industrial area. The development program should include the following actions on the part of the City:

- Redesign the Gillespie-Blount St. intersection as a “gateway” to the downtown for travelers from the south, and to the center city industrial area for travelers from the east. This could mean the construction of a traffic circle at this location. There appears to be sufficient space for this improvement.
- Work with property owners at this intersection to improve the properties on all corners. There are significant opportunities for private investment that the City’s efforts could leverage. The City should promote the improvement of properties on the east side of Gillespie for convenient retail and services. This location is closer to the population, and there would be no need for pedestrians to cross Gillespie Street.
- Build strong connections with bike and pedestrian trails to the downtown, and east-west between the Hope VI area and Robeson St. There is sufficient right-of-way on Gillespie Street for a bikeway. Blount Street will require detailed design analysis to address street issues including utilities, sidewalks, curb cuts, drainage, vegetation and all the other

Opportunities



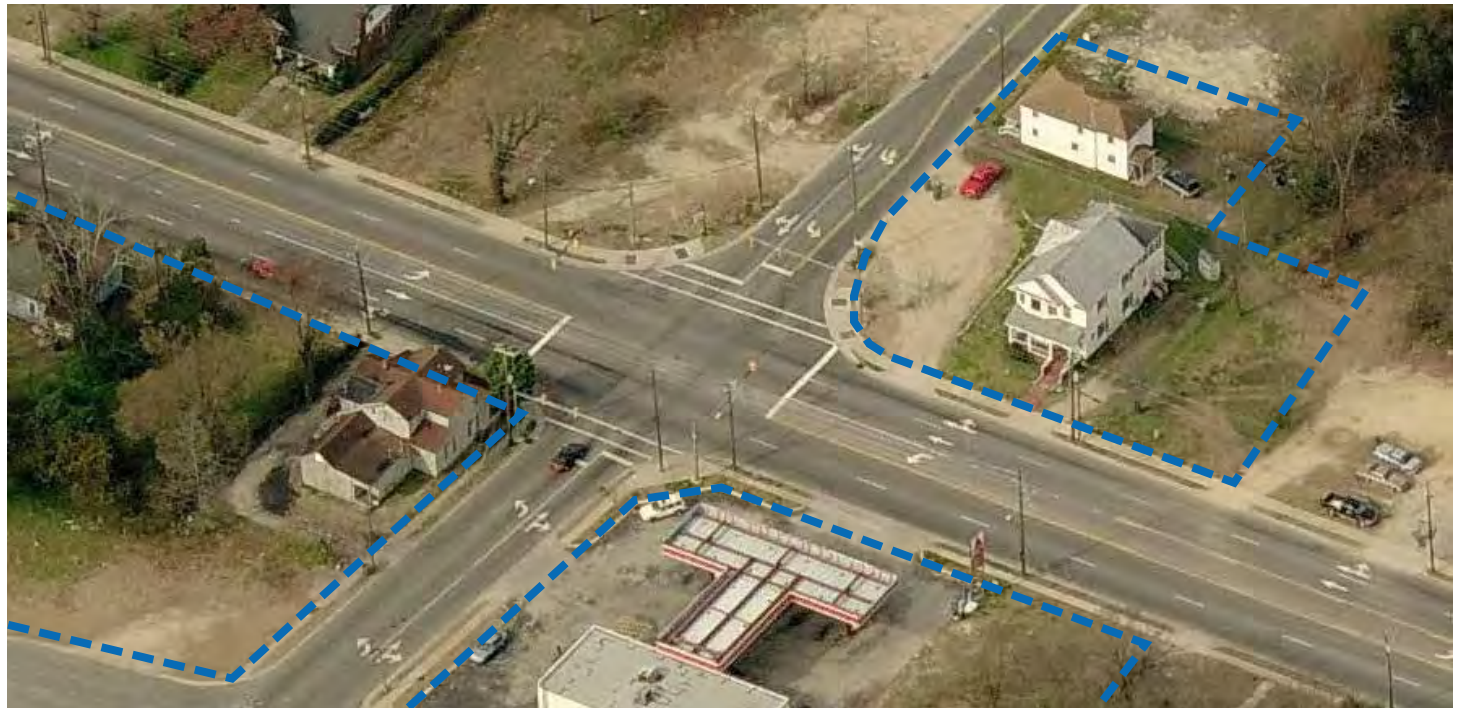
- Legend**
- HOPE VI Redevelopment Site
 - Rivers, Streams
 - Street Network
 - Buildings
 - Potential Roundabout
 - Potential Trail
 - High Traffic Street Presence
 - "Green" Views
 - Industrial/Commercial
 - Residential
 - Green/Open Space
 - Additional Opportunity Sites
- 1 Mattock Memorial AME Church
 - 2 Former home of Dr. E.E. Smith
 - 3 Citgo Gas Station
 - 4 Cumberland County Jail



Gateway

We see the development of the site as being closely linked with the redevelopment of the Gillespie-Blount Street intersection, and with improvements to the industrial area. The development program should include the following actions on the part of the City:

- Redesign the Gillespie-Blount St. intersection as a “gateway” to the downtown for travelers from the south, and to the center city industrial area for travelers from the east. This could include the construction of a traffic circle at this location. There appears to be sufficient space for this improvement.
- Industrial truck traffic currently using Gillespie and Blount to access industrial businesses to the west would have to be rerouted if a traffic circle was considered.
- Work with property owners at this intersection to improve the properties on all corners. There are significant opportunities for private investment that the City’s efforts could leverage. The City should promote the improvement of properties on the east side of Gillespie for convenient retail and services. This location is closer to the HOPE VI population, and there would be no need for pedestrians to cross Gillespie Street.
- Build strong connections with bike and pedestrian trails to the downtown, and east-west between the Hope VI area and Robeson St. There is sufficient right-of-way on Gillespie Street for a bikeway. Blount Street will require detailed design analysis to address street issues including utilities, sidewalks, curb cuts, drainage, vegetation and all the other components of a streetscape program.

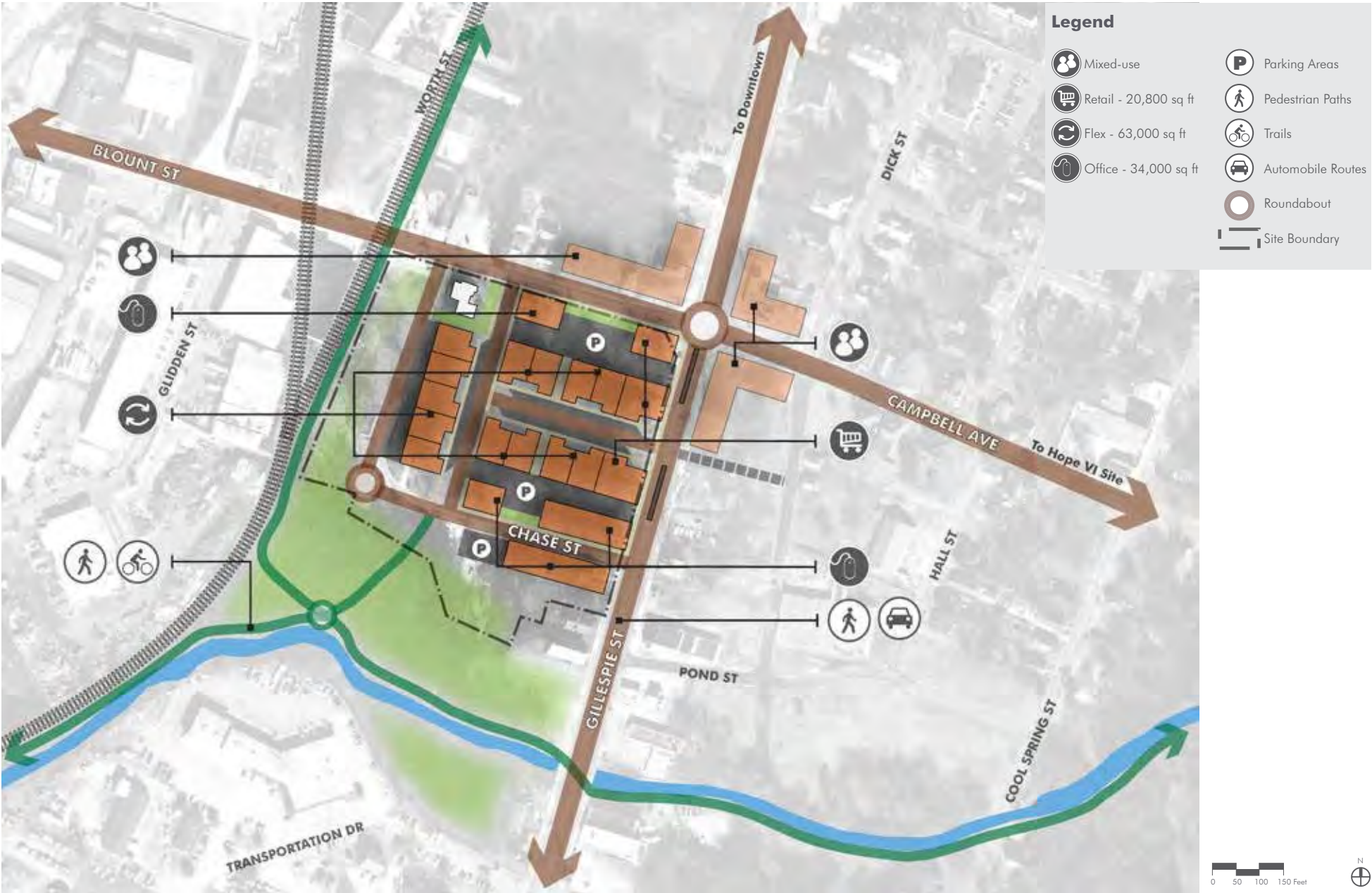


Consider four corner development to strengthen the gateway concept at Gillespie Street and Blount Street Intersection

