

**FAYETTEVILLE CITY COUNCIL
SPECIAL MEETING
LAFAYETTE ROOM
JUNE 20, 2016
6:00 P.M.**

Present: Mayor Nat Robertson

Council Members Katherine K. Jensen (District 1); Kirk deViere (District 2); Mitchell Colvin, Jr. (District 3); Chalmers McDougald (District 4); Robert T. Hurst, Jr. (District 5); William J. L. Crisp (District 6); Larry O. Wright, Sr. (District 7); Theodore Mohn (District 8); James W. Arp (District 9)

Others Present: Douglas Hewett, Interim City Manager
Karen McDonald, City Attorney
Kristoff Bauer, Deputy City Manager
Rochelle Small-Toney, Deputy City Manager
Jay Reinstein, Assistant City Manager
Cheryl Spivey, Chief Financial Officer
Tracey Broyles, Budget and Evaluation Director
Kevin Arata, Corporate Communications Director
Scott Shuford, Planning and Code Enforcement Director
Jim Palenick, Economic and Business Development
Director
Michael Gibson, Parks, Recreation and Maintenance
Director
Darsweil Rogers, PWC Commission Chair
Mark Brown, PWC Customer Relations Officer
Byron Marshall, Project Manager, IPMS, LLC
Dan Barrett, Barrett Sports Group
Pamela Megill, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Robertson called the meeting to order.

2.0 INVOCATION

The invocation was offered by Council Member McDougald.

3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Mayor Robertson and City Council.

4.0 APPROVAL OF AGENDA

MOTION: Council Member Arp moved to approve the agenda
SECOND: Council Member Wright
VOTE: UNANIMOUS (10-0)

5.0 OTHER ITEMS OF BUSINESS

5.1 Receive and Discuss the Feasibility Study from Barrett Sports Group

Ms. Rochelle Small-Toney, Deputy City Manager, introduced this item and provided a history of the Minor League Stadium Project and stated in 2013 the City staff began the concept of a minor league baseball program for the City of Fayetteville. Catalyst Site 1 was selected as a potential site because of its close proximity to Fayetteville State University and the Downtown. The city at that time was in the process of acquiring properties and NCDOT had plans for the realignment of the Rowan Street Bridge. In 2014 the City contracted with UNC School of Government for consulting services, including an economic impact study for sports and entertainment in the downtown

area. City staff visited Durham and met with developers and toured the Durham Bulls Stadium. Also in 2014 Council authorized the condemnation of remaining Catalyst Site 1 properties. In 2015 Council authorized the funding for a project manager and feasibility study for a minor league stadium and program. Some Council Members and staff visited and toured stadiums in Charlotte, North Carolina; Sugarland, Texas; and Nashville, Tennessee. In 2016 Barrett Sports Group was selected to produce the Feasibility Study. In April of this year Houston Astros representatives met with Fayetteville officials to express their interest in bringing a minor league baseball team to Fayetteville. In May, staff was informed that the Prince Charles site is also being discussed with Council Members as an alternate site for the proposed stadium; the Feasibility Report will include findings for both Catalyst Site 1 and the Prince Charles site.

Mr. Byron Marshall, Project Manager, IPMS, LLC, provided an update of the work Barrett Sports Group has completed, and stated additional research would be needed for the Prince Charles site, as this was only included in the report nine days ago.

Mr. Dan Barrett Barrett Sports Group, presented the Minor League Baseball Feasibility Study prepared by Barrett Sports Group, LLC, Populous, and Hunt Construction Group with the aid of a PowerPoint presentation.

The report was provided to Council in both electronic and hard copy and is posted on the City website.

Mr. Barrett, stated the consulting team is pleased to present our preliminary findings in connection with the proposed baseball stadium project to be located at either Catalyst Site 1 or the Prince Charles location. The consulting team has completed a comprehensive evaluation of the potential feasibility and demand for a new stadium that would host an affiliated minor league baseball team and other athletic events, concerts, family shows, and other community events. Mr. Marshall provided a detailed report on the following: Summary of tasks completed, market analysis, market surveys, preliminary stadium characteristics, architectural program for Catalyst Site 1 and Prince Charles Site, Financial Analysis, Economic Impact Analysis, Financing Alternatives, and General Observations.

Discussion ensued.

MOTION: Council Member Arp moved to accept the report as presented.
SECOND: Mayor Pro Tem Colvin
VOTE: UNANIMOUS (10-0)

5.2 Consideration and Action on a Resolution of the City Council of the City of Fayetteville and the City of Fayetteville Public Works Commission

Mayor Pro Tem Colvin presented this item and stated Council authorized a Committee comprised of himself and Council Members Jensen and Mohn to work with Public Works Commissioners Rogers and Lallier on making revisions to the Public Works Commission Charter, Council has had opportunity to review and discuss the proposed resolution. Bond Counsel has concerns regarding paragraph F of the resolution adopted by the Public Works Commission and has recommended an amendment to the proposed resolution.

Mr. Darsweil Rogers, PWC Chair, stated he is in agreement with the amendment, and the PