

FAYETTEVILLE CITY COUNCIL
WORK SESSION MINUTES
JANUARY 5, 2009
5:00 P.M.
LAFAYETTE ROOM

Present: Mayor Anthony G. Chavonne

Council Members Keith A. Bates, Sr. (District 1); Darrell J. Haire (District 4); 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: Council Members Charles E. Evans (District 2); Robert A. Massey, Jr. (District 3)

Others Present: Dale E. Iman, City Manager

Doug Hewett, Assistant City Manager

Karen M. McDonald, City Attorney

Rob Anderson, Chief Development Officer

Bobby Teague, Engineering and Infrastructure Director

Jeffrey Brown, City Engineer

Jimmy Teal, Planning Director

Karen Hilton, Assistant Planning Director

Victor Sharpe, Community Development Director

Jerry Dietzen, Solid Waste Management Director

Ron Macaluso, Transit Director

Tony Means, Transit Operations Superintendent

Scott Lagueux, Consultant, LandDesign

Elisabeth Fetting, Project Manager, KFH Group

Maurizia Chapman, Air Quality Principal Planner

Jackie Tuckey, Communications Manager/Public Information Officer

Candice H. White, City Clerk

Press

CALL TO ORDER

Mayor Chavonne called the meeting to order at 5:02 p.m.

INVOCATION

Council Member Haire provided the invocation.

1. APPROVAL OF AGENDA

Karen M. McDonald, City Attorney, requested modification of Item 8. to include a closed session for an economic development matter and for consultation with attorney.

MOTION: Council Member Meredith moved to approve the agenda with the modification to Item 8. as outlined by the City Attorney.

SECOND: Council Member Hurst

VOTE: UNANIMOUS (8-0)

2. PRESENTATION BY CONSULTANT OF THE PRELIMINARY DRAFT OF THE RAMSEY CORRIDOR PLAN FOR LAND USE AND SPECIFIC FOCUS AREAS

Karen Hilton, Assistant Planning Director, introduced Scott Lagueux, LandDesign Consultant. Mr. Lagueux stated over the prior six months, work had been performed with the community to establish a guide for the Ramsey Street corridor land use and to identify key improvements that would enhance the character and quality of the corridor for the next ten to twenty years. Mr. Lagueux further stated the draft summary report recapped that process and the results of that effort.

Mr. Lagueux briefly reviewed public involvement in the overall planning effort to include public meetings, task force meetings, stakeholder meetings and a public workshop. Mr. Lagueux stated those meetings resulted in a framework that would be used as the basis for land use development and growth management solutions. Mr. Lagueux briefly reviewed seven elements of the framework and stated they would be used to guide the creation and evaluation of plan alternatives.

Mr. Lagueux followed with an overview of the proposed land use plan for Ramsey Street's primary corridor zones for: A) Interstate 295 to McCloskey Road; B) Methodist University to Interstate 295; C) Country Club Drive/US-401 to Methodist University; D) Rosehill road to Country Club Drive/US-401; E) Martin King, Jr. Freeway to Rosehill Road; and F) Rowan Street to Martin King, Jr. Freeway. Mr. Lagueux also provided area illustrative plans for each of the primary corridor zones.

Mr. Lagueux stated vital strategies for Area C, which could be used as the model for other aspects of the corridor and the City overall, included: reuse of vacated big box commercial spaces; corridor beautification; activation and integration of vacant unincorporated areas; expansion of connectivity; support for smart growth, urban infill clusters of diverse activities. Mr. Lagueux spoke to strategies that would include a mixed-use overlay zone to encourage different types of activities and to ensure single-family residential faces were not eroded off of the corridor in favor of commercial stripping throughout.

Mr. Lagueux concluded his presentation and stated implementation would include adoption of the plan to guide land use decisions with an update every five years; creation of a working group to ensure implementation; modification of zoning; improvement in circulation; development of detailed beautification improvement plans; definition and enhancement of an open space plan for the area; a focused market study to determine specific uses and to inform permitted density; discouragement of commercial development that has the potential to negatively affect the economic stability of the corridor; continued support of incentives to encourage reinvestment; and seeking of funding sources.

Mr. Lagueux responded to questions and outlined some of the issues ahead. Consensus was to forward the presentation to the January 26, 2009 meeting for consideration of approval.

3. PRESENTATION BY THE CONSULTANT (KFH GROUP) OF THE SUMMARY OF TASK FOR THE F.A.S.T. TRANSPORTATION DEVELOPMENT PLAN

Ron Macaluso, Transit Director introduced, Elisabeth Fetting, KFH Group Project Manager. Ms. Fetting stated objectives of the Transit Development Plan (TDP) were to propose a public transit system that will accommodate the footprint of the City to include the newly annexed areas; propose a system that will be efficient and effective for the citizens of Fayetteville by restructuring routes to meet changing community needs; increase productivity and operate within the City's fiscal constraints; and meet all applicable ADA requirements for complementary paratransit services.