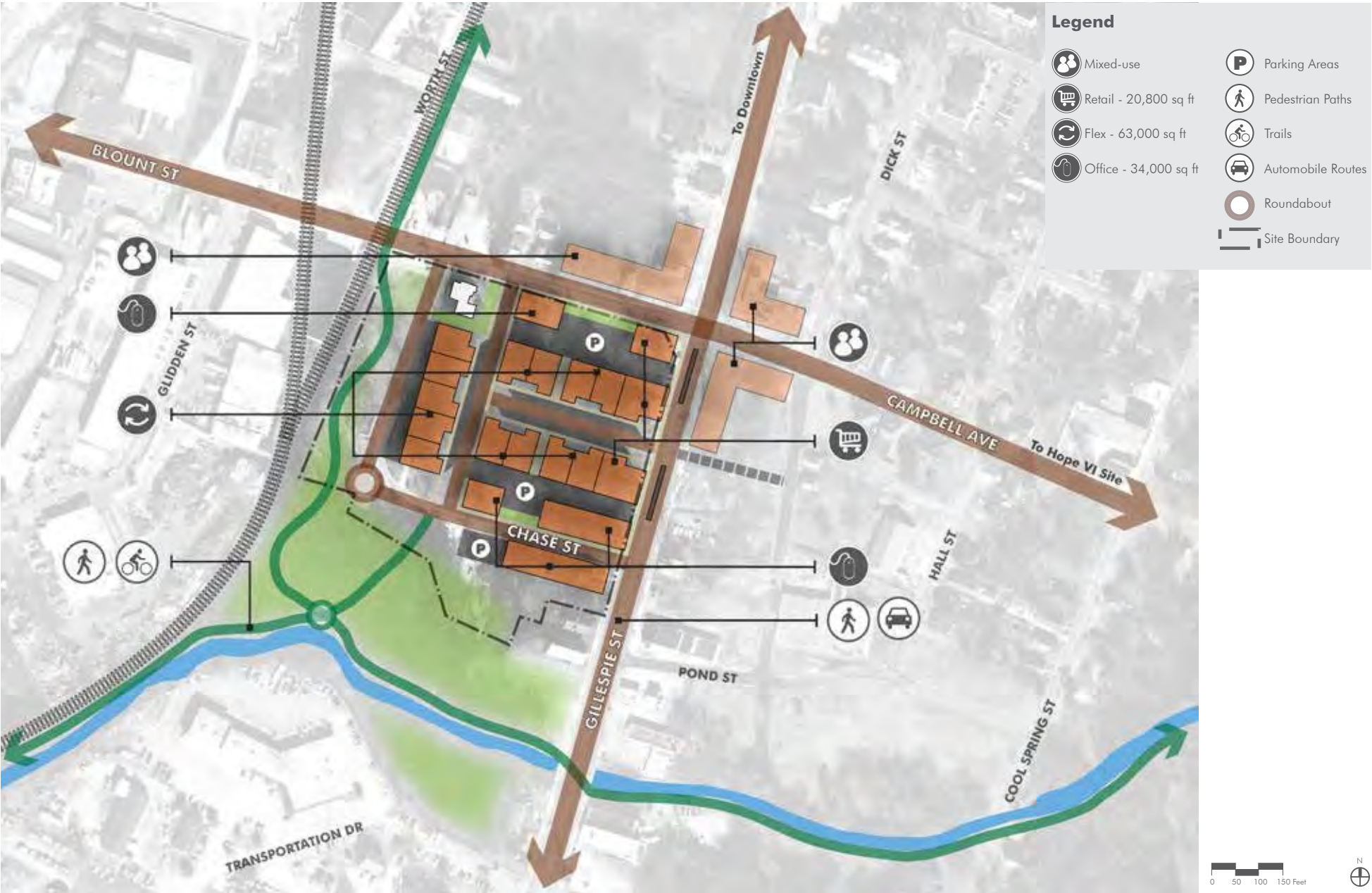
Best Practices



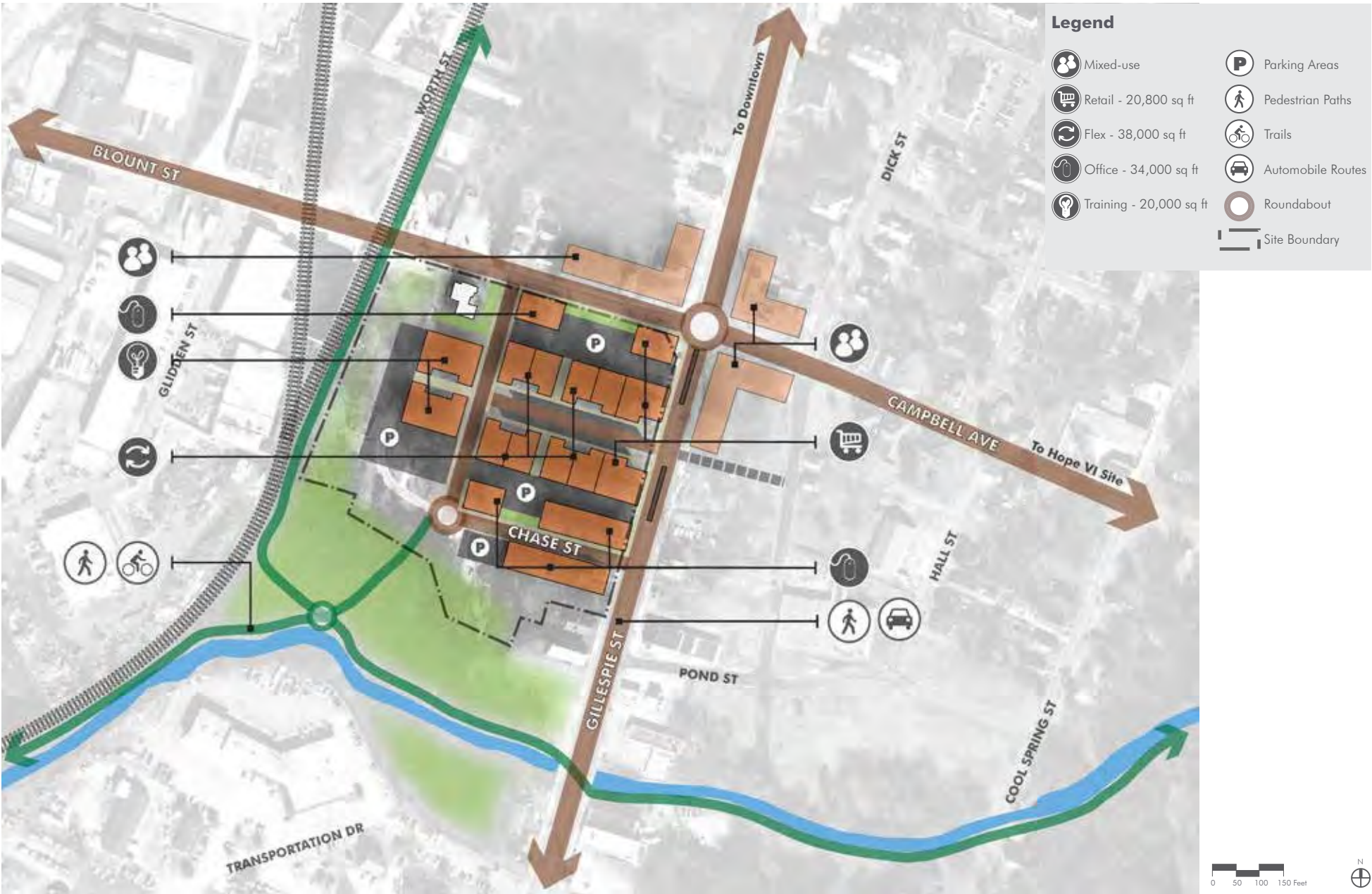
Conceptual Plan Details - Option 1



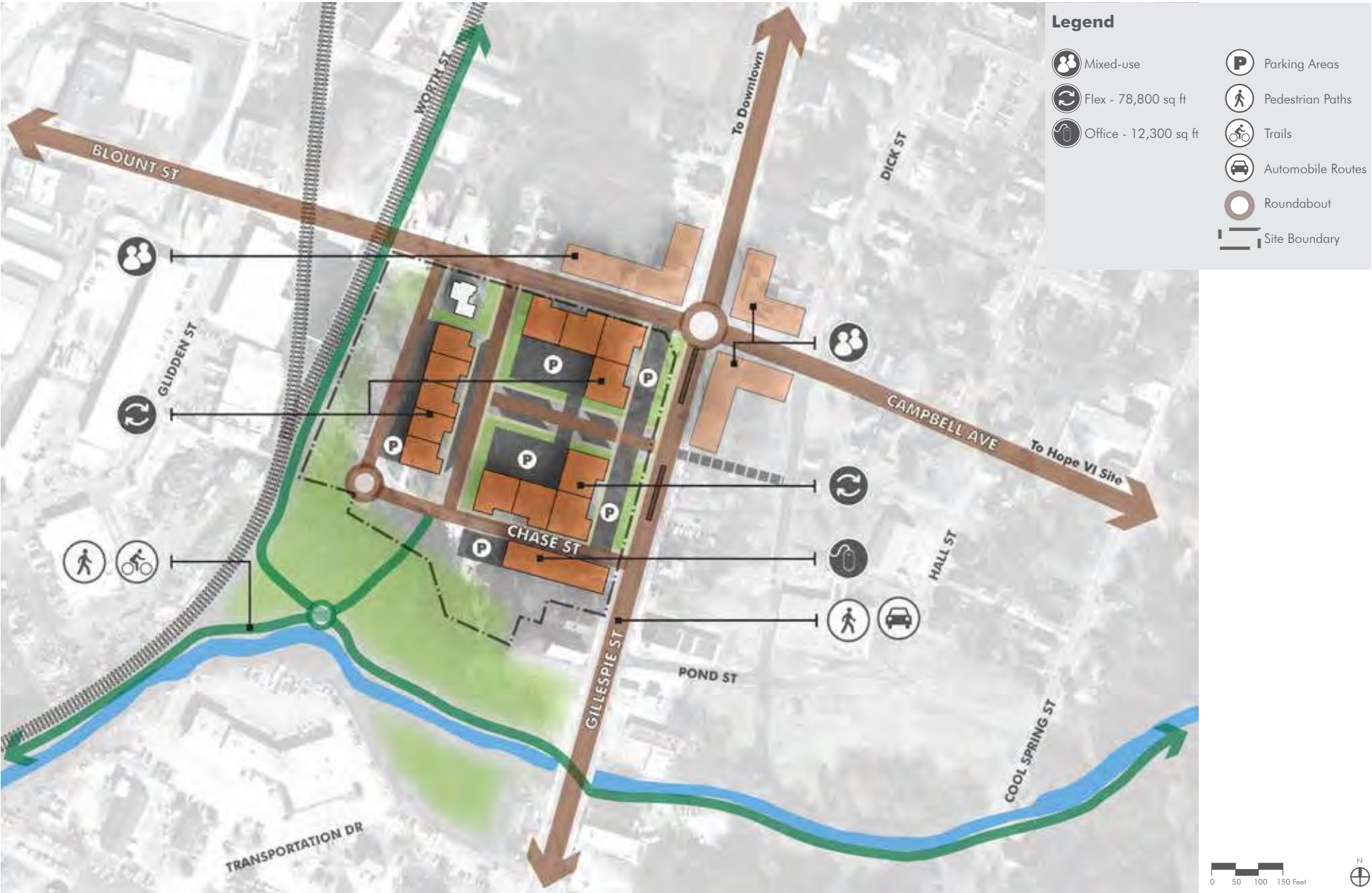
Conceptual Plan Details - Option 1a



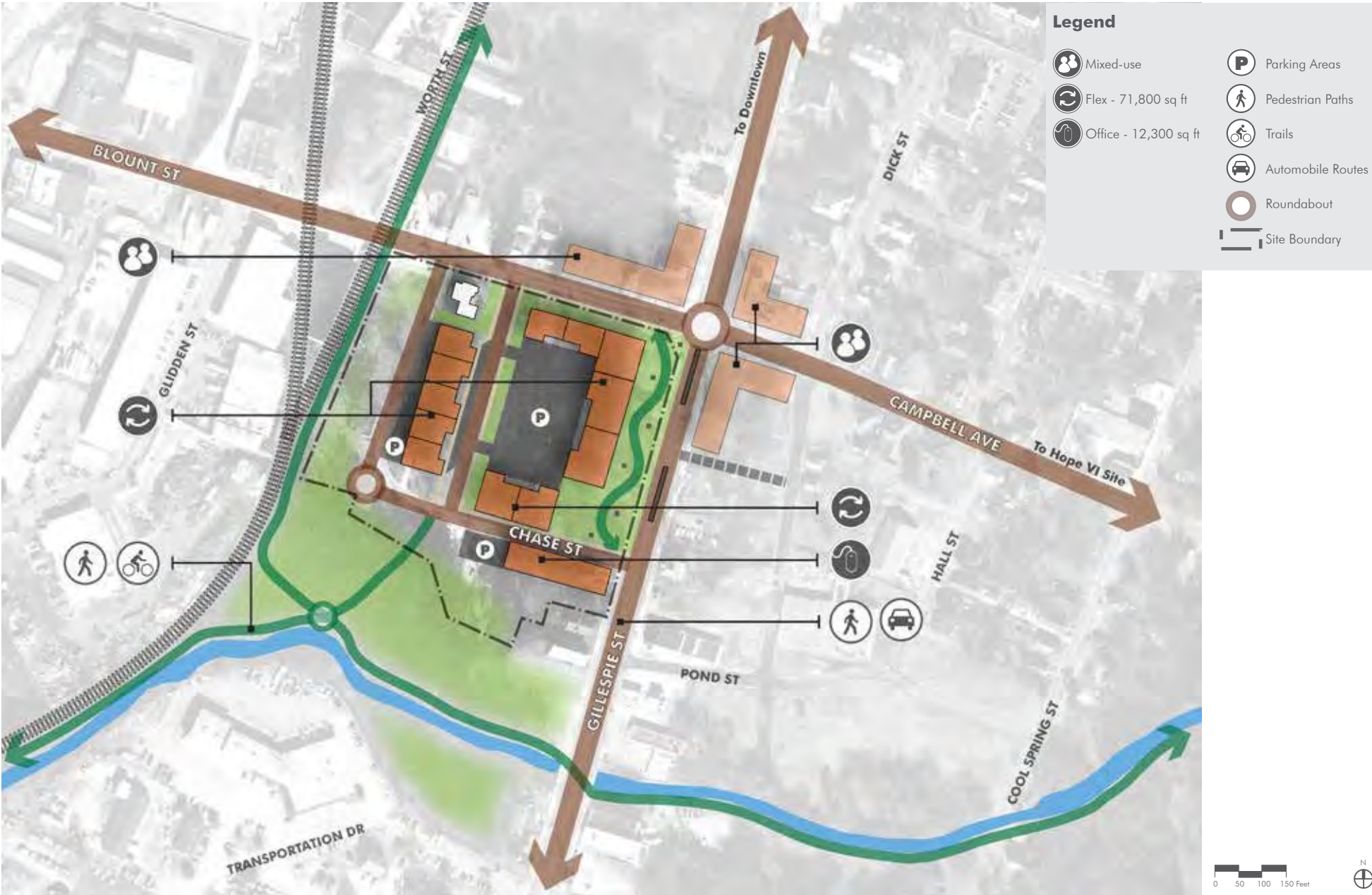
Conceptual Plan Details - Option 1b



Conceptual Plan Details - Option 2



Conceptual Plan Details - Option 3



Best Practices



Recommendations

The preferred design option described on the following pages, introduces a street network and a mix of uses to compliment the area based on the market analysis in this document.

We have outlined recommendations for the City to champion the development process to complete this overall vision for the community.

1

Acquire the remaining properties in the target area.

2

Consider expanding acquisition territory to include property to the south of the target area.

3

Extend trail network west along Blount Creek and consider branching along railroad tracks to Worth Avenue for linkage to the downtown.

4

Promote a gateway enhancement focus on the Blount Street / Gillespie Street intersection.

5

Promote “four corners” mixed-use development @ the Blount Street / Gillespie Street intersection.

6

Consider branding the project/development process that eliminates the “Business Park” moniker and recognizes the “flex-space” / mixed use development potential of the target area.

