

**FAYETTEVILLE CITY COUNCIL  
REGULAR MEETING MINUTES  
CITY HALL COUNCIL CHAMBER  
APRIL 26, 2011  
7:00 P.M.**

Present: Mayor Anthony G. Chavonne  
Council Members Keith Bates, Sr. (District 1); Kady-Ann Davy (District 2); Robert A. Massey, Jr. (District 3); Bobby Hurst (District 5); William J. L. Crisp (District 6); Valencia A. Applewhite (District 7); Theodore W. Mohn (District 8); Wesley A. Meredith (District 9)  
Absent: Mayor Pro Tem Darrell J. Haire (District 4)  
Others Present:

Dale E. Iman, City Manager  
Doug Hewett, Assistant City Manager  
Brian Leonard, Assistant City Attorney  
Brian Meyer, Assistant City Attorney  
Renner Eberlein, Assistant City Attorney  
Jeffery Brown, Engineering and Infrastructure Director  
Lisa Smith, Chief Financial Officer  
Victor Sharpe, Community Development Director  
Craig Hampton, Special Projects Director  
Craig Harmon, Planner II  
David Nash, Planner II  
Marsha Bryant, Planner II  
Bart Swanson, Housing and Code Enforcement Division Manager  
Frank Lewis, Senior Code Enforcement Administrator  
Marion Wilson, Code Enforcement Administrator  
Adolph Thomas, Community Relations Specialist  
Deborah Stagner, Consultant, Tharrington Smith, LLP  
Nathan Walls, Public Information Specialist  
Members of the Press

**1.0 CALL TO ORDER**

Mayor Chavonne called the meeting to order.

**2.0 INVOCATION**

The invocation was offered by Interim Pastor Ralph Garay, Fil-Am International Community Church.

**3.0 PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance to the American Flag was recited by those in attendance.

**4.0 APPROVAL OF AGENDA**

**MOTION:** Council Member Arp moved to approve the agenda with the removal of Item 9.1 and adding Item 7.11, Special Sign Permit requests for Crime Stoppers BBQ and Shriners' Fish Fry for Children's Hospital.

**SECOND:** Council Member Bates

**VOTE:** UNANIMOUS (9-0)

**5.0 ANNOUNCEMENTS AND RECOGNITIONS**

Mayor Chavonne requested the City Manager provide an update on the disaster recovery. Mr. Dale Iman, City Manager, recognized the many people who worked in the recovery and stated through this adversity City and County staffs, volunteers, and state and federal agencies banded together to bring the community back on its feet. He thanked the City employees for an outstanding job in the emergency response and recovery phases. He provided information on the recovery efforts to date.

**6.0 PUBLIC FORUM**

Ms. Cathy Thomas Jones, 2100 Sunnybrook Road, Raleigh, NC 27610, spoke regarding renovation issues at 166 and 162 Lamon Street.

Mr. Michael Evans, 1113 Simpson Street, Fayetteville, NC 28305, spoke regarding a petition addressing proposed route changes to the Transit system.

Mr. Johnny Lanthorn, Vice Chair of City-County Joint Appearance Commission, 6841 Main Street, Wade, NC 28395, provided information regarding the Community Appearance Awards program sponsored by the Joint Appearance Commission.

Ms. Renee Elder, Executive Director of Veterans Empowering Veterans (VEV), 610 Person Street, Fayetteville, NC 28301, spoke regarding denial of a grant request and provided the goals, accomplishments, and the services provided to the community by the VEV.

Mr. D. D. Scott, 601 Frink Street, Fayetteville, NC 28301, spoke regarding proposed route changes to the Transit system.

