

**FAYETTEVILLE CITY COUNCIL**  
**BUDGET WORK SESSION MINUTES**  
**HUMAN RESOURCE DEVELOPMENT TRAINING ROOM**  
**FEBRUARY 6, 2010**  
**8:00 A.M.**

Present: Mayor Anthony G. Chavonne  
Council Members Keith Bates, Sr. (District 1); Kady-Ann Davy (District 2); Council Member Robert A. Massey, Jr. (arrived at 8:53 a.m.) (District 3); 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)

Others Present: Dale E. Iman, City Manager  
Doug Hewett, Assistant City Manager  
Kristoff Bauer, Assistant City Manager  
Karen M. McDonald, City Attorney  
Lisa Smith, Chief Financial Officer  
Terrie Hutaff, Human Resources Development Director  
Rita Perry, City Clerk  
Members of the Press

**1.0 CALL TO ORDER**

Mayor Chavonne called the meeting to order.

**2.0 INVOCATION**

The invocation was offered by Mayor Pro Tem Haire.

**3.0 CITY OF FAYETTEVILLE CITY COUNCIL BUDGET DISCUSSION – ECONOMIC OUTLOOK AND CITY CHALLENGES PRESENTATION.**

The following information was presented by staff:

**Mr. Dale Iman, City Manager:**

- . Objectives
- . Challenges
- . General Fund Financial Forecast
- . Economic Outlook

**Mrs. Lisa Smith, Chief Financial Officer:**

- . Overview of FY 09/10 City Revenue (to date)
- . FY 2011 to FY 2015 Financial Forecast
- . Key Assumptions for Financial Forecast
- . General Fund Financial Forecast
- . FY 2011 Projected Funding Gap
- . Projected Fund Balance Impact
- . Fund Balance Projection

**Mr. Dale Iman, City Manager:**

- . Exploring Options for Balancing Future Budgets
- . Forecasted FY 2011 General Fund Revenue Composition
- . Ad Valorem Tax Comparisons
- . Forecasted FY 2011 General Fund Expenditure Composition
- . Remaining Service and Support
- . Staff Options to Close Gap

Following the presentation, an exercise ensued to compile Council options to close the financial gap which resulted in the following Council member suggestions. Council members were then instructed to place dots by the options they would like for staff to research. Items receiving dots would be researched further.

**Ideas for Increasing Revenue (+)**  
*\*(Received at least 3 dots)*

Develop policies that require development by downtown property owners (5)

**Ideas for Cutting Expenses (-)**  
*\*(Received at least 3 dots)*

Dispose of surplus property (5)

Offer more incentives to businesses, developers, and investors in order for them to purchase permits (4)	Leaf season and maintenance reduction (4)
Outsource jobs for local businesses; review through the entire City to find cost savings (4)	Reduce funding to outside agencies (4)
Aggressively recruit industry (4)	Discontinue City T.V. Show
Examine City relations with PWC and/or reexamine (4)	
Annex industrial parks where City-owned utilities are used (4)	
Better leverage the assets we have to grow our tax/revenue base (PWC utilities); Explore sale of utility services—why can't profits go to the City? (4)	
Impact fee per new lot developed for P&R (3)	

**Other Ideas for  
Increasing Revenue (+)**

*\*(Did not get a minimum of 3 dots)*

Increase false alarm fees (2)

Developer impact fees (2)

Fee increase on special services (2)

Fee Recovery Total (1)

Pay-for-performance vs. Automatic Cola (1)

Re-examine City investments (1)

Charge churches/religious facilities some type of property tax (1)

Decrease number of false alarms before time begins (1)

Explore other fee changes – other departments (0)

Add new solid waste bulky item fee (0)

Increase service development fees (0)

What services can be sent to county or state (0)

Enforce Fines (0)

Use of Fund Balance in accordance with policy (0)

**Other Ideas for  
Cutting Expenses (-)**

*\*(Did not get a minimum of 3 dots)*

Delay purchase of multi-modal properties (2)

Pgrm funds—that are suppose to match funds. Decrease line items if organization can't come up with matching amount (2)

No police vehicles out of City limits (2)

Small insurance premium increase for City employees (2)

Vehicle maintenance competitive (1)

Reduce recreation center hours of operation (1)

Reduce mowing (1)

Cut arts funds (1)

Slow demolition (1)

Conduct vehicle maintenance review (1)

Election method and years (0)

End extra sports seasons and extended playoffs (0)

Reduce debt capacity (0)

Close streets that are not paved and citizens live on extended driveway (0)

Parks and Recreation Process Improvements (0)

Mr. Iman emphasized the following three key concepts:

- Team work (Council and Staff)
- Communication
- Positive Change

**AGENDA BRIEFING FOR FEBRUARY 8, 2010, MEETING.**

Mr. Kristoff Bauer, Assistant City Manager, presented the following items scheduled for the Fayetteville City Council's February 8, 2010, agenda:

**ZONING CASES:**

**A. Case No. P09-36F: The rezoning from R6 Residential District to R5/CZ Residential Conditional Zoning District for townhomes on properties located at 108, 110, 202 and 204 Pinecrest Drive. Thomas L. Bradford, dba Pear Tree Properties, LLC, and Island Time Pizza, LLC, owner.**

Mr. Bauer stated the staff recommended denial and the Zoning Commission recommended approval. He informed Council that the applicant had indicated he may request a continuance.

Discussed ensued about the costs when a case is continued.

Mrs. Karen McDonald, City Attorney, explained that each time the hearing was continued, the City pays the cost of advertising and public notification; however, should the case be denied and reapplied for after one year the applicant would pay the cost.

Council Member Bates asked whether Council could deny the rezoning and waive the twelve month waiting period for reapplying. Mrs. McDonald replied in the affirmative.

**B. Development Services - Case No. P09-46F. The rezoning of the property located at 412 Gillespie Street from R5 Residential District to C1 Commercial District or to a more restrictive zoning classification. St. Joseph's Episcopal Church, owner.**

Mr. Bauer stated the staff recommended denial and the Zoning Commission recommended approval.

**C. Development Services - Case No. P09-35F: The rezoning from C1P Commercial District to R5/CZ Residential Conditional Zoning District for an apartment complex on property located at 5951 Cliffdale Road. Containing 11.21 acres more or less and being the property of Tart and Tart, Inc.**

Mr. Bauer stated staff and the Zoning Commission recommended approval with conditions.

#### **ADDITIONAL ITEMS:**

**A. FROM FAMPO – LIGHT RAIL GRANT:**

Mr. Dale Iman, City Manager, explained this was a request received from the Fayetteville Area Metropolitan Planning Organization to add an item to the agenda to consider a grant application for Light Rail from the Amtrak Train Station to PWC.

Eight votes are necessary to place this item on the agenda. There was no consensus to add this item to the agenda.

Mr. Iman provided an update on the Gas House property located on Rowan Street. He stated the developer submitted a project that would facilitate development on the site.

**B. Mayor Chavonne requested recognition of Carmon Renee Burks who passed away on February 4, 2010.**

There being no further business, the meeting adjourned at 11:20 a.m.