7

Identify options for rezoning of the target area in alignment with redevelopment goals and in anticipation of private development involvement.

8

Seek community partners who would be interested in the restoration and celebration of the former E.E. Smith home.

9

Seek local education / training institutions to consider locating an off-campus facility within the project.

10

Prepare a Request for Qualifications package for private developer interest in the Hope VI Business Park redevelopment opportunity that references this study and articulates the potential role for the Fayetteville Economic Development Alliance and/or City of Fayetteville in the redevelopment.

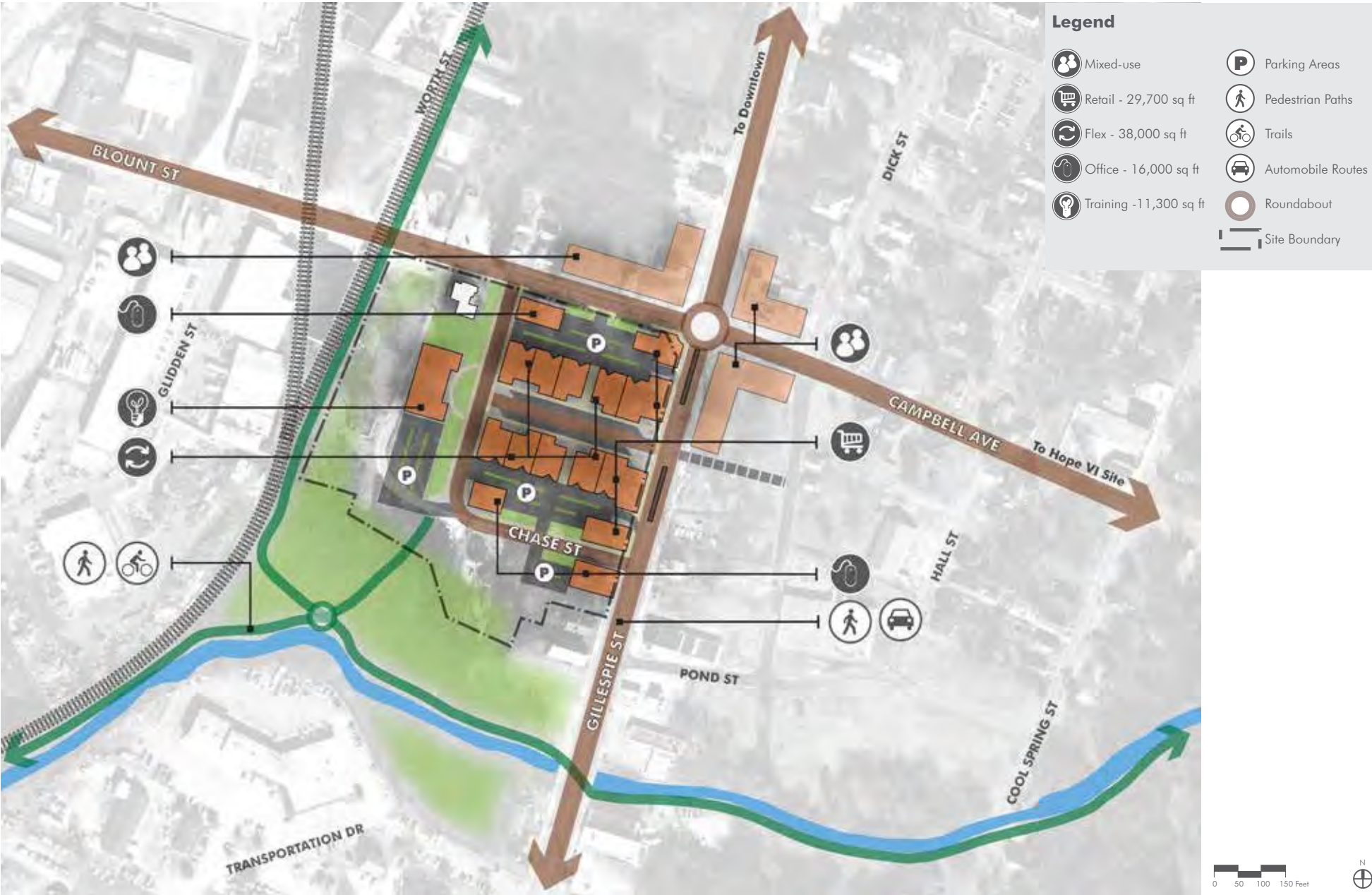
11

Solicit Request for Qualifications from real estate developers for the target site to gain an understanding of the developers background and capacity to perform the project as described in the conceptual portion of the Hope VI Business Park study.

12

Consider a transportation study for Gillespie Street to respond to changing level of service and Complete Street design model. Road diet, sustainable storm water management features, and pedestrian design amenities could help reposition the corridor for additional neighborhood serving mixed use development.

Conceptual Plan Details - Preferred Option



Preferred Option - Aerial Rendering

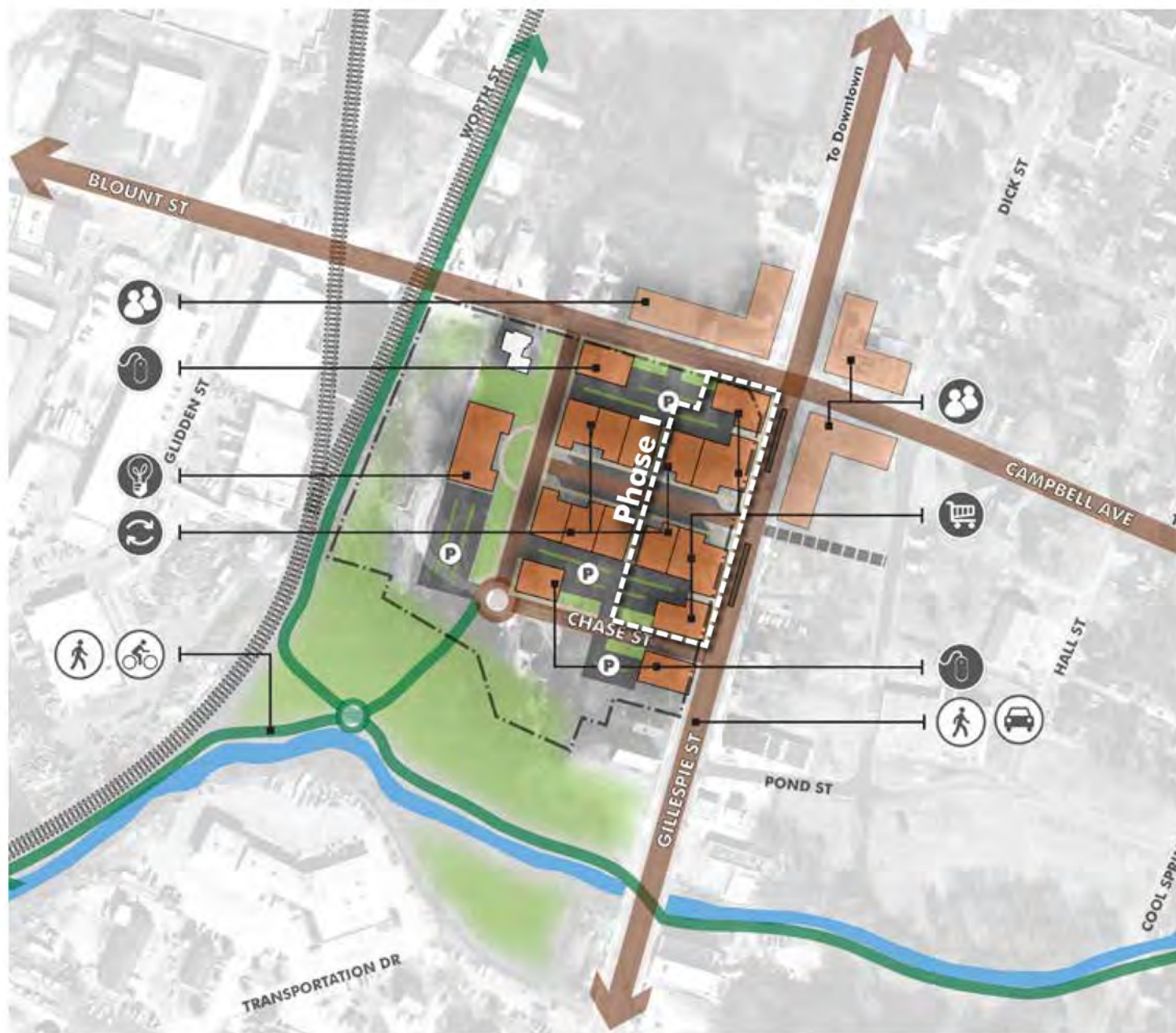


Potential Phasing

We would recommend a three-phased development program, of roughly 30,000-40,000 square feet per phase, extending over a total period of 5-10 years. Market absorption would be one of the determining factors.

This type of development lends itself to a phased approach. The City could:

- Conduct detailed site planning for the property.
- Prepare a “request for proposals” and select a qualified developer.
- Conduct planning for the industrial area.
- Construct projects in phases: three or four 4-tenant structures (avge. 30,000-40,000 sf) over a 5- to 10-year period, depending on absorption.
- Develop the Gillespie and Blount intersection, to create a sense of entry.
- Work with other property owners in the area to improve properties at this intersection.
- Address preservation and recognition of historic sites in the area. There are at least two significant places in the immediate area that could be integrated into the redevelopment process.



Site Development Program

Conceptual Development Cost Estimate			
HopeVI Business Park Site, Fayetteville			
Component	Note		Budget
Site preparation:	8 acres	\$	800,000
Construction			
Flex Buildings	100,000 sf	\$	8,000,000
Infrastructure		\$	2,000,000
Subtotal		\$	10,800,000
Soft Costs	30%	\$	3,240,000
Total		\$	14,040,000
Source: Thomas Point Associates, Inc.			

Costs

There are many factors that will define the cost of this project, and it is too early in the process to prepare detailed estimates. However, for initial planning purposes, we would estimate costs as shown to the right.

Construction costs for the flex space of \$70-80 per square foot reflect local experience.

Rents would be relatively low in early years (\$8-10/sf), increasing to \$10-12/sf as the project gains momentum and the entire area improves.

Marketing

This is an opportunity for small contractors and subcontractors that provide specialized products and services. Some are already in the Fayetteville marketplace and others may be expanding into it from Raleigh and other metro areas. Marketing should begin in the predevelopment stage, communicating the advantages of this location. The key advantage of the site is its central location in the market area. It enjoys excellent access to I-95, SR 87 and Hwy 301. There may also be some military connection, due to the HUBZone designation, for contractors who can serve both military and non-military markets.

Tenants

The kinds of tenants that are already represented in the area are the best prospects. While some tenants may be attracted from older structures in the area, this is not an objective. From a drive-thru of the area, these would include:

Parts distributors. Service businesses. Manufacturers' reps. Repair shops. Business suppliers. Construction contractors and suppliers. Specialty wholesalers.

Fiscal Impact

The project will have a positive economic impact on the City, from a financial perspective.

Applying the municipal tax rate of \$.456 per \$100 valuation to the development cost of \$14 million would yield annual income to the City of \$64,000.

Exhibit 2-1

**Demographic Characteristics of Population, 2011:
Hope VI Neighborhood, 5- and 10-minute Drive,*
and City of Fayetteville**

Description	Hope 6 Area	5-Minute Drive	10-Minute Drive	City 1/
Population				
2017 Projection	1,218	14,218	73,479	219,121
2011 Estimate	833	14,966	74,945	207,600
2000 Census	n/a	17,209	79,687	121,015
1990 Census	n/a	19,372	79,518	118,247
Growth 2012-2017	46.20%	-5.00%	-1.96%	5.55%
Growth 2000-2012	-21.15%	-13.03%	-5.95%	71.5%
Growth 1990-2000	-14.71%	-11.17%	0.21%	2.34%
Median Age	30.6	36.4	35.3	31.3
Average Age	35.7	39.1	37.9	34.3
Median Household Income	\$14,999	\$24,763	\$37,587	\$43,520
Average Household Size	2.2	2.0	2.2	2.4
Median All Owner-Occ. Housing Value	\$63,470	\$104,080	\$124,238	\$132,424
Median Year Structure Built	1970	1959	1973	1982

Source: Nielsen-Claritas, Inc., 2012; Thomas Point Associates; UDC, Hope VI area.

* Drive time from Gillespie and Blount St. intersection.

1/ City population is 2013, projected to 2017.

