

**FAYETTEVILLE CITY COUNCIL
WORK SESSION MINUTES
COUNCIL CHAMBER, CITY HALL
JUNE 3, 2024
2:00 P.M.**

Present: Mayor Mitch Colvin

Council Members Katherine K. Jensen (District 1); Malik Davis (District 2); Mario Benavente (District 3); D. J. Haire (District 4); Lynne Greene (District 5) (Derrick Thompson (District 6); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8); Deno Hondros (District 9)

Others Present: Lachelle Pulliam, City Attorney
Kelly Olivera, Assistant City Manager
Jeffrey Yates, Assistant City Manager
Jodi Phelps, Assistant City Manager
Kimberle Braden, Police Chief
Kevin Dove, Fire Chief
Loren Bymer, Marketing & Communications Director
Jerry Clipp, Human Resource Development Director
Rob Stone, Construction Management Director
Sheila Thomas-Ambat, Public Services Director
Gerald Newton, Development Services Director
Lisa Harper, Senior Assistant City Attorney
Joshua Hall, Police Attorney
Erin Swinney, Police Attorney
Chris Cauley, Economic and Community Development Director
Kim Toon, Purchasing Manager
Kimberly Leonard, Budget and Evaluation Director
Kecia Parker, Real Estate Manager
Jody Picarella, Chief Financial Officer
Tyffany Neal, Transit Director
Michael Gibson, Parks, Recreation and Maintenance Director
Lisa Harper, Senior Assistant City Attorney
Pamela Megill, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 2:00 p.m.

2.0 INVOCATION

The invocation was offered by Council Member Haire.

3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Council.

3.0 APPROVAL OF AGENDA

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

CLOSED SESSION

MOTION: Council Member Davis moved to go into a closed session for attorney-client privilege matters.
SECOND: Council Member Thompson
VOTE: UNANIMOUS (10-0)

The regular session recessed at 2:04 p.m. The regular session reconvened at 2:58 p.m.

MOTION: Mayor Colvin moved to go into open session.
SECOND: Mayor Pro Tem Jensen
VOTE: UNANIMOUS (10-0)

4.0 OTHER ITEMS OF BUSINESS

5.01 Festival Park Management Proposal

Mr. Michael Gibson, Parks, Recreation and Maintenance Director, presented this item and stated in February 2024, the City of Fayetteville received and considered proposals from venue managers to provide professional management of Festival Park for all aspects of operations, including concert promotion and scheduling; food and beverage service; ticketing; show production including marketing, sales, and sponsorships; and day-to-day maintenance/janitorial services. Only the response from Oak View Group (OVG) was deemed qualified and is offered for your consideration in this report.

On April 16, 2024, representatives from OVG presented the slides included in your packet and discussed with staff their interests and experience. OVG is currently in partnership with Cumberland County to operate the Crown Complex. There are costs to forming this partnership, as well as impacts to how the City currently operates Festival Park. Representatives from OVG are willing to present to Council to explain their interests and answer questions.

The budget impact would be a minimum of \$100,000.00 annually, other capital improvements and operating costs are negotiable.

Discussion ensued.

Consensus of Council was to direct staff to ask Oak View Group to present their proposal to Council.

5.02 Resolution Authorizing a Lease for the Cross Creek District Office of the Police Department

Ms. Kecia Parker, Real Estate Manager, presented this item and stated the Cross Creek District Office has leased a portion of the property located at 6147 Raeford Road since July 1, 2014. The current term of that lease expires June 30, 2024, and the City would like to remain in the space for another five years. The new lease includes a five-year term beginning on July 1, 2024, for approximately 4,175 square feet of office space and a 1,200 square feet outbuilding. The rent will be \$6,904.78 monthly for the first year with a 2 percent escalation annually. The taxes and insurance portions of the rent will have a 20 percent increase annually. As a part of the negotiations, the City requested a list of repairs and alterations be made to the building. The landlord agreed and has made all the repairs except for the interior painting as this repair was costly. The landlord has received the quote and agreed to the painting once the City signs the new lease.

Discussion ensued.

Consensus of Council was to direct staff to place this item on the June 10, 2024, consent item on the regular meeting agenda.

5.03 Empowering Community Safety Micro-Grant Program Close Out Report

Mr. Chris Cauley, Economic and Community Development Director, presented this item and stated in the fall of 2021, the Police Chief proposed a series of crime reduction strategies. The Fayetteville Police Department and the Economic and Community Development Department, under guidance from the City Manager's Office, benchmarked other programs and reviewed best practices to develop a program that would improve communities while building capacity within the community for organizations to become nonprofits. Subsequently, City Council

appropriated \$250,000.00 to fund the Empowering Community Safety Micro-Grant program for two years consisting of four funding cycles.

The purpose of the Empowering Community Safety Micro-Grant initiative was to empower, encourage, and engage community members to create activities that promote crime reduction in Fayetteville. The program's focus was to fund these efforts while investing in and creating sustainable local nonprofits. The initial goal was to award City residents, groups, or organizations funds that would be used for grass-roots efforts within redevelopment areas or communities with a recent spike in violent crime.

Throughout the two-year program, the six major themes included Addressing Upward Mobility, Community Crime Prevention, Conflict Resolution and Mediation, Family Stability, Implicit Bias and Diversity, and Opportunities for Youth/Parents/Families. Funding was allocated to each theme based on the merit of the application.

The City invested \$29,616.00 from the allocated \$250,000.00 program budget to Nonprofit Capacity-Building Workshops through FTCC's Center for Innovation, Entrepreneurship & Small Business. Over the duration of the four cycles, there were a total of 12 two-hour workshops that informed awardees on several components involved in establishing, strengthening, and maintaining effective nonprofits. The workshops were designed to inform participants on "How to Start a Nonprofit", "How to Operate a Nonprofit" and "Finding and Writing Grants". The courses were facilitated by subject matter experts within the local nonprofit sector.

This program was funded with a one-time fund balance appropriation in the amount of \$250,000.00 in Fiscal Year 2023 and has expended all funds within the budgeted four rounds. Due to the nature of the program, current Federal Funding is unlikely due to its inability to meet Uniform Administrative Requirements under the Code of Federal Regulations found at 2 CFR 200. While this program was viewed as financially risky when considering the advancement of funds and inability to guarantee recapture of funds, all funds awarded were accounted for by program participants and ECD staff.

Discussion ensued.

Consensus of Council was to direct staff to place Community Watch Groups; two cycles for the sum of \$100,000.00 into the "parking lot".

5.04 Fayetteville Downtown Parking

Mr. Brian McGill, Interim Assistant Public Works Director - Traffic Services, presented this item and stated Council has requested staff review information surrounding the City's parking program related to operations between the hours of 5:00 and 7:00 p.m.. Using values from the 2023 calendar year, approximately 19 percent of daily parking transactions occurred between 5:00 and 7:00 p.m., amounting to a total of \$30,438.55 in payments based on information provided by the parking enforcement consultant. For just the Fiscal Year 2023 period, the total functional revenue was enough to fund the contract services for parking operations, but not debt services. Budget and finance numbers from previous fiscal years indicate that the parking program operates in a deficit and requires subsidization from the general fund for debt servicing. This is more readily apparent in the documentation of this administrative report. Finally, the Franklin Street Parking Deck observed 9,091 parking transactions in the 2023 calendar year and collected \$22,166.00 in parking fees. A more detailed breakout of the 2023 operations of the Franklin Parking Deck is included in the agenda packet.

Mayor Colvin expressed concerns regarding the management of the parking decks, stating the decks are under utilized and asked for a full review of the operations and management of the parking decks.

Discussion ensued.

Consensus of Council was to direct staff to end Monday through Friday paid parking at 5:00 p.m. beginning July 1, 2024, and to review the entire paid parking program. Council Members Thompson and Banks-McLaughlin were opposed to the consensus vote.

5.05 Parks and Recreation Projects Report Card

Mr. Rob Stone, Construction Projects Manager, presented this item and stated the major bond projects currently in progress include the Mazarick Tennis Center, Mable C. Smith Park, McArthur Road Sports Complex, Cape Fear River Park, and Dr. Martin Luther King Jr. Park. The City has experienced significant construction cost increases and supply chain disruptions in the last three years, which have resulted in schedule and budget adjustments as the projects continue to move forward. The Cape Fear River Park and the McArthur Sports Fields are two projects that are currently underfunded to complete the projects as designed. The Cape Fear River Park is currently in the concept stage and is proposed as a phased approach. The McArthur Sports Complex design is complete, and staff applied for, but did not receive, the Defense Community Investment Program Federal Grant in an effort to cover the cost of construction.

Discussion ensued.

Consensus of Council was to receive the report.

5.06 Recommended FY 2024-25 Operating and Capital Budget

Mr. Jeffrey Yates, Assistant City Manager, presented this item and stated this item is to review the City Council budget questions and to gather consensus direction regarding the "parking lot" items.

Mr. Yates reviewed the questions and answers and discussion ensued regarding several items listed in the recommended budget.

Mayor Colvin called for a special meeting to be held on June 12, 2024, beginning at noon, to be held in the Council Chamber of City Hall, the purpose of the Special meeting is to continue discussions on the Recommended FY 2024-25 Operating and Capital Budget.

6.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 5:12 p.m.