## **7.0 CONSENT**

**MOTION:** Council Member Davy moved to approve the consent agenda with the exception of Item 7.2.

**SECOND:** Council Member Crisp

**VOTE:** UNANIMOUS (9-0)

### **7.1 Approve Minutes**

- December 13, 2010 - Regular Meeting
- January 22, 2011 - Departmental Presentations Budget Workshop
- January 24, 2011 - Dinner and Discussion Meeting
- January 24, 2011 - Regular Meeting
- February 7, 2011 - Work Session
- February 14, 2011 - Regular Meeting
- February 23, 2011 - Agenda Briefing
- March 23, 2011 – Agenda Briefing
- April 11, 2011 – Special Meeting
- April 18, 2011 – Special Meeting

### **7.2 Pulled for discussion by Council Member Davy.**

### **7.3 Global Positioning System/Automatic Vehicle Location (GPS/AVL) Enterprise Solution Award.**

Council previously approved a bid award to Mentor Engineering. It was subsequently determined that the bid was not in compliance with FTA DBE requirements and the bid award was rescinded and the project re-bid. A second advertisement for bids was issued and bids were solicited from 19 vendors with 1 vendor responding. Mentor Engineering, Calgary, Alberta, Canada, submitted on the re-bid and maintained the previous bid price. In addition, Mentor Engineering would be utilizing a DBE subcontractor for 5 percent of the work, and was in compliance with FTA DBE requirements.

### **7.4 Approve award of audio visual (A/V) contract for Veterans Park Visitor Center.**

The Bid Review Committee recommended award of contract to Imagenation System, Inc., low bidder, in the amount of \$165,652.00. Bid documents were issued and only one bidder responded on March 29, 2011. The single bid exceeded the engineering estimate and was rejected. Bids were reissued and opened on April 14, 2011, as follows:

Imagenation System, Inc. (Raleigh, NC)..... \$165,652.00

Quality Sound & Video (Fayetteville, NC)..... \$176,127.50

### **7.5 Budget Ordinance Amendment 2011-11 (General Fund).**

The amendment appropriated \$76,625.00 from privilege license fees paid by electronic gaming operations to restore nonprofit funding reductions enacted with the fiscal year 2011 budget.

### **7.6 Budget Ordinance Amendment 2011-12 (General Fund).**

Council was asked to approve the amendment to appropriate \$1,575,055.00 from General Fund fund balance to provide initial funding for expenditures related to the April 16, 2011, tornados. It was anticipated that approximately 75 percent of the expenditures would be eligible for reimbursement from the Federal Emergency Management Agency (FEMA) and the State could choose to reimburse a portion of the remaining costs.

**7.7 Special sign permit request for temporary event signs for the Cumberland CommuniCare Barbecue Event.**

Staff recommended Council grant the special sign permit for up to 20 signs located in accordance with staff approval and to be removed by the end of the day on May 28, 2011.

**7.8 Adopt a resolution confirming non-inclusion of a portion of an unnamed alley off of Old Wilmington Road in the City of Fayetteville Street Plan.**

**RESOLUTION CONFIRMING NON-INCLUSION OF A PORTION OF AN UNNAMED ALLEY OFF OF OLD WILMINGTON ROAD IN THE CITY OF FAYETTEVILLE STREET PLAN.  
RESOLUTION NO. R2011-018.**

**7.9 Tax refunds of greater than \$100.00.**

<u>Name</u>	<u>Year</u>	<u>Basis</u>	<u>City Refund</u>
Watson, Jo Ann	2008-2009	Corrected Assessment	\$169.02
Kocher, Anthony	2005-2008	Double Listing	<u>295.32</u>
Total			<u>\$464.34</u>

**7.10 Resolution accepting the financing proposal of Bank of America, N.A., for the acquisition of the site, construction and equipping of a new fire station and the acquisition of the Festival Park Plaza office building and set the public hearing for May 9, 2011.**

**RESOLUTION ACCEPTING THE PROPOSAL OF BANK OF AMERICA, N.A., IN CONNECTION WITH AN INSTALLMENT FINANCING FOR THE ACQUISITION OF THE SITE, CONSTRUCTION AND EQUIPPING OF A NEW FIRE STATION AND THE ACQUISITION OF THE FESTIVAL PARK PLAZA OFFICE BUILDING BY THE CITY OF FAYETTEVILLE, NORTH CAROLINA. RESOLUTION NO. R2011-019.**

**7.11 Special sign permit requests for Crime Stoppers BBQ and Shriners’ Fish Fry for Children’s Hospital.**

Staff recommended Council grant the special sign permit of 14 signs for the Crime Stoppers BBQ to be put out April 29, 2011, and removed by end of day April 30, 2011.

Staff recommended Council grant the special sign permit of up to 25 signs for the Shriners’ Fish Fry for Children’s Hospital to be put out April 29, 2011, and removed by end of day April 30, 2011.