Exhibit 2-3

**Occupational Trends, Cumberland Co.: Job Openings
By Occupational Group in 2006 and Projected to 2016**

	Year		Change	Perc. Of Total ch.
	2006	2016		
Architecture and Engineering	1,530	1,740	210	0.8%
Arts, Design, Entertainment, Sports, and Media	1,480	1,670	190	0.7%
Building & Grounds Cleaning & Maintenance	4,490	5,900	1,410	5.4%
Business and Financial Operations	5,420	6,260	840	3.2%
Community and Social Services	2,160	3,140	980	3.7%
Computer and Mathematical	2,030	2,530	500	1.9%
Construction and Extraction	6,400	8,640	2,240	8.5%
Education, Training, and Library	8,650	11,210	2,560	9.8%
Farming, Fishing, and Forestry	230	240	10	0.0%
Food Preparation and Serving Related	11,890	15,060	3,170	12.1%
Healthcare Practitioners and Technical	7,290	9,830	2,540	9.7%
Healthcare Support	4,490	6,810	2,320	8.8%
Installation, Maintenance, and Repair Occupations	6,120	7,070	950	3.6%
Legal	690	790	100	0.4%
Life, Physical, and Social Science	1,570	1,860	290	1.1%
Management	6,500	7,390	890	3.4%
Office and Administrative Support	18,500	21,080	2,580	9.8%
Personal Care and Service	3,390	4,880	1,490	5.7%
Production	7,770	7,610	-160	-0.6%
Protective Service	3,160	4,000	840	3.2%
Sales and Related	14,640	16,150	1,510	5.8%
Transportation and Material Moving	9,170	9,930	760	2.9%
Total, All Occupations	127,570	153,790	26,220	100.0%

Source: Cumberland Co. Workforce Development Board

Figure 2-4
Job Growth by Occupation,
Fayetteville MSA. 2006-2016



Fig. 3-1
Space (SF) for Sale/
Lease, by Type



Exhibit A-1

Demographic Characteristics of Population, 2011:
Hope VI Neighborhood, 5- and 10-minute Drive* and City of Fayetteville

Description	Hope VI Area		5-Minute Drive		10-Minute Drive		City
	No.	%	No.	%	No.	%	No.
Population							
2017 Projection	1,218		14,218		73,479		219,121
2011 Estimate	833		14,966		74,945		207,600
2000 Census	1,357		17,209		79,687		121,015
1990 Census	1,591		19,372		79,518		189,541
Growth 2012-2017	46.20%		-5.00%		-1.96%		5.55%
Growth 2000-2012	-21.15%		-13.03%		-5.95%		71.5%
Growth 1990-2000	-14.71%		-11.17%		0.21%		5.85%
Pop by Single Race Class	1,070		14,966		74,945		207,600
White Alone	260	24.3	6,199	41.4	37,789	50.4	93,633
Black or African American Alone	726	67.9	7,874	52.6	31,003	41.4	86,890
Population by Sex	1,070		14,966		74,945		207,600
Male	542	50.7	6,669	44.6	33,873	45.2	100,544
Female	528	49.3	8,297	55.4	41,072	54.8	107,056
Median Age	30.58		36.43		35.35		31.30
Average Age	35.70		39.10		37.90		34.30
Pop. Age 25+ by Edu. Attainment	621		9,573		47,626		126,252
Less than 9th grade	53	8.5	865	9.0	2,566	5.4	4,366
Some High School, no diploma	155	25.0	1,525	15.9	5,164	10.8	8,308
High School Graduate (or GED)	183	29.5	2,506	26.2	12,918	27.1	31,360
Some College, no degree	128	20.6	2,082	21.7	11,853	24.9	36,568
Associate Degree	34	5.5	504	5.3	3,725	7.8	13,660
Bachelor's Degree	33	5.3	1,311	13.7	6,921	14.5	20,978
Master's Degree	33	5.3	583	6.1	3,019	6.3	7,715
Professional School Degree	0	0.0	121	1.3	993	2.1	2,212
Doctorate Degree	1	0.2	78	0.8	466	1.0	1,085
Average Household Income	\$21,980		\$42,310		\$52,602		\$57,535
Median Household Income	\$14,999		\$24,763		\$37,587		\$43,520
Per Capita Income	\$9,174		\$19,349		\$22,897		
Average Household Size	2.17		2.04		2.23		2.42
Average Number of Vehicles	0.87		1.28		1.58		1.74
Civ Pop 16+ by Occupation	273		5,098		29,120		72,901
Architect/Engineer	0	0.0	18	0.4	287	1.0	5,783
Arts/Entertain/Sports	10	3.7	103	2.0	504	1.7	76
Building Grounds Maint	20	7.3	281	5.5	1,095	3.8	
Business/Financial Ops	3	1.1	134	2.6	925	3.2	75,542
Community/Soc Svcs	11	4.0	168	3.3	878	3.0	697
Computer/Mathematical	6	2.2	69	1.4	291	1.0	804
Construction/Extraction	13	4.8	235	4.6	999	3.4	2,731
Edu/Training/Library	20	7.3	406	8.0	2,583	8.9	2,917
Farm/Fish/Forestry	0	0.0	11	0.2	64	0.2	1,812
Food Prep/Serving	21	7.7	397	7.8	1,909	6.6	985
Health Practitioner/Tec	5	1.8	235	4.6	1,957	6.7	2,182
Healthcare Support	11	4.0	181	3.6	962	3.3	6,836
Maintenance Repair	5	1.8	137	2.7	866	3.0	348
Legal	1	0.4	23	0.5	238	0.8	5,713
Life/Phys/Soc Science	2	0.7	36	0.7	144	0.5	5,051
Management	8	2.9	419	8.2	2,588	8.9	2,649
Office/Admin Support	27	9.9	602	11.8	4,039	13.9	2,926
Production	17	6.2	367	7.2	1,819	6.2	618
Protective Svcs	2	0.7	70	1.4	643	2.2	514
Sales/Related	63	23.1	538	10.6	3,396	11.7	5,083
Personal Care/Svc	5	1.8	315	6.2	1,189	4.1	10,352
Transportation/Moving	26	9.5	355	7.0	1,744	6.0	3,803
Tenure of Occupied Housing Units	368		6,601		32,147		82,043
Owner Occupied	107	29.1	2,837	43.0	17,035	53.0	40,969
Renter Occupied	261	70.9	3,765	57.0	15,112	47.0	41,074
Median Owner-Occ. Housing Value	\$63,470		\$104,080		\$124,238		\$132,424
Median Year Structure Built **	1970		1959		1973		1982

Source: Nielsen-Claritas, Inc., May 2012; Thomas Point Associates, Inc.; Hope VI population projections, UDC.

* Drive time from Gillespie and Blount St. intersection.

Exhibit Retail-2

Retail Opportunity Gap*, 2011:

Hope VI Neighborhood, 5- and 10-minute Drive,** and City

Retail Stores	Gap/Surplus** by Area			
	Hope VI Area	5-Minute Drive	10-Minute Drive	City
Total Retail Sales Incl Eating and Drinking Places	(64,294,514)	(399,946,566)	(1,057,468,323)	(1,622,869,894)
Motor Vehicle and Parts Dealers	(4,895,441)	(56,226,518)	(300,649,157)	(602,497,640)
Furniture and Home Furnishings Stores	(1,793,285)	(14,896,237)	(68,072,734)	(75,654,748)
Furniture Stores	(404,757)	(2,212,944)	(23,041,858)	(30,805,088)
Home Furnishing Stores	(1,388,528)	(12,683,294)	(45,030,876)	(44,849,660)
Electronics and Appliance Stores	(551,344)	(8,257,233)	(20,127,997)	(35,431,489)
Appliances, TVs, Electronics Stores	(352,646)	(5,190,684)	(15,949,923)	(25,473,298)
Computer and Software Stores	(203,951)	(3,236,422)	(5,177,285)	(10,114,073)
Camera and Photographic Equipment Stores	5,254	169,873	999,211	155,882
Building Material, Garden Equip Stores	(24,762,153)	(107,642,950)	(149,570,247)	(145,919,504)
Building Material and Supply Dealers	(23,992,114)	(102,507,562)	(148,702,878)	(144,700,004)
Lawn, Garden Equipment, Supplies Stores	(770,040)	(5,135,388)	(867,369)	(1,219,500)
Food and Beverage Stores	(2,599,706)	316,198	45,531,113	86,335,955
Grocery Stores	(2,557,768)	(632,165)	36,960,004	71,093,279
Supermarkets, Grocery (Ex Conv) Stores	(2,382,671)	(298,778)	36,130,551	68,545,386
Convenience Stores	(175,098)	(333,388)	829,454	2,547,893
Specialty Food Stores	(53,397)	(741,200)	1,374,114	3,200,824
Beer, Wine and Liquor Stores	11,459	1,689,562	7,196,995	12,041,852
Health and Personal Care Stores	(6,885,787)	(42,876,637)	(93,921,621)	(88,056,591)
Pharmacies and Drug Store	(6,051,408)	(39,694,285)	(71,320,630)	(58,500,770)
Cosmetics, Beauty Supplies, Perfume Stores	21,166	250,915	(4,371,022)	(6,831,971)
Optical Goods Stores	12,283	103,176	(8,864,179)	(12,176,746)
Other Health and Personal Care Stores	(867,829)	(3,536,444)	(9,365,790)	(10,547,104)
Gasoline Stations	(6,542,047)	(71,458,870)	(80,908,349)	(56,860,982)
Gasoline Stations With Conv Stores	(2,824,976)	(21,455,677)	(28,730,303)	(13,212,741)
Other Gasoline Stations	(3,717,071)	(50,003,192)	(52,178,046)	(43,648,241)
Clothing and Clothing Accessories Stores	(2,395,557)	(6,950,226)	(102,667,197)	(153,426,041)
Clothing Store	(2,017,337)	(8,034,641)	(89,280,593)	(135,670,248)
Shoe Stores	(354,856)	7,336	(19,190,396)	(26,737,654)
Jewelry, Luggage, Leather Goods Stores	(23,364)	1,077,080	5,803,792	8,981,861
Sporting Goods, Hobby, Book, Music Stores	(480,746)	(3,364,237)	(7,629,620)	(20,521,453)
Sporting Goods, Hobby, Musical Inst Stores	(519,912)	(4,362,865)	(2,020,836)	(6,485,741)
Book, Periodical and Music Stores	39,166	998,627	(5,608,783)	(14,035,712)
General Merchandise Stores	(2,548,631)	(406,780)	(61,275,672)	(315,556,430)
Miscellaneous Store Retailers	(2,563,686)	(25,269,626)	(80,121,202)	(108,336,029)
Florists	(51,541)	(656,453)	(2,053,939)	(1,415,674)
Office Supplies, Stationery, Gift Stores	(107,793)	(5,553,778)	(22,657,448)	(30,559,443)
Used Merchandise Stores	(805,811)	(3,904,941)	(14,174,656)	(15,356,876)
Other Miscellaneous Store Retailers	(1,598,540)	(15,154,455)	(41,235,159)	(61,004,036)
Non-Store Retailers	(91,619)	(27,328,334)	9,917,872	55,768,659
Foodservice and Drinking Places	(8,184,511)	(35,585,115)	(147,973,513)	(162,713,601)
Full-Service Restaurants	(3,341,761)	(10,999,338)	(35,554,810)	(46,873,181)
Limited-Service Eating Places	(4,559,417)	(18,839,687)	(109,494,314)	(118,753,860)
Special Foodservices	(184,571)	(2,700,398)	3,386,051	7,806,446
Drinking Places -Alcoholic Beverages	(98,763)	(3,045,692)	(6,310,440)	(4,893,006)
GAFO (Dept. Store merchandise)	(7,877,356)	(39,428,491)	(282,430,667)	(631,149,604)
General Merchandise Stores	(2,548,631)	(406,780)	(61,275,672)	(315,556,430)
Clothing and Clothing Accessories Stores	(2,395,557)	(6,950,226)	(102,667,197)	(153,426,041)
Furniture and Home Furnishings Stores	(1,793,285)	(14,896,237)	(68,072,734)	(75,654,748)
Electronics and Appliance Stores	(551,344)	(8,257,233)	(20,127,997)	(35,431,489)
Sporting Goods, Hobby, Book, Music Stores	(480,746)	(3,364,237)	(7,629,620)	(20,521,453)
Office Supplies, Stationery, Gift Stores	(107,793)	(5,553,778)	(22,657,448)	(30,559,443)

Source: Nielsen-Claritas, Inc.; Thomas Point Associates, Inc.

*Difference betw.demand and supply is the opportunity gap or surplus available for each retail outlet in the specified area. When the demand is greater than (less than) the supply, there is an opportunity gap (surplus) for that retail outlet. E.g., a positive value signifies an opportunity gap, while a negative value signifies a surplus.

