

**FAYETTEVILLE CITY COUNCIL
WORK SESSION MINUTES
COUNCIL CHAMBER, CITY HALL
DECEMBER 2, 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: Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Kelly Olivera, Assistant City Manager
Adam Lindsay, Assistant City Manager
Jeff Yates, Assistant City Manager
Jodi Phelps, Assistant City Manager
Kimberle Braden, Police Chief
Kevin Dove, Fire Chief
Michael Gibson, Parks, Recreation and Maintenance Director
Brook Redding, Special Projects Manager
Loren Bymer, Marketing & Communications Director
Will Deaton, Planning and Zoning Manager
Craig Harmon, Senior Planner
Sheila Thomas-Ambat, Public Services Director
Joshua Hall, Police Attorney
Erin Swinney, Police Attorney
Kim Toon, Purchasing Manager
Deonte Watson, Deputy Airport Director
Pamela Megill, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 2:05 p.m.

2.0 INVOCATION

The invocation was offered by Council Member Davis

3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Council.

4.0 CITY MANAGER REPORT

None.

5.0 APPROVAL OF AGENDA

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

6.0 OTHER ITEMS OF BUSINESS

6.01 Innovation Districts Update

Ms. Kelly Olivera, Assistant City Manager, presented this item with the aid of a PowerPoint presentation and stated an Innovation District is a non-traditional approach to economic development and community revitalization, it is intentionally created in an identified physical area, it has anchor institutions and companies, start-ups and business incubators, it is physically compact, and transit accessible. Ms. Olivera provided an overview of the 12 guiding principles of

Innovation Districts, finding strengths, building across industries, finding the perfect mix of entities, connections through infrastructure, small- and large-scale investments, encouraging social interactions, sharing innovations, tying into our initiatives, creativity with funding resources, key partnerships, and the next steps to work the Bloomberg Center for Cities at Harvard University to identify a consultant.

Discussion ensued.

Consensus of Council was to direct staff to move this item forward, to bring back to the Council Strategic Planning Retreat for further discussion and to receive this report.

6.02 Air Service Development Incentives

Mr. Deontae Watson, Deputy Airport Director, presented this item with the aid of a PowerPoint presentation and stated Council is asked to receive a presentation from Airport leadership about the implementation of a new air service development incentive program. This incentive would be a minimum revenue guarantee (MRG) used to attract new direct flights to and from the Fayetteville Regional Airport.

The Fayetteville Regional Airport applied for a Small Community Air Service Development Program (SCASDP) grant award from the U.S. Department of Transportation in July 2024. The SCASDP grants are designed to provide financial assistance to small communities through a competitive grant process to help enhance air service. Although we were notified in October 2024 that our application was not selected for funding, the need remains for additional funding to incentivize new air service at the Airport.

A commonly used incentive in the airline industry is an MRG. MRG's are used to offset the start-up costs and initial risk associated with launching new air service by providing a set amount of local funding to the airline in the event the new air service does not generate sufficient revenues.

The MRG agreement will outline the responsibilities of both the airline and the City, including the dollar amount of the local funding and the concession period for the service to be provided by the airline. MRG's are only available for new direct flights to and from the Airport; airlines would not be eligible to receive this incentive for existing flights. Specific details of the MRG incentive program will be presented at a future Council work session, prior to entering a contractual obligation with an eligible airline.

The Federal Aviation Administration regulates incentives that can be offered to airlines, and specifically prohibits the use of Airport revenues for MRG's. Funding for this incentive must come from some other local source.

Discussion ensued.

Consensus of Council was to receive the report and to direct staff to prepare the appropriation for the sum of \$400,000.00.

6.03 Hurley Plaza Project Update

Mr. Michael Gibson, Parks, Recreation, and Maintenance Director, presented this item with the aid of a PowerPoint presentation and stated the Hurley Plaza Project Phase 1 includes the installation of decorative baseball bollards along the Hay Street entrance promenade of the stadium and larger decorative baseball bollards at the stairs of the stadium entrance. Flanking each side of the Maiden Lane entrance, the fence will be installed for pedestrian safety and to deter parking on grassy areas. To complete Phase 1, new trees, plants and sod will be established to provide greenspace and shaded areas.

Phase 1 completion is anticipated to be prior to the 2025 baseball season.

Phase 2 of the Hurley Plaza Project includes the installation of crash-rated safety bollards at the Maiden Lane and Hay Street entrances to the stadium to provide additional pedestrian safety. So as not to interfere with the upcoming 2025 baseball season, Phase 2 completion is anticipated to be in fiscal year 2025-2026.

The Hurley Plaza Project, a phase of the Downtown Redevelopment Site Project (Plaza Project), was appropriated on April 24, 2017, to fund site improvements surrounding the stadium, parking deck and mixed-use development, and the Prince Charles Hotel renovation projects.

The work on this project was delayed due to unforeseen utility conflicts and capacity issues, soil contamination and abandoned infrastructure, and the need to break up the schedule of work to coordinate with the construction and operation of adjoining projects. The work was broken into phases to work around Segra Stadium's use schedule as well. The final phase of the Downtown Redevelopment Site Project includes improvements related to "Hurley Plaza."

No additional impact to the general fund.

Discussion ensued.

Consensus of Council was to receive the Hurley Plaza Project Update and move this item forward.