**7.2 Approval of the 2011-2012 Annual Community Development Action Plan.**

This item was pulled for discussion by Council Member Davy.

Mr. Victor Sharpe, Community Development Director, presented this item and provided updated estimates for the City’s 2011 allocation of the Community Development Block Grant (CDBG) and the HOME Investment Partnership Grant (HOME) funds from the Department of Housing and Urban Development (HUD). He stated additional funds would go back to the Housing Rehabilitation activities.

Council Member Davy inquired if the organizations would be able to come back to receive the additional funds if pertaining to the line item. Mr. Sharpe responded in the negative.

**MOTION: Council Member Massey moved to approve.**

**SECOND: Council Member Hurst**

**VOTE: PASSED by a vote of 8 in favor to 1 in opposition (Council Member Davy)**

**8.0 PUBLIC HEARINGS**

**8.1 Revision to the Uniform Street and Thoroughfare and Lighting Ordinance.**

Mr. Jeffery Brown, Engineering and Infrastructure Director, presented this item and provided background information. He stated the City requested Progress Energy file a revised tariff to allow them to bill directly to residents. He stated a hearing was held before the Utilities Commission on February 22, 2011, and it was brought to the City’s attention that there was language in the ordinance that was not meeting the Commission’s expectations.

This is the advertised public hearing set for this date and time. There was no one present to speak and the public hearing was opened and closed.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING SECTION 24-344 OF CHAPTER 24, 29, STREETS AND SIDEWALKS, OF THE CODE OF**

**ORDINANCES OF THE CITY OF FAYETTEVILLE. ORDINANCE NO. S2011-004.**

**MOTION:** Council Member Bates moved to adopt the amendment as proposed.

**SECOND:** Council Member Arp

**VOTE:** UNANIMOUS (9-0)

**8.2 Consideration of a resolution to adopt a new redistricting map.**

Ms. Deborah Stagner, Consultant, Tharrington Smith, LLP, presented this item and provided background information. She stated Alternatives 1 and 3 redistricting maps were presented to Council on April 11, 2011, and Council requested a further look at Alternative 3 with revisions. She stated Alternatives 3A and 3B redistricting maps were presented to Council on April 18, 2011, and Council provided further input and suggestions thereby resulting in an Alternative 3C redistricting map which was the preferred plan.

This is the advertised public hearing set for this date and time. There was no one present to speak and the public hearing was opened and closed.

**RESOLUTION ADOPTING NEW DISTRICT BOUNDARIES FOR ELECTION OF CITY COUNCIL MEMBERS. RESOLUTION NO. R2011-020.**

**MOTION:** Council Member Bates moved to adopt the resolution with the Alternative 3C redistricting map.

**SECOND:** Council Member Applewhite

Council Member Massey inquired if attempts were made to minimize confusion for the voters. Ms. Stagner responded in the affirmative and explained there were districts that needed to gain and districts that needed to lose and she started with the existing districts and tried to follow precinct lines to the extent most possible.

**VOTE:** UNANIMOUS (9-0)

**8.3 Case No. P11-03F. Rezoning of 0.7 acres at 150 Carvers Falls Road from R6 Residential District to C3 Commercial District. Nathan Elmon Page, Jr., and wife, Cindy L. Page, owners.**

Mr. Craig Harmon, Planner II, presented this item. Mr. Harmon showed vicinity maps and gave overviews of the current land uses, current zonings, surrounding land uses and zonings, and 2010 Land Use Plan. He stated the Zoning Commission and staff recommended approval of the rezoning to C3 based on (1) the property was adjacent to similar commercial zoning and use; (2) although the 2010 Land Use Plan called for residential use on the property, staff believed that the property would serve as a natural end point to the commercial development on Carvers Falls Road; and (3) the property to the rear was currently undeveloped.

This is the advertised public hearing set for this date and time. The public hearing was opened. Mr. Neil Yarborough, attorney representing owners, 115 E. Russell Street, Fayetteville, NC 28301, and stated the zoning request was seeking to expand an existing C3 zone and explained the owners were wanting to use the property as off-season storage for large RVs and boats. There being no one further to speak, the public hearing was closed.

Council raised concerns on there being no limit on the number of vehicles; no hours of operation being provided; and the possibility of environmental, drainage, and lighting issues.

A question and answer period ensued regarding the zoning under the Unified Development Ordinance (UDO) and possibly bringing this item back to Council as a conditional zoning.

**MOTION:** Council Member Bates moved to deny the rezoning and bring back as a conditional zoning waiving the one-year requirement.

**SECOND:** Council Member Applewhite

A question and answer period ensued regarding the cost of this item coming back to Council as a conditional zoning. Mr. Harmon explained the conditional zoning would be a new process and would require an application fee and advertising costs.

Discussion ensued regarding delaying action on the item until the July 1, 2011, effective date of the UDO. Mr. Harmon explained the benefit of delaying action on the item would result in the applicant not having to go back through the zoning process again.

**VOTE:** FAILED by a vote of 4 in favor (Council Members Crisp, Bates, Applewhite, and Mohn) to 5 in opposition (Council Members Hurst, Chavonne, Davy, Arp, and Massey)

**MOTION: Council Member Mohn moved to approve the rezoning to C3 with an effective date not earlier than the effective date of the UDO.**

**SECOND: Council Member Massey**

**VOTE: PASSED by a vote of 6 in favor to 3 in opposition (Council Members Applewhite, Bates, and Crisp)**

**8.4 Request for a waiver to make payment in lieu of installation of a sidewalk along 8736 King Road (quasi judicial).**

Ms. Marsha Bryant, Planner II, presented this item. She provided background information and reviewed the site plan. She stated the Planning Commission and Engineering and Planning staff recommended approval of payment in lieu of construction based on the guardrail location, the narrowness of the bridge, and the low wetland areas.

Due to the quasi judicial nature of the request, all of the following findings of fact would have to be shown to approve the waiver request:

- a. A waiver may be granted if the developer showed that the provision would cause unnecessary hardship if strictly adhered to.
- b. A waiver may be granted due to topographical or other conditions peculiar to the site.
- c. A waiver may be granted if the intent of the ordinance was not destroyed.

This is the advertised public hearing set for this date and time. There was no one present to speak and the public hearing was opened and closed.

**MOTION: Council Member Crisp moved to approve the requested sidewalk waiver and allow the payment in lieu of construction of the sidewalk in accordance with the findings of fact.**

**SECOND: Council Member Hurst**

**VOTE: UNANIMOUS (9-0)**

**8.5 Proposed Probationary Rental Occupancy Permit (PROP) Ordinance and Program.**

Mr. Doug Hewett, Assistant City Manager, presented this item. He provided background information and outlined the basic elements of the program. He presented the following assumptions for the program:

**Costs**

- One time costs of \$16,400.00
- Initial advertising, marketing, and education
- Office setup and computers
- Annual reoccurring costs first year \$117,780.00
- 1 full-time inspector, 1 full-time paralegal, 1 part-time office assistant (95% of annual reoccurring costs)
- Minimal education and marketing
- Cell phone/training/supplies/memberships/mileage
- Costs Not Included
- No additional software costs
- No indirect costs - legal, IT, etc.

**Revenue**

- \$500.00 per year for two years per property
- 100 percent of fees are collected
- Owners enrolled in PROP are kept to a minimum
- 15 properties the first year, average 30 per year thereafter
- Pending legislation (House Bill 554) residential building law

Mr. Hewett reviewed the budget for the first and second years of the program and presented the following proposed fees:

	First Year	Subsequent Years
PROP Application	\$200.00	N/A
PROP Permit	\$300.00	\$500.00
Arbitration for Appeal	\$145.00 per appeal filed	\$145.00

Citations		
First Violation	\$50.00 plus \$50.00 per day of noncompliance	Same as first year
Second Violation	\$250.00 plus \$100.00 per day	Same as first year
Third Violation	\$250.00 plus \$250.00 per day	Same as first year
Violation during a period of revocation	\$500.00 plus \$500.00 per day following a formal written notice	Same as first year
Failure of a licensed rental agency or duly appointed service agent to contact the City after receipt of notice of violation	\$100.00 first violation, \$250.00 each subsequent violation, \$100.00 each continuing day	Same as first year
Violation of Section 14-70(a)	\$200.00 per violation, plus costs to the City for service orders and violations	Same as first year

Mr. Hewett stated staff was recommending there be an implementation date of July 1, 2011. Council Member Massey inquired if members of the community should write the general assembly in relation to Bill 554. Mr. Hewett explained House Bill 554 as currently drafted would prohibit adoption or enforcement of local ordinances that would require an owner or manager of a rental property to obtain a permit or permission to rent real property. He stated there were other elements in the bill that would make it more difficult to go about normal code enforcement activities. He stated it would be beneficial to express concerns to the general assembly regarding the bill.