** Drive time from Gillespie and Blount St. intersection.

Exhibit A-4

Warehouse Properties On Market, May 2012, Fayetteville, NC

	Name	Price		SF	Former Use
		Sales	Lease		
110 Drake Street			\$1.00	2,991	J. P. Enterprises
379 Winslow Street			\$4.36	5,500	Warehouse
393 Winslow Street	\$ 384,900			10,000	Warehouse
485 Robeson Street			\$12.00	1,500	Class C Warehouse
Black and Decker Road Bldg			\$4.88	18,720	Class C Warehouse
Blount Street Warehouse			\$3.57	12,500	Warehouse
Gillespie Street Warehouse			\$5.00	30,000	Warehouse
Hondros Building			\$6.00	13,400	Warehouse/Commercial
JSMB Warehouse	\$ 500,000		\$3.63	12,000	Distribution
King Street Warehouse			\$3.00	51,817	Warehouse
Lake	\$ 1,060,000		\$4.20	12,000	Warehouse
Matthews Warehouse			\$5.50	12,000	Warehouse
Rankin Street Warehouse	\$ 2,500,000			11,200	Warehouse
USA Tires Building	\$ 2,000,000	\$10.15		26,000	Class B Warehouse
	No. of Bldgs.		14		
	Total SF		219,628		
	Average Size		15,688		
	Avge. Sale Price	\$ 6,444,900	\$1,288,980		
	Avge. Lease	\$ 63	\$ 5.27		

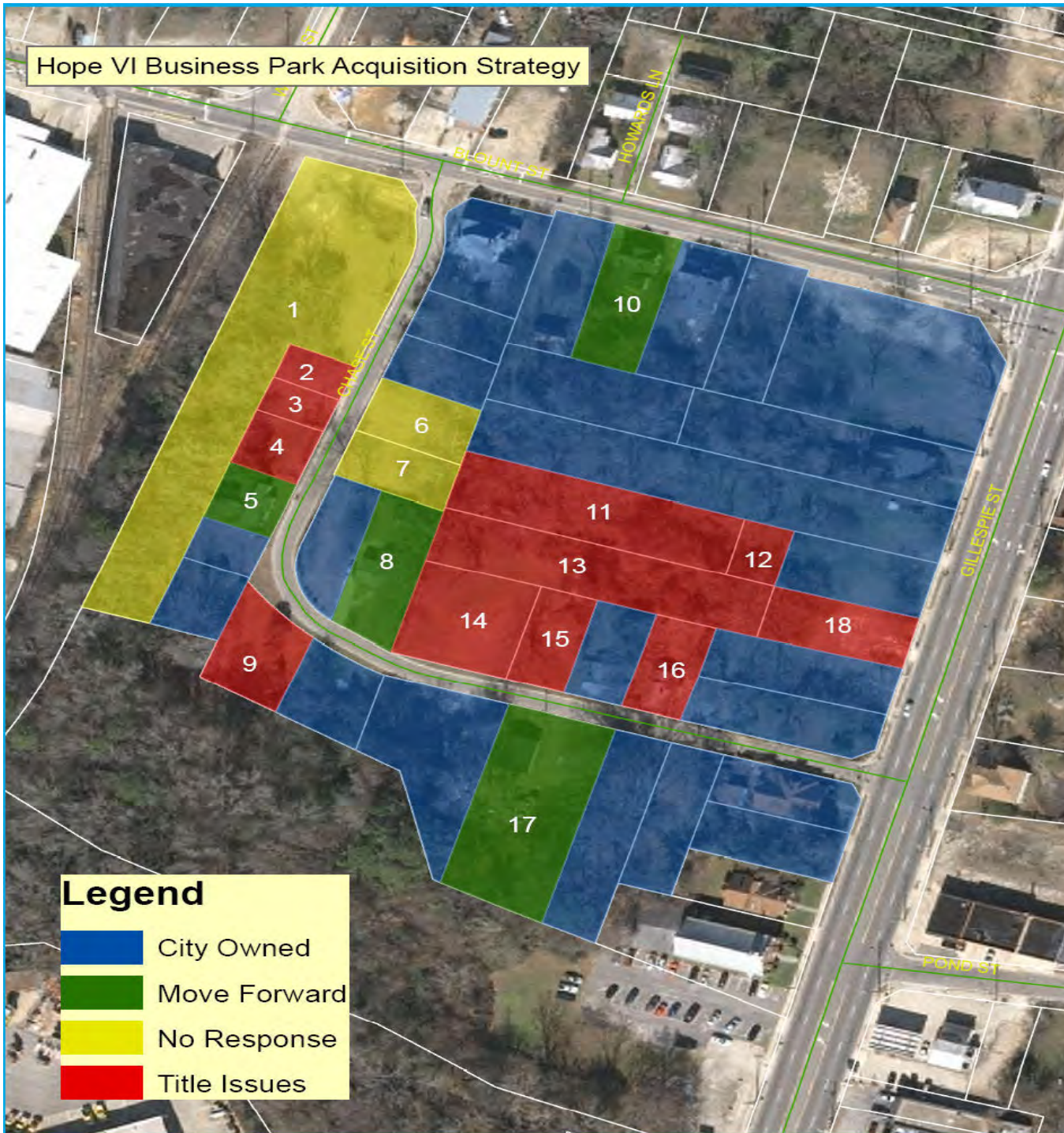
Hope VI Business Park Acquisition Strategy



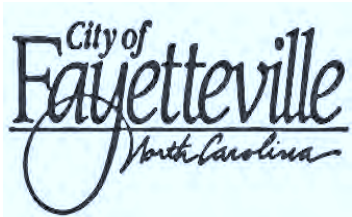
- On November 24, 2008 Council approved a Resolution authorizing the negotiation and acquisition of property in the Hope VI Revitalization area.
- On December 13, 2010 City Council approved the site and concept for the Hope VI Business Park.
- To date staff has acquired 23 parcels and expended \$424,504.70 for the project.
- There are 18 parcels left for the City to acquire.
- The strategy to acquire the remaining 18 properties includes the following:
 - Four of the parcels have willing sellers and staff is prepared to move forward with the acquisition;
 - Three of the parcels have owners who have not responded to staff's numerous attempts to reach them, but staff is recommending continued efforts at this time; and
 - Eleven of the parcels have unclear titles and can only be acquired through condemnation.



Hope VI Business Park Acquisition Strategy



City of
Fayetteville
North Carolina



Market Based Redevelopment Plan Hope VI Business Park Fayetteville, NC

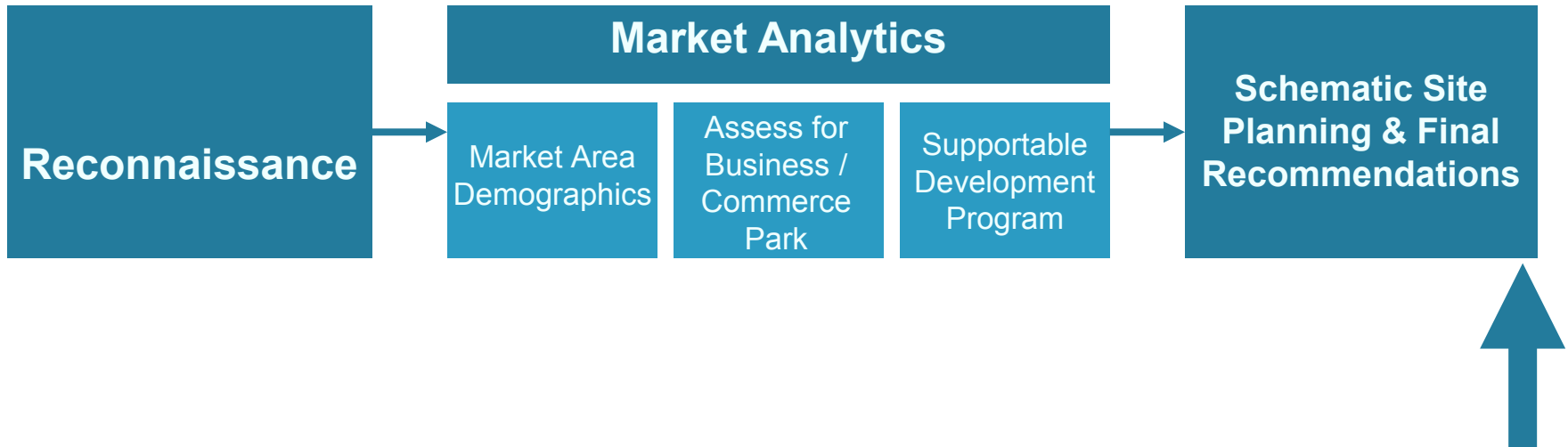
City Council Update
January 28, 2013



Agenda

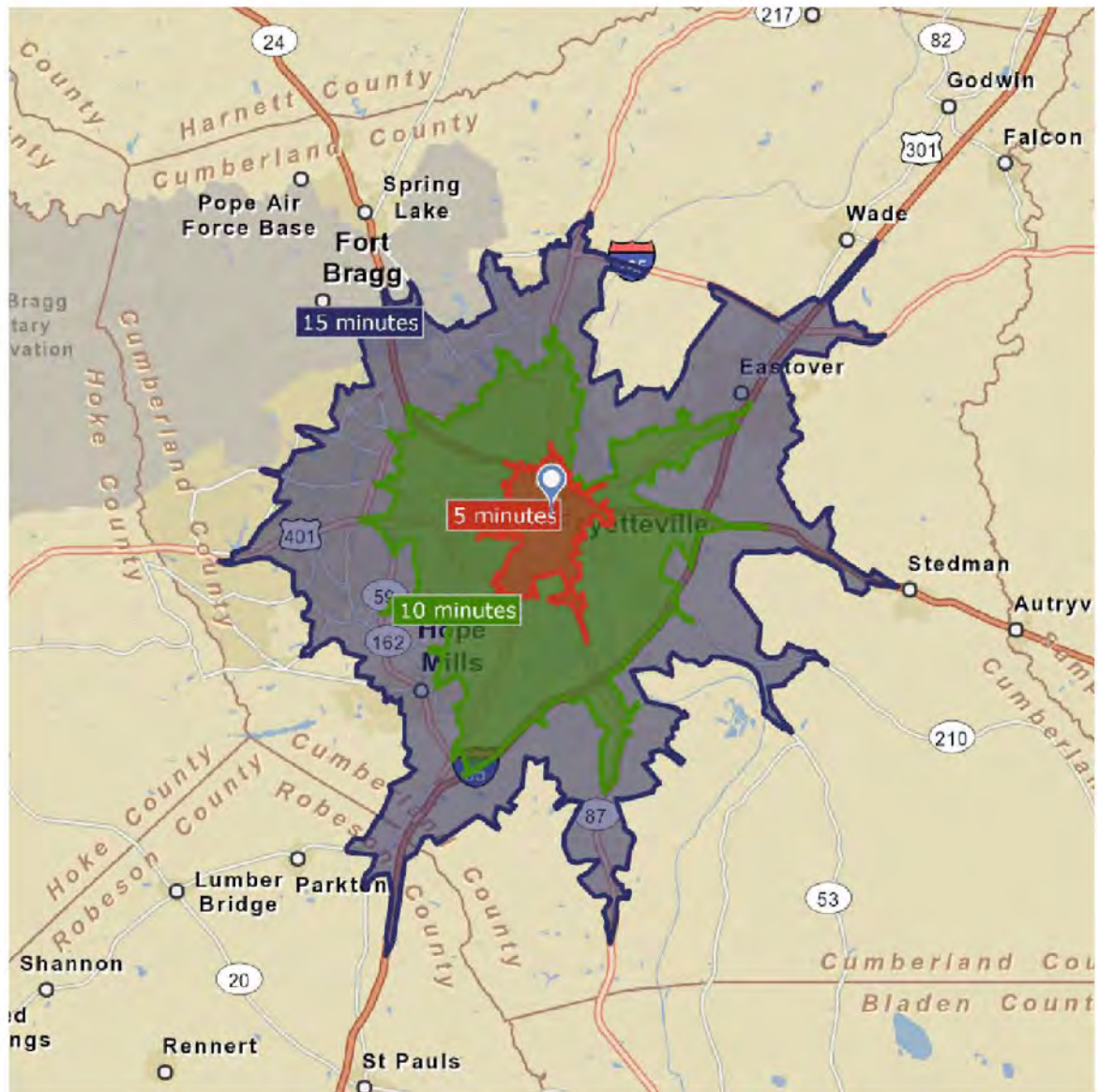
- Market Analysis Overview
- Physical Framework
- Open House Summary
- Concepts
- Recommendations

Where Are We in the Process



Market Analysis Overview

- Drive Time
- Demographics
- Markets
 - Commercial
 - Office
 - Industrial
 - Flex



Market Analysis Overview | Demographics

Demographic Characteristics of Population, 2011: Hope VI Neighborhood, 5- and 10-minute Drive, * And City of Fayetteville

Description	Hope VI Area	5-Minute Drive	10-Minute Drive	City 1/
Population				
2017 Projection	1,218	14,218	73,479	219,121
2011 Estimate	833	14,966	74,945	207,600
2000 Census	n/a	17,209	79,687	121,015
Growth 2012-2017	46.20%	-5.00%	-1.96%	5.55%
Growth 2000-2012	-21.15%	-13.03%	-5.95%	71.5%
Growth 1990-2000	-14.71%	-11.17%	0.21%	2.34%
Median Age	30.6	36.4	35.3	31.3
Average Age	35.7	39.1	37.9	34.3
Median Household Income	\$14,999	\$24,763	\$37,587	\$43,520
Average Household Size	2.2	2.0	2.2	2.4
Median All Owner-Occ. Housing Value	\$63,470	\$104,080	\$124,238	\$132,424
Median Year Structure Built	1970	1959	1973	1982

Source: Nielsen-Claritas, Inc., 2012; Thomas Point Associates; UDC, Hope VI area.

* Drive time from Gillespie and Blount St. intersection.

1/ City population is 2013. projected to 2017.