Ms. Fetting provided an overview of the scope of work and outlined the tasks involved: Task 1 – Project Initiation and Management; Task 2 – Management Information System and System Performance Evaluation; Task 3 – Inventory and Evaluation of Services; Task 4 – Data Analysis; Task 5 – Transit Needs Assessment; Task 6 – Comparison of Needs to Services and Development of Alternatives; Task 7 – Preparation of Transportation Plan, Draft Final Report; Task 8 – Preparation and Presentation of Final Report; and Task 9 – Deliverables.

Ms. Fetting responded to questions and discussion ensued regarding surveys and assessments to be used for the transportation data analysis. Council Member Mohn inquired whether individual bus stops would be evaluated for ADA compliance. Ms. Fetting responded individual bus stop assessments were not included in the scope of work but generalities could be included.

Ms. Fetting stated it was important that F.A.S.T. have specific goals, objectives and service standards to help guide the system and objectively measure whether the system is accomplishing its mission. Ms. Fetting responded to additional questions.

Consensus of Council was that Ms. Fetting continue to encourage citizen participation and keep the public involved.

4. CUMBERLAND COUNTY AIR QUALITY UPDATE

Maurizia Chapman, Air Quality Principal Planner, stated in March 2008 the Environmental Protection Agency (EPA) announced revised air quality standards and in all likelihood Cumberland County will be designated non-attainment for ozone. Ms. Chapman further stated

at the November 2008 Cumberland County Mayor's Coalition meeting, attending officials agreed that each jurisdiction would submit letters of support for a new Early Action Compact (EAC) to the region's legislative delegation and to the new EPA Administrator.

Ms. Chapman explained the new ozone standard schedule, issues involved should the EPA not agree to reinstate the EAC process for the new designation, and briefly outlined the process for determining non-attainment boundaries. Ms. Chapman then reviewed strategies to reduce emissions and decrease urban temperatures. Ms. Chapman stated by March 2009 North Carolina will submit its recommendations for boundaries and the EPA will make designations by March 2010.

5. TRANSFER OF PROPERTIES TO FAYETTEVILLE METROPOLITAN HOUSING AUTHORITY FOR THE HOPE VI REVITALIZATION PROJECT

Victor Sharpe, Community Development Director, stated the City's commitment to the HOPE VI Revitalization Project included the transfer of vacant land in the Old Wilmington Road community to the Fayetteville Metropolitan Housing Authority (FMHA) in support of its revitalization efforts. Mr. Sharpe further stated the total acreage to be conveyed in the transfer was 30.99 acres and the FMHA would utilize the land for the construction of 747 new housing units. Mr. Sharpe referenced a site map of parcels to be transferred. Mr. Sharpe stated the FMHA intends to swap .97 acres of land with Friendship Baptist Church for land owned by the church.

Mr. Sharpe responded to questions regarding the swap of land and greenspace contained in the project. Consensus was to forward to the January 12, 2009 meeting for consideration of approval.

6. ECONOMIC STIMULUS PROJECT UPDATE

Dale E. Iman, City Manager, stated as part of the Washington economic stimulus package, the city submitted a list of ready-to-go projects to Climate Communities to be presented to the incoming administration for consideration of additional federal funding. Mr. Iman further stated the city also provided ready-to-go lists to two other groups and participated in efforts of the US Conference of Mayors who prepared a report on infrastructure ready-to-go projects. Mr. Iman stated in addition, the NCDOT provided state highway transportation officials a list of state highway and bridge projects, to include Cumberland County highway and bridge projects, which could be ready to go immediately if additional federal funding were to become available.

Mr. Iman provided an overview of proposed projects and stated the city's list of ready-to-go projects continues to be updated as additional projects are identified. Mr. Iman stated the city should be poised for action once the federal project is fully developed and a call is put out for projects.

Mr. Iman responded to questions and discussion ensued regarding the list of suggested projects.

7. COUNCIL MEMBER REQUESTS

A. ELIMINATE PROPERTY OWNER ASSESSMENT FOR THE PAVING OF "CITY" SOIL STREETS

Council Member Mohn asked that Council consider the elimination of property owner assessments for the paving of city soil streets because property owners pay city taxes and street maintenance is a city service. Council Member Mohn referenced the soil streets analysis prepared by staff and referenced City Council policy 160.1 regarding street improvements. Discussion ensued regarding funding for the assessment portion of paving city streets and whether funding should be tied to the list of Capital Improvement Projects (CIP). Consensus was to direct staff to review the list of soil streets and report back to City Council regarding funding and whether financial projections will support current CIP projects. Council also requested a briefing of revenue projections.

B. EXPLORE TELEVISION MONDAY WORK SESSIONS

Mayor Chavonne inquired regarding Council's interest in televising Monday work sessions. Consensus of Council was in support of having staff pursue the matter.

**8. CLOSED SESSION FOR AN ECONOMIC DEVELOPMENT MATTER AND
CONSULTATION WITH ATTORNEY**

MOTION: Council Member Hurst moved to go into closed session for an economic development matter and for consultation with attorney.

SECOND: Council Member Crisp

VOTE: UNANIMOUS (8-0)

The regular session recessed at 7:00 p.m.

The regular session reconvened at 7:20 p.m.

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

SECOND: Council Member Hurst

VOTE: UNANIMOUS (8-0)

There being no further business, the meeting adjourned at 7:21 p.m.