Council Member Arp inquired what the benefits of the PROP program were. Mr. Hewett responded the benefits were the enforcement mechanisms in place to deal with criminal activities of tenants.

This is the advertised public hearing set for this date and time. The public hearing was opened. Mr. George Butterfly, 1623 Gillespie Street, Fayetteville, NC 28301, appeared in favor. He expressed concerns regarding crime fueled by drugs and quality of life issues with substandard housing and requested Council not support House Bill 554.

Ms. Stella Mullen, President of Massey Hill Community Watch, 141 May Street, Fayetteville, NC 28306, appeared in favor and expressed concerns regarding the criminal activities and blight in the neighborhoods.

Reverend Franklin Reid, 442 Old Wilmington Road, Fayetteville, NC 28301, appeared in favor and stated the landlords should be fined who keep renting to problem renters.

Mr. Anthony Paul Castillo, 106 Scott Avenue, Fayetteville, NC 28301, appeared in favor and expressed concerns regarding problem renters.

Mr. L. A. Barner, 337 Rhew Street, Fayetteville, NC 28303, appeared in opposition and spoke regarding the problems with absentee landlords.

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE CREATING A NEW ARTICLE V, PROBATIONARY RENTAL OCCUPANCY PERMIT, UNDER CHAPTER 14, HOUSING, DWELLINGS, AND BUILDINGS, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE. ORDINANCE NO. S2011-005.**

**MOTION:** Council Member Davy moved to adopt the PROP ordinance and program with an implementation date of July 1, 2011.

**SECOND:** Council Member Bates

**VOTE:** UNANIMOUS (9-0)

**8.6 Taxicab fare rate increase.**

Mr. Bart Swanson, Housing and Code Enforcement Division Manager, presented this item and provided background information. He stated the last taxi rate increase was April 28, 2008. He stated a representative of the Fayetteville taxicab franchises submitted a written request to the

City Council for a fare increase as follows:

	<u>Current Rate</u>	<u>Proposed Rate</u>
Drop Fee	\$2.00	\$2.10
Per Mile Fee	\$2.10	\$2.40
Per Hour Wait Time Fee	\$15.00	\$18.00

He stated Council directed staff to conduct a survey and 47 licensed taxi franchise operators received the survey. He stated 30 operators responded with 26 of those in favor of the proposed increase. He stated the Taxi Review Board heard testimony related to the proposed increase and voted in favor. He stated a survey was also conducted with other North Carolina cities.

This is the advertised public hearing set for this date and time. The public hearing was opened. Mr. Joseph Robinson, 890 Santiato Drive, Fayetteville, NC 28314, appeared in favor and expressed concern regarding the increase in costs for insurance, vehicle maintenance, and gas. Mr. Darcy Neil Perry, 331 Jesse Road, Broadway, NC 27505, appeared in favor and expressed concern regarding the increase in gas cost.

Mr. Randall B. Revis, 7130 Hypony Trail, Parkton, NC 28371, appeared in favor and expressed concern regarding the increase in gas cost.

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

**MOTION: Council Member Bates moved to approve the fare rate increase.**

**SECOND: Council Member Applewhite**

**VOTE: UNANIMOUS (9-0)**

**9.0 OTHER ITEMS OF BUSINESS**

**9.1 Uninhabitable structure recommended for demolition – 516 Link Street.**

This item was removed from the agenda.

**9.2 Revenue and expenditure report for annually budgeted funds for the six-month period ended December 31, 2010 and 2009.**

Ms. Lisa Smith, Chief Financial Officer, presented this item. She provided an overview of key points in the revenues and expenditures and explained the variances. Discussion and a question and answer period ensued regarding the information in the reports.