Market Analysis Overview

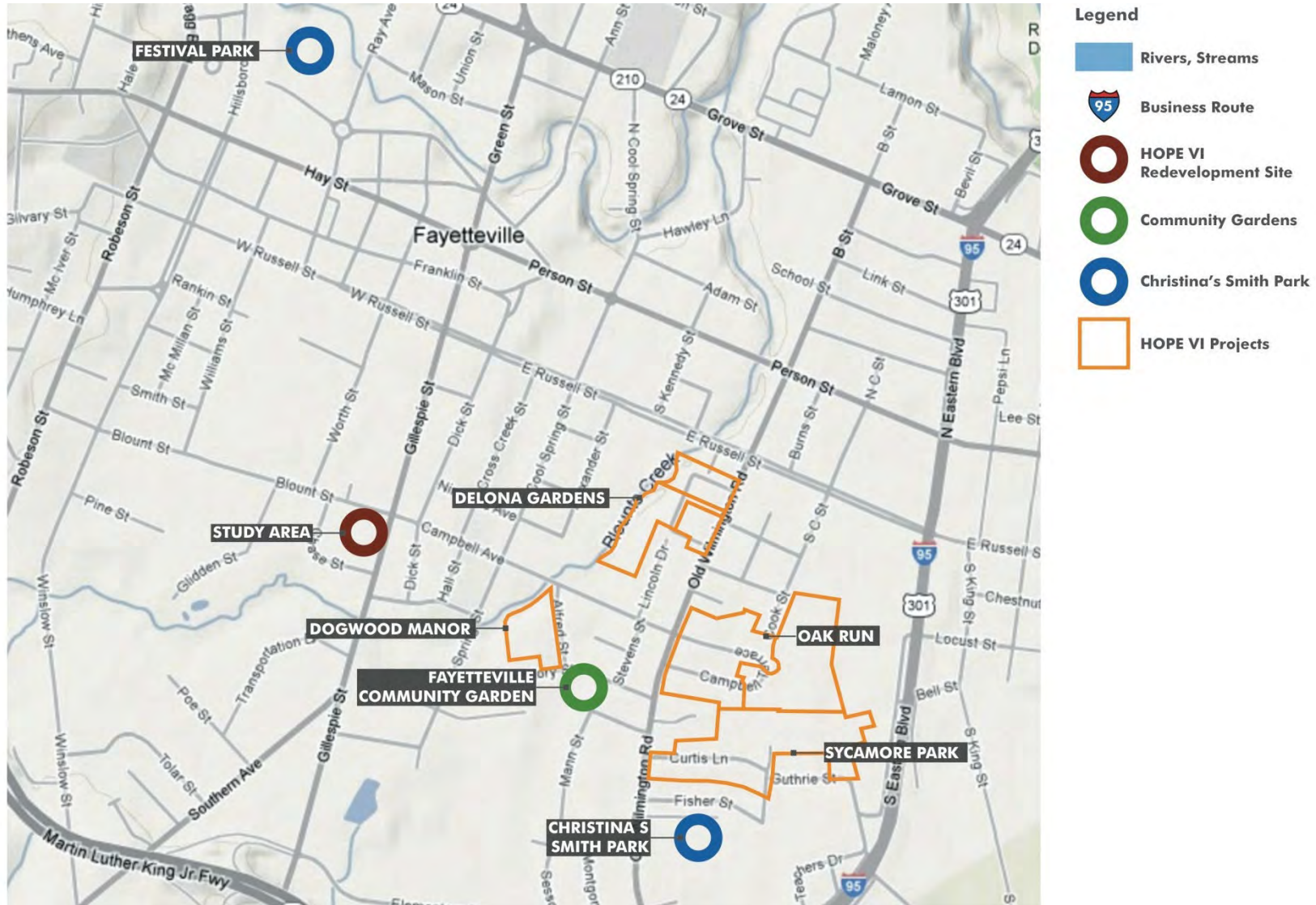
- 2.5 Million commercial space in the market
 - Largest amount – industrial sector
 - Smallest amount – **“Flex”**
- Large manufacturing space – loss of jobs in the past decade
- HUBZone
- Educational Institutions -3 Post-Secondary Schools
 - Fayetteville State University (FSU)
 - Methodist University
 - Fayetteville Technical Community College

Commercial Market Summary Fayetteville, May, 2012					
		Size (Sq. Ft.)		Price	
	No	Total	Avg.	Sale	Lease
Office	18	241,463	13,415	\$ 435,000	\$ 13.28
Retail	12	122,118	10,177		\$ 8.35
Office/Retail	8	115,697	14,462		\$ 7.28
Manufacturing	10	1,763,747	176,315	\$ 2,013,000	\$ 2.85
Flex	5	57,405	11,481	\$ 2,000,000	\$ 6.65
Warehouse	14	219,628	15,688	\$ 1,289,000	\$ 5.27
Total	67	2,520,058			
Source: Fayetteville Chamber of Commerce; Thomas Point Associates, Inc.					

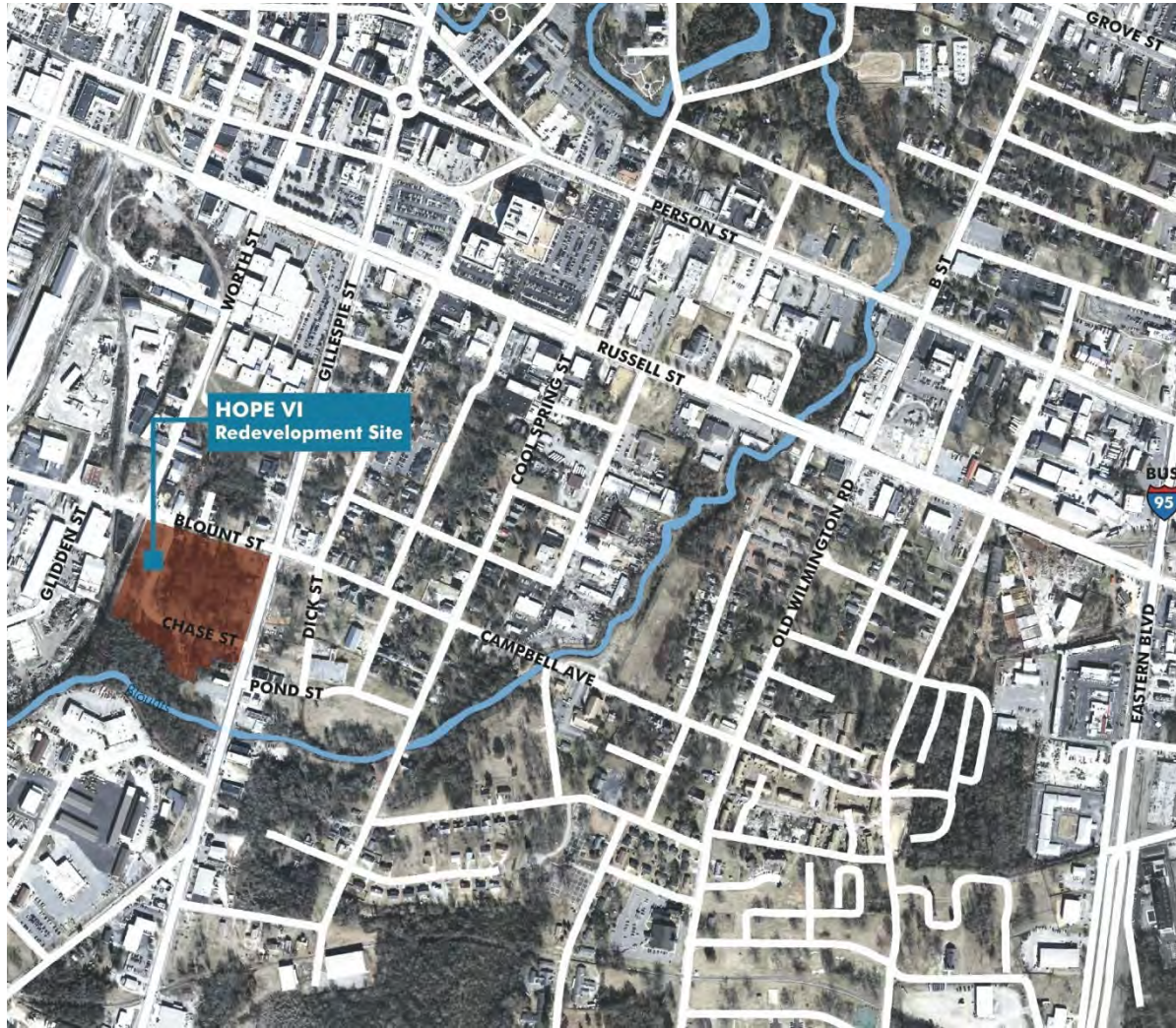
Market Potential

	Retail	Office	Industrial	Flex
Current Market	<ul style="list-style-type: none"> •Large concentration in downtown •Mall and retail in west Fayetteville •12 retail properties (Chamber database) •Lease rates - \$1/SF - \$16/SF 	<ul style="list-style-type: none"> •Similar to retail pattern •Concentration of traditional office in downtown •18 properties in market area •Average lease rate - \$13.28 •Total space = 241,500 SF •Average Space = 13,400 SF 	<ul style="list-style-type: none"> •Industrial in character in the vicinity •10 properties available in the market area •Total space = 1/8 Mil SF of manufacturing •Average lease rate = \$2.84/SF •220,000 SF of warehouse space •Avg lease = \$5.27/SF 	<ul style="list-style-type: none"> •Least represented in market •5 buildings listed = 57,000 SF •Avg lease rate = \$6.65/SF
Gap / Surplus	Surplus	Surplus	Surplus	Gap

Physical Framework



Physical Framework



Physical Framework



Street and Chase Street Intersection

View at the Blount Street and Gillespie Street Intersection

Physical Framework



Legend

- MR-5 Mixed Residential 5
- LC Limited Commercial
- CC Community commercial
- OI Office & Institutional
- HI Heavy Industrial

