

FAYETTEVILLE CITY COUNCIL

SPECIAL MEETING

LAFAYETTE ROOM

NOVEMBER 6, 2008

4:00 P.M.

Present: Mayor Anthony G. Chavonne

Council Members Keith A. Bates, Sr. (District 1); Charles E. Evans (District 2)(arrived 4:15 p.m.); Council Member Darrell J. Haire (District 4)(arrived 4:06 p.m.); Bobby Hurst (District 5); William J. L. Crisp (District 6); Valencia A. Applewhite (District 7)(arrived :08 p.m.); Theodore W. Mohn (District 8); Wesley A. Meredith (District 9)

Absent: Council Member Robert A. Massey, Jr. (District 3)

Others Present: Dale E. Iman, City Manager

Doug Hewett, Assistant City Manager

Karen M. McDonald, City Attorney

Dwight Miller, PWC Chief Financial officer

Ron Macaluso, Transit Director

Tony Means, Transit Operations Superintendent

Bobby Teaque, Engineering and Infrastructure Director

Karen Hilton, Assistant Planning Director

Craig Hampton, Special Project Manager

Cynthia Preas, Real Estate Manager

Jackie Tuckey, Communications Manager/Public Information Officer

Harvey Gantt, GHA Architects

Larry Walters, GHA Project Architect

Brian Piasick, URS Corporation

Walter Vic, Architect

Candice H. White, City Clerk

Members of the Press

1. CALL TO ORDER

Mayor Chavonne called the meeting to order at 4:00 p.m. and requested an approval of the agenda.

MOTION: Council Member Bates moved to approve the agenda.

SECOND: Council Member Meredith

VOTE: UNANIMOUS (6-0)

2. CONSIDER THE FOLLOWING FINANCIAL MATTERS RELATED TO THE CITY'S

PUBLIC WORKS COMMISSION

Dwight Miller, PWC Chief Financial Officer, provided a brief overview of PWC's Series 2003A Variable Rate Demand Obligations (VRDOs) and stated as a result of CitiGroup's resignation as the remarketing agent, discussions had taken place with Morgan Keegan, BB&T, and Bank of America as prospective remarketing agents. Mr. Miller stated staff recommendation was to place the remarketing of the Series 2003A VRDOs with Bank of America and to call the PWC variable rate revenue refunding bonds, Series 2003B, for redemption.

Mr. Miller responded to questions and provided additional information regarding rates offered by the prospective remarketing agents and complications involved with converting to fixed rate bonds at this point in time. Mr. Miller stated converting to fixed rate bonds could be considered when the market stabilizes.

A. Consider Adoption of a Resolution Authorizing the Chief Financial Officer of the City to Enter into Agreements and Other Instruments in Connection with Financial Services Products

MOTION: Council Member Meredith moved to adopt the resolution authorizing the

Chief Financial Officer of the City to enter into agreements and other instruments in connection with financial services products.

SECOND: Council Member Bates

VOTE: UNANIMOUS (9-0)

B. Consider Adoption of a Resolution Calling the City's Public Works

Commission Variable Rate Revenue Refunding Bonds, Series 2003B, for Redemption

MOTION: Council Member Meredith moved to adopt the resolution calling the City's Public Works Commission variable rate revenue refunding bonds, Series 2003B, for redemption.

SECOND: Council Member Bates

VOTE: UNANIMOUS (9-0)

3. PRESENTATION BY GHA ARCHITECTS ON THE PROCESS USED TO ARRIVE AT A RECOMMENDED SITE FOR THE MULTI-MODAL CENTER

Harvey Gantt, GHA Architects, introduced Larry Walters, GHA Project Architect; Brian Piasick, URS Corporation; and Walter Vic, Architect. Mr. Gantt stated the presentation was being provided at Council's request to clarify the multi-modal transportation center study and present additional information as to the work involved in reaching the recommendation of a site for the F.A.S.T. Multi-Modal Transportation Center.

Mr. Gantt provided an overview of the development of the public involvement plan, data collection, the transit-oriented market assessment, the development facility programming and space requirements, the site inventory, the site assessment and selection, and the concept design and presentation. Mr. Gantt then provided pictures depicting the evolution of transit facilities across the country and spoke briefly to their becoming amenities and serving as catalysts for downtown development.

Mr. Gantt stated the six sites selected were the culmination of efforts by URS Corporation to survey the City and look at parcels of property around the center city that were large enough to accommodate a transit center and were adjacent to the Amtrak railway tracks. Mr. Gantt reviewed reasons Sites 2 and 4 were eliminated and reviewed the pros and cons of the remaining Sites 1, 3, 5, and 6. A brief discussion followed regarding traffic blocks caused by the Amtrak tracks and future street closings.

Mr. Gantt then presented access and market findings from an economic perspective for Sites 1, 3, 5, and 6 and reviewed reasons Site 3 was eliminated.

Mr. Piasick provided an overview of an evaluation matrix that was applied to the remaining Sites 1, 5, and 6. Discussion ensued regarding weighting of the criteria categories and sub-categories, site sizes, and site ownership.

Mr. Gantt stated following presentation of the evaluation matrix to the citizen and technical advisory groups, GHA Architects received approval to look further into Site 1 in terms of overall development so that it would not conflict with the Northwest Gateway Plan. Mr. Gantt responded to questions and concerns regarding Site 1 related to bus traffic on the narrow streets and roundabout, proximity to the library, and traffic impact in and around Hay Street.

Council Member Meredith inquired regarding options available to Council. Mr. Gantt responded although the recommendation was for Site 1, GHA Architects would attempt to accommodate any site selected by Council and work around any existing design impediments. Discussion followed regarding possible impediments, traffic volumes, and property acquisition that would be required for some of the sites.

Mayor Chavonne suggested focusing on a location other than Hay Street as had always been done in the past. Further discussion ensued regarding the use of city-owned property as a local match to federal funding and site relationship to eligibility for federal funding. Mr. Iman spoke to some of the possible benefits of Site 6, referred to as the Cintas site.

Mr. Gantt, Mr. Walters, and Mr. Paisick responded to additional questions regarding the highest and best use of land, urban design perspectives, Council's policy and view for the downtown area, and the multi-modal center's leveraging potential for commercial and retail sites to develop. Discussion ensued regarding downtown parking and the accelerated loss of parking

spaces were Site 1 to be selected.

Mr. Iman stated application for the \$900,000 to perform the design work would have to be done by December 31, 2008 the project could not advance to the design phase until a site was selected. Mr. Gantt stated Site 1 would provide the best opportunity for urban development due to its proximity to the street and further stated the design concept for Site 1 could be reconfigured with less land; however, reducing the land amount would not allow for the best possible design. Mr. Gantt emphasized that all sites, other than Site 1, would require additional land acquisition. Mr. Iman informed Council a bill was going through Congress to jump-start the economy and lobbyists in Washington had informed the City that it had a good chance of receiving some of the funding.

Council Members took an informal vote on Sites 1, 3, 5, and 6 and marginal support was expressed for Site 3. Consensus was to tour Sites 1, 3, 5, and 6 and forward to the November 24, 2008 meeting for further discussion and action.

4. ADJOURNMENT

There being no further business, the meeting adjourned at 5:50 p.m.