**9.3 Consider adoption of resolution authorizing condemnation to acquire easements and property for storm drainage improvement projects.**

Mr. Jeffery P. Brown, Engineering and Infrastructure Director, presented this item and provided an update that the easement for the Faison project was acquired and therefore three acquisitions were remaining. He stated the preliminary schedule was to seek approval from the Local Government Commission (LGC) in July for the financing of the storm drainage improvement projects and the City would need all the easements and properties acquired necessary to make the improvements prior to the LGC approving the financing package. He stated without approval of condemnation, the projects would be delayed, which in turn would delay the approval from the LGC. He provided an update on the remaining acquisitions for the Seabrook, Montclair, and Forest Hills drainage projects.

**A RESOLUTION AUTHORIZING A CONDEMNATION TO ACQUIRE CERTAIN PROPERTY (FEE SIMPLE INTEREST FOR STORM WATER DRAINAGE FOR THE FOREST HILLS DRAINAGE PROJECT). RESOLUTION NO. R2011-021.**

**A RESOLUTION AUTHORIZING A CONDEMNATION TO ACQUIRE CERTAIN PROPERTY (EASEMENT FOR STORM WATER DRAINAGE FOR THE SEABROOK DRAINAGE PROJECT). RESOLUTION NO. R2011-022.**

**A RESOLUTION AUTHORIZING A CONDEMNATION TO ACQUIRE CERTAIN PROPERTY (FEE SIMPLE INTEREST FOR STORM WATER DRAINAGE FOR THE MONTCLAIR DRAINAGE PROJECT). RESOLUTION NO. R2011-023.**

**MOTION: Council Member Hurst moved to adopt the resolutions authorizing condemnation to acquire easements and properties for storm drainage improvement projects at Seabrook, Montclair, and Forest Hills.**

**SECOND: Council Member Applewhite**

**VOTE: UNANIMOUS (9-0)**

**10. ADMINISTRATIVE REPORTS**

**10.1 Monthly statement of taxes for March 2011.**

2010 Taxes.....	\$707,796.36
2010 Vehicle Taxes.....	386,642.42
2010 Revit.....	9,742.88
2010 Vehicle Revit.....	352.51
2010 FVT.....	49,223.08
2010 Transit Tax.....	49,223.08
2010 Storm Water.....	21,279.41
2010 Fay Storm Water.....	42,558.86
2010 Recycle Fee.....	39,841.26
2010 Annex.....	43.91
2009 Taxes.....	7,752.52
2009 Vehicle Taxes.....	34,715.04
2009 Revit.....	0.00
2009 Vehicle Revit.....	( 4.77)
2009 FVT.....	5,854.25
2009 Transit Tax.....	5,854.24
2009 Storm Water.....	220.02
2009 Fay Storm Water.....	440.05
2009 Recycle Fee.....	691.42
2009 Annex.....	0.00
2008 Taxes.....	2,043.34
2008 Vehicle .....	3,709.10
2008 Revit.....	0.00
2008 Vehicle Revit.....	46.28
2008 FVT.....	638.44
2008 Transit Tax.....	501.71
2008 Storm Water.....	148.62
2008 Fay Storm Water.....	88.18
2008 Recycle.....	154.31
2008 Annex.....	0.00
2007 Taxes.....	522.80
2007 Vehicle .....	1,865.57
2007 Revit.....	0.00
2007 Vehicle Revit.....	0.00
2007 FVT.....	357.46
2007 Storm Water.....	24.00
2007 Fay Storm Water.....	24.00
2007 Annex.....	0.00
2006 and Prior Taxes.....	689.68
2006 and Prior Vehicle.....	2,862.28
2006 and Prior Revit.....	0.00
2006 and Prior Vehicle Revit.....	0.00
2006 and Prior FVT.....	626.91
2006 and Prior Storm Water.....	60.00
2006 Annex.....	14.97
Interest.....	44,192.50
Revit Interest.....	371.02
Storm Water Interest.....	831.97
Fay Storm Water Interest.....	1,555.33
Annex Interest.....	5.81



Fay Recycle Interest..... 1,480.79  
Total Tax and Interest..... \$1,424,041.61

**11. ADJOURNMENT**

There being no further business, the meeting adjourned.