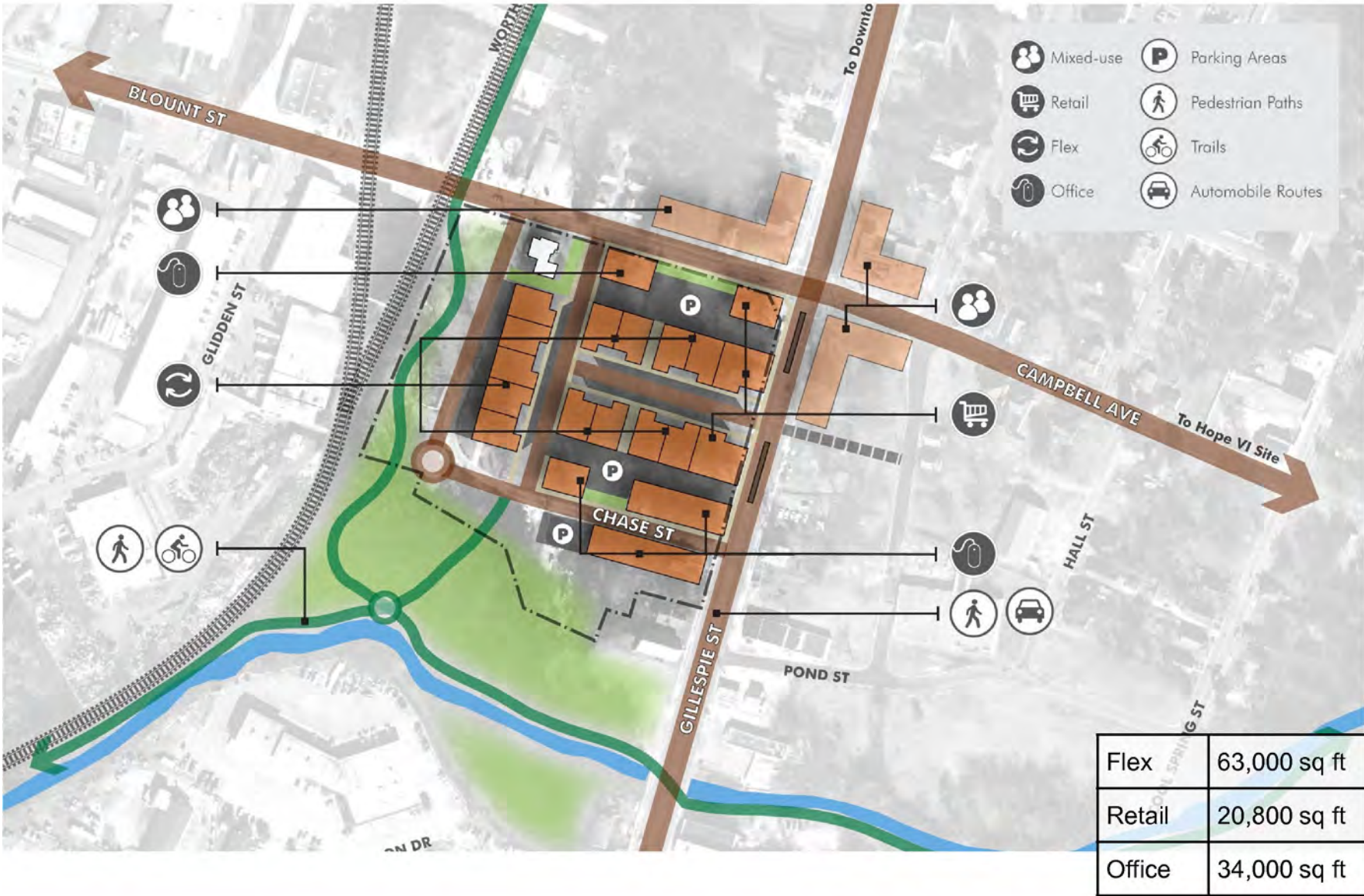
Physical Framework



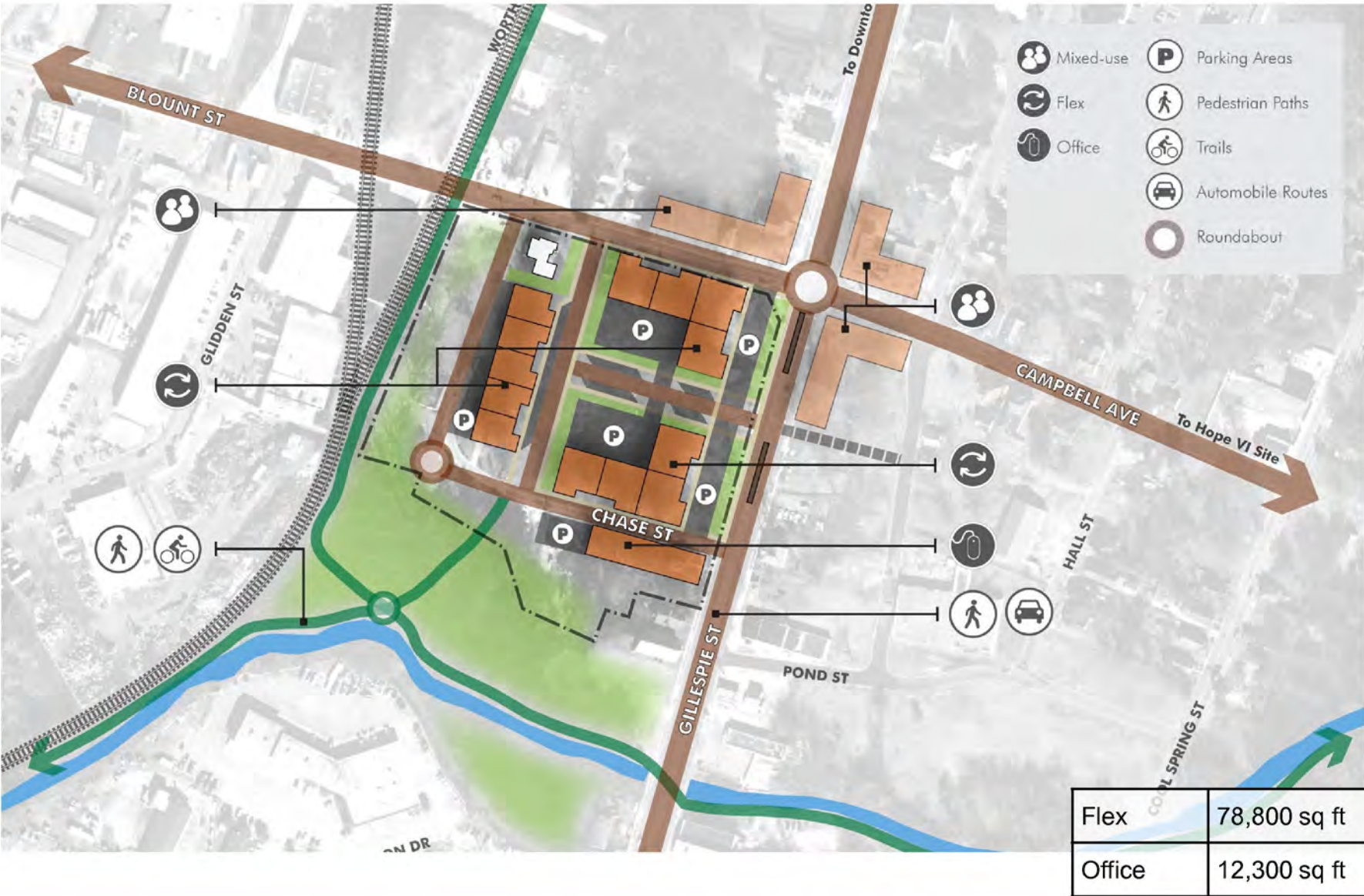
Open House Comments

- Consider developing a continuing education facility
- Businesses that help the Old Wilmington Road community
- Flex spaces will not benefit the residents in the specific area
 - Won't provide enough jobs for the residents
- Businesses the Community wants
 - Hair school and salon
 - Child care center
 - Pharmacy
 - Laundromat
 - Hair school (beauty & barber)
 - Grocery
 - Hardware
 - Office supplies
 - Vocational education/job training
 - Café/grill
 - Bakery/flower shop
 - Roller rink
 - Green space/park
 - Accelerator/Incubator
 - Library
- People can walk here to learn a trade
- Need businesses that provide jobs!