6.04 Mayors Finch and Hurley Memorial Signs

Mr. Michael Gibson, Parks, Recreation, and Maintenance Director, presented this item with the aid of a PowerPoint presentation and stated at the Council Work Session on January 7, 2019, discussion was held regarding a Council Agenda Item Request submitted by Mayor Colvin, Council Member Crisp, and Council Member Arp, pertaining to the naming of City property in honor of former Mayor Bill Hurley. There was consensus agreement from the Council to support the naming proposal and to move forward with the required process. On January 14, 2019, Council unanimously agreed to call for a public hearing to name the plaza in front of the new Segra Stadium after former Mayor Hurley. Following the public hearing on January 28, 2019, City Council voted unanimously to name the plaza area in front of Segra Stadium in honor of former Mayor Hurley.

During the February 1, 2021, Work Session, Mayor Pro Tem Jensen presented Council with a biography for former Mayor Beth Finch. Mayor Finch served the City of Fayetteville from 1971 through 1981, originally as a Council Member, then as Mayor Pro Tem, prior to her election as Fayetteville's first female mayor. Mrs. Finch served as mayor from 1975 to 1981. Mayor Pro Tem proposed formal action be taken in March 2021 to coincide with Women's History Month. After discussion, Council gave consensus direction to staff to seek a recommendation from the Parks and Recreation Advisory Commission on the matter.

The Parks and Recreation Advisory Commission met on February 2, 2021. After discussion of City Council's recommendation, the Advisory Commission determined they would fully endorse the naming of Cross Creek Park in honor of Mayor Beth Finch.

Following City Council Policy 155.4 - Naming of City Properties in Honor of Individuals, a public hearing is required for any public park facility that has been tentatively approved by the City/County Parks Advisory Commission. During the February 22, 2021, Regular Meeting, City Council set a public hearing on this item for March 8, 2021. The public hearing was legally noticed on March 1, 2021. By

unanimous vote of Council, the renaming of Cross Creek Park to Mayor Beth Finch Park was approved on March 8, 2021.

Discussion ensued.

Consensus of Council was to receive the report and move the item forward.

6.05 Parks and Recreation Bond Project - Cape Fear River Park Update

Mr. Michael Gibson, Parks, Recreation, and Maintenance Director, presented this item with the aid of a PowerPoint presentation and stated the design firm Moffat & Nichol has provided a new concept plan and a cost estimation for the Cape Fear River Park. The new concept and cost estimation identifies elements from the previously presented master plan that can be completed within the current appropriated budget.

The construction budget for this project is estimated at \$1.5 million. Design, construction administration, and contingency will be covered by the remaining portion of the appropriated funding. The estimated project schedule for design and construction is between 12-18 months.

In March 2016, Fayetteville voters passed a \$35 million bond referendum for parks and recreation. The Cape Fear River Park, which is located on approximately 13 acres along the Cape Fear River on either side of N. Water Street, is currently in the design phase and nearing completion.

On November 14, 2022, a complete concept design, which included walkways, community lawns, story gardens, restrooms, docks, playgrounds, and a parking lot, was presented to City Council. The complete concept plan had an estimated cost well over the current project budget of \$2.3 million.

Discussion ensued.

Consensus of Council was to receive the report and direct staff to move forward with this item.

6.06 North Carolina Veterans Park Phase II - Project Update

Mr. Michael Gibson, Parks, Recreation, and Maintenance Director, presented this item with the aid of a PowerPoint presentation and stated the design plan for North Carolina Veterans Park (NCVP) Phase II included the removal of a substantial amount of soil. Recently the determination has been made that the elevations are stable.

RATIO Architects of Raleigh has been requested to provide an estimate to evaluate the plan to include a projection of what elements could be accomplished with the current appropriated budget.

North Carolina Veterans Park Phase II Schematic Design was completed by RATIO Architects of Raleigh in November 2022 and includes all aspects of architectural design required to deliver a functional and aesthetically pleasing park. The design includes walkways, community lawns, plazas, walking trails, fountains, lighting and more. Phase II of the project will extend the current footprint of North Carolina Veterans Park north, encompassing the land previously occupied by the Rowan Street bridge and on-ramp.

North Carolina Veterans Park Phase II Plans were placed out in an Invitation to Bid (ITB) in December 2022. Four bids were received, and all were rejected due to coming in significantly above the available project budget.

Capital Project Ordinance 2020-15 approved by Council on August 26, 2019, appropriated funds remaining from the NCVP Phase 1 project

to be used for Phase II of NCVP, including but not limited to the creation of a master plan and subsequent design and construction costs of features included in the master plan.

The site was included in the original master plan and was utilized as a fill dirt borrow pit for the Senior Center East project.

Discussion ensued.

Consensus of Council was to receive the report and direct staff to move this item forward.

6.07 City Council Agenda Item Request - Key to the City for Former Council Member Waddell - Council Member Benavente

Council Member Benavente presented this item and asked for Council support to present a "Key to the City" to former Council Member Tisha Waddell.

Consensus vote FAILED by a vote of 5 in favor to 5 in opposition (Mayor Colvin, Council Members Jensen, Davis, Haire, and Thompson).

CLOSED SESSION

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

The regular session was recessed at 4:14 p.m. The regular session was reconvened at 4:44 p.m.

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

7.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 4:44 p.m.