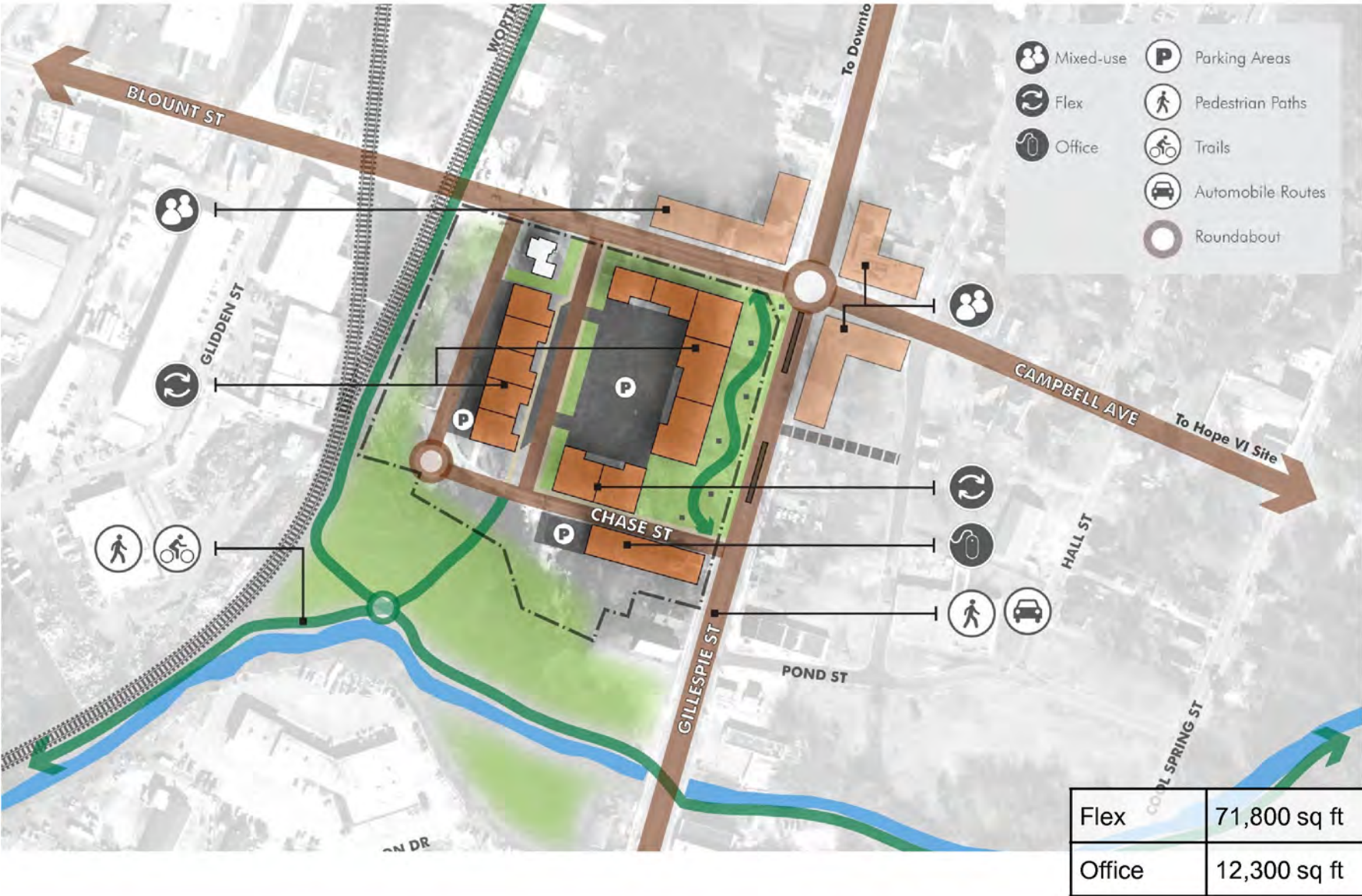
Conceptual Site Plan/Diagram – Option 1



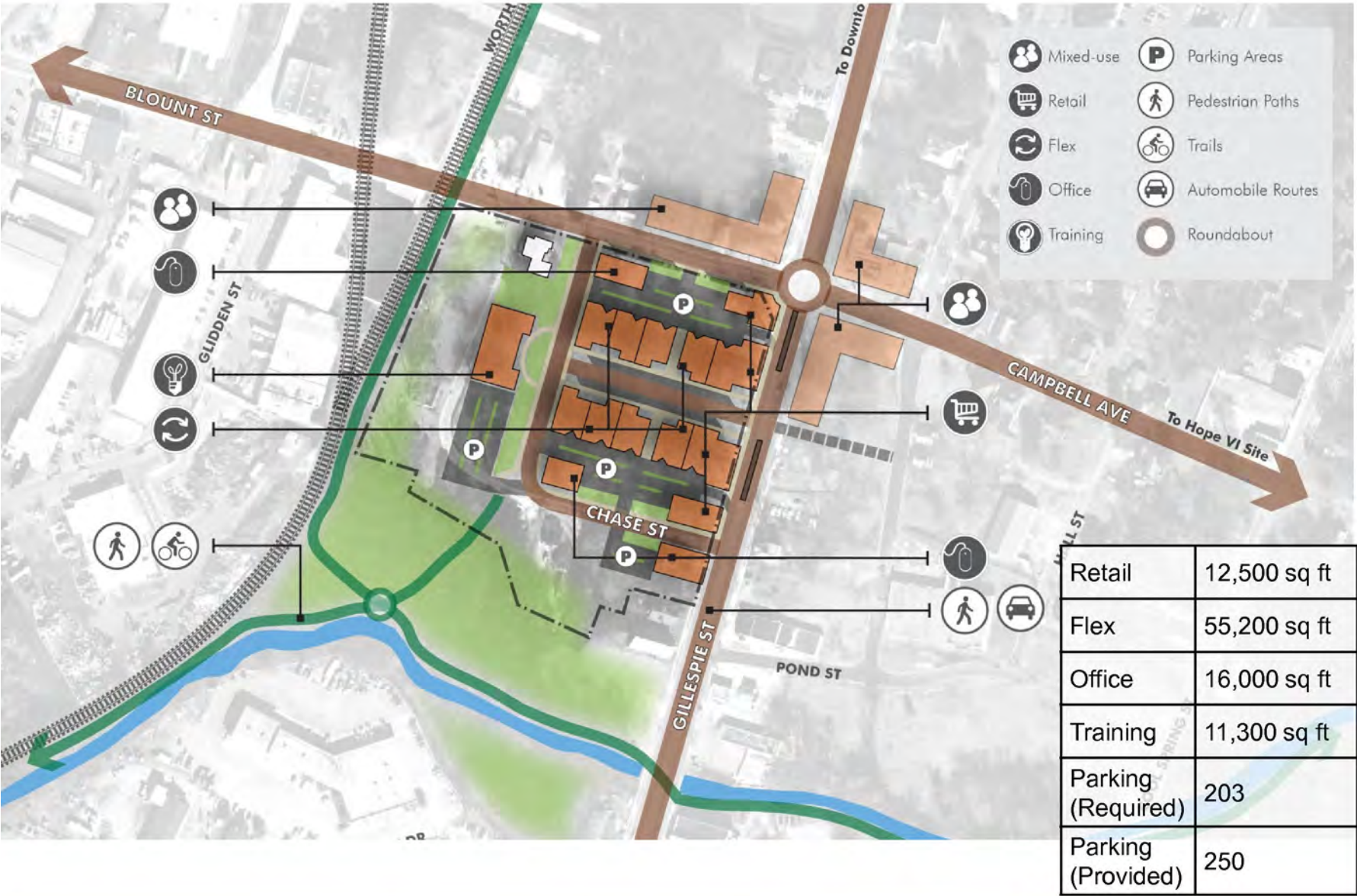
Conceptual Site Plan/Diagram – Option 2



Conceptual Site Plan/Diagram – Option 3



Preferred Option



Preferred Option | View



Best Practices – Flex Space



Best Practices – Retail



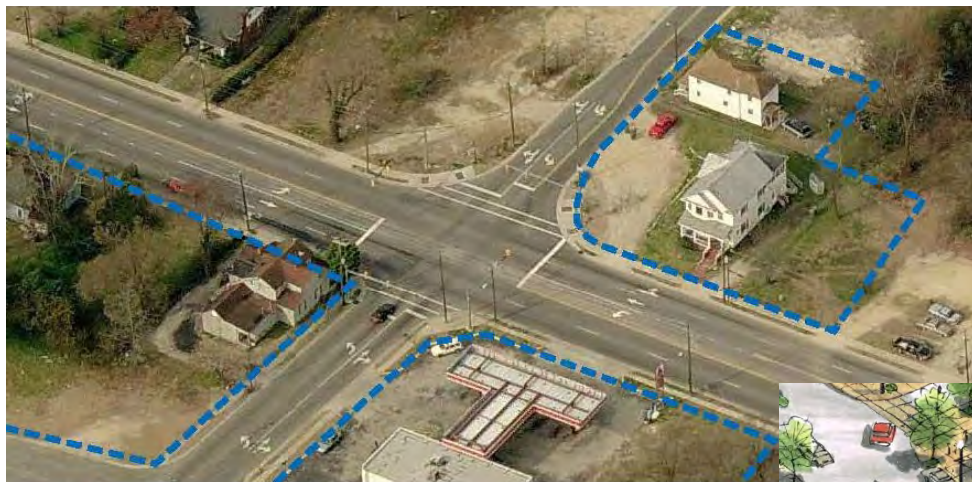
Preferred Option | Phasing



- 3-phased development
- Roughly 30K-40K per phase
- 5-10 years

Recommendations

- Gateway Opportunities



Recommendations

- **Acquire remaining properties**
- Consider expanding acquisition territory to include property to the south of the target area.
- **Extend trail network** west along Blount Creek and consider branching along railroad tracks to Worth Avenue for linkage to the downtown.
- **Promote a gateway enhancement** focus on the Blount Street / Gillespie Street intersection.
- Promote “four corners” mixed-use development at the Blount Street / Gillespie Street intersection.
- Consider branding the project/development process that eliminates the “Business Park” moniker and recognizes the “flex-space” / mixed use development potential of the target area.
- Identify options for rezoning of the target area in alignment with redevelopment goals
- Seek community partners interested in the **restoration and celebration of the former E.E. Smith home**.
- Seek local education / training institutions to consider **locating an off-campus facility within the project**
- **Prepare a Request for Qualifications package** for private developer interest in the Hope VI Business Park redevelopment
- Solicit Request for Qualifications from real estate developers
- **Consider a transportation study for Gillespie Street** to respond to changing level of service and Complete Street design model



Market Based Redevelopment Plan Hope VI Business Park Fayetteville, NC

City Council Update
January 28, 2013



CITY COUNCIL ACTION MEMO

TO: Mayor and Members of the City Council
FROM: Pamela Megill, City Clerk
DATE: January 28, 2013
RE: **Monthly Statement of Taxes for December 2012**

THE QUESTION:

RELATIONSHIP TO STRATEGIC PLAN:

BACKGROUND:

ISSUES:

BUDGET IMPACT:

OPTIONS:

RECOMMENDED ACTION:

ATTACHMENTS:

Monthly Statement of Taxes - December 2012



CUMBERLAND
★ COUNTY ★
NORTH CAROLINA

OFFICE OF THE TAX ADMINISTRATOR

117 Dick Street, 5th Floor, New Courthouse • PO Box 449 • Fayetteville, North Carolina • 28302
Phone: 910-678-7507 • Fax: 910-678-7582 • www.co.cumberland.nc.us

MEMORANDUM

To: Pamela Megill, Fayetteville City Clerk

From: Aaron Donaldson, Tax Administrator *AD*

Date: January 2, 2012

Re: Monthly Statement of Taxes

Attached hereto is the report that has been furnished to the Mayor and governing body of your municipality for the month of December 2012. This report separates the distribution of real property and personal property from motor vehicle property taxes, and provides detail for the current and delinquent years.

Should you have questions regarding this report, please contact Catherine Carter at 678-7587.

AD/cc
Attachment

Celebrating Our Past...Embracing Our Future

EASTOVER - FALCON - FAYETTEVILLE - GODWIN - HOPE MILLS - LINDEN - SPRING LAKE - STEDMAN - WADE

Page 1 of 5

DATE	REPORT #	REMITTED TO FINANCE	2012 CC	2012 VEHICLE	2012 CC REVIT	2012 VEHICLE REVIT	2012 FVT	2012 TRANSIT	2012 STORM WATER	2012 FAY STORM WATER
12/03/12	2012-111	SYSTEM DOWN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/04/12	2012-112	SYSTEM DOWN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/05/12	2012-113	SYSTEM DOWN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/06/12	2012-114	SYSTEM DOWN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/07/12	2012-115	1,186,226.51	882,552.20	101,196.40	501.90	33.90	12,029.21	12,029.18	39,038.78	78,077.63
12/10/12	2012-116	1,274,342.25	1,069,713.93	52,359.33	489.80	77.53	5,631.31	5,631.32	28,671.83	57,343.65
12/11/12	2012-117	313,504.09	260,198.74	14,767.20	4,028.33	23.17	1,845.00	1,845.00	5,976.91	11,953.85
12/12/12	2012-118	156,345.80	122,892.20	7,243.19	226.96	0.00	772.06	772.05	3,491.79	6,983.60
12/13/12	2012-119	354,380.66	290,921.26	12,611.28	439.66	0.00	1,465.00	1,465.00	12,312.97	24,625.97
12/14/12	2012-120	482,353.07	391,769.74	18,909.51	3,129.94	4.25	2,200.78	2,200.77	14,848.57	29,697.14
12/17/12	2012-121	1,398,281.23	1,191,541.05	39,956.18	2,347.07	39.79	4,482.94	4,482.95	42,532.20	85,064.41
12/18/12	2012-122	931,784.25	829,579.24	11,042.86	53.02	0.00	1,295.00	1,295.00	24,456.58	48,913.18
12/19/12	2012-123	259,142.95	211,820.72	8,251.07	0.00	0.00	854.11	854.11	10,129.24	20,258.47
12/20/12	2012-124	596,796.66	495,386.50	10,957.15	2,656.44	0.00	1,349.19	1,349.20	24,601.39	49,202.79
12/21/12	2012-125	1,136,324.44	959,169.44	16,412.04	2,802.54	0.00	1,880.00	1,880.00	44,815.08	89,630.16
12/24/12	2012-126	HOLIDAY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/25/12	2012-127	HOLIDAY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/26/12	2012-128	HOLIDAY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/27/12	2012-129	3,461,263.40	3,003,870.22	62,110.31	18,846.89	116.31	5,740.72	5,740.74	102,032.47	204,064.93
12/28/12	2012-130	1,089,198.69	945,989.72	25,530.72	3,405.17	18.25	2,475.76	2,475.77	25,633.53	51,267.05
12/31/12	2012-131	2,623,987.76	2,276,317.69	49,899.68	3,611.98	10.06	5,163.00	5,163.00	74,074.60	148,149.26
TOTALS		15,263,931.76	12,931,722.65	431,246.92	42,539.70	323.26	47,184.08	47,184.09	452,615.94	905,232.09

DECEMBER 2012

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Page 2 of 5

DECEMBER 2012

DECEMBER 2012

DECEMBER 2012

2009 VEH REVIT	2009 FVT	2009 TRANSIT	2009 STORM WATER	2009 FAY STORM WATER	2009 FAY RECYCLE	2009 ANNEX	2008 & PRIOR CC	2008 & PRIOR VEH	2008 & PRIOR REVIT	2008 & PRIOR VEH REVIT	2008 & PRIOR FVT	2008 & PRIOR TRANSIT
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	41.95	41.95	0.00	0.00	0.00	0.00	59.58	318.63	0.00	0.00	76.20	16.20
0.00	10.00	10.00	0.00	0.00	0.00	0.00	0.00	28.56	0.00	0.00	20.00	5.00
0.00	5.00	5.00	0.00	0.00	0.00	0.00	0.00	55.64	0.00	0.00	5.00	5.00
0.00	15.00	15.00	12.00	24.00	38.00	0.00	0.00	98.21	0.00	0.00	15.00	5.00
0.00	15.00	15.00	0.00	0.00	0.00	0.00	0.00	105.75	0.00	0.00	12.55	7.56
0.00	5.00	5.00	0.00	0.00	0.00	0.00	0.00	67.29	0.00	0.00	5.00	0.00
0.00	15.00	15.00	0.00	0.00	0.00	0.00	48.11	229.76	0.00	0.00	25.00	10.00
0.00	5.00	5.00	0.00	0.00	0.00	0.00	26.06	82.25	0.00	0.00	15.00	10.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.61	0.00	0.00	0.00	0.00
0.00	10.00	10.00	0.00	0.00	0.00	0.00	35.06	32.11	0.00	0.00	10.00	5.00
0.00	16.33	16.34	0.00	0.00	0.00	0.00	84.67	182.09	0.00	0.00	41.77	10.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	24.30	24.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	25.00	25.00	0.00	0.00	0.00	0.00	0.00	219.69	0.00	0.00	32.72	10.00
0.00	18.10	18.12	0.00	0.00	0.00	0.00	9.18	148.13	0.00	0.28	42.09	0.00
			0.00	0.00	0.00	0.00	19.06	76.93	0.00	0.00	10.00	5.00
0.00	205.68	205.71	12.00	24.00	38.00	0.00	281.72	1,646.65	0.00	0.28	310.33	88.76

FAYETTEVILLE MACC LEDGER

DECEMBER 2012

2002-2012

2008 & PRIOR STORM WATER	2008 & PRIOR FAY STORM WATER	2008 & PRIOR FAY RECYCLE FEE	2008 & PRIOR ANNEX	INTEREST	REVIT INTEREST	STORM WATER INTEREST	FAY STORM WATER INTEREST	ANNEX INTEREST	FAY RECYCLE INTEREST	FAY TRANSIT INTEREST	TOTAL TAX & INTEREST
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15.60	24.00	42.00	0.00	2,380.20	0.96	27.33	45.80	0.00	46.71	255.56	1,186,226.51
0.00	0.00	0.00	106.07	980.17	5.07	2.50	4.98	6.36	3.95	103.18	1,274,342.25
0.00	0.00	0.00	0.00	435.63	0.00	1.25	2.50	0.00	3.97	47.42	313,504.09
0.00	0.00	0.00	0.00	516.25	0.00	8.01	16.03	0.00	25.35	43.44	156,345.80
0.00	0.00	0.00	0.00	473.51	0.00	0.00	0.00	0.00	0.00	57.69	354,380.66
0.00	0.00	0.00	0.00	698.77	(2.30)	1.05	2.10	0.00	3.31	78.39	482,353.07
12.00	0.00	0.00	0.00	1,005.55	3.27	3.44	2.73	0.00	0.40	97.17	1,398,281.23
0.00	0.00	0.00	0.00	405.74	0.00	1.24	2.48	0.00	3.93	42.48	931,784.25
0.00	0.00	0.00	0.00	335.33	0.00	0.00	0.00	0.00	0.00	39.11	259,142.95
0.00	0.00	0.00	0.00	378.11	0.00	0.00	0.00	0.00	0.00	42.36	596,796.66
0.00	0.00	0.00	108.90	573.19	0.00	2.03	4.05	207.92	6.52	50.19	1,136,324.44
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	1,055.15	0.00	2.49	4.97	0.00	7.87	93.06	3,461,263.40
0.00	0.00	0.00	0.00	824.60	0.41	1.38	2.76	0.00	0.36	81.34	1,089,198.69
0.00	0.00	0.00	0.00	781.72	2.44	1.82	3.64	0.00	5.77	78.55	2,623,987.76
27.60	24.00	42.00	214.97	10,843.92	9.85	52.54	92.04	214.28	108.14	1,109.94	15,263,931.76

CITY COUNCIL ACTION MEMO

TO: Mayor and Members of City Council
FROM: Lisa Smith, Chief Financial Officer
DATE: January 28, 2013
RE: **Tax Refunds of Less Than \$100**

THE QUESTION:

No action is required. Tax refunds for less than \$100 are provided for information only.

RELATIONSHIP TO STRATEGIC PLAN:

Core Value: Stewardship

BACKGROUND:

The attached refund was approved by the Cumberland County Special Board of Equalization for the month of November 2012.

ISSUES:

None.

BUDGET IMPACT:

The budget impact is \$73.57.

OPTIONS:

Not applicable.

RECOMMENDED ACTION:

No action required.

ATTACHMENTS:

Tax Refunds of Less than \$100



January 28, 2013

MEMORANDUM

TO: Lisa Smith, Chief Financial Officer

FROM: Nancy Peters, Accounts Payable

RE: Tax Refunds of Less than \$100

The tax refunds listed below for less than \$100 were approved by the Cumberland County Special Board of Equalization for the month of November, 2012.

NAME	BILL NO.	YEAR	BASIS	CITY REFUND
Fayetteville Miyabi, Inc.	9065654	2007-2011	Corrected Assessment	73.57
TOTAL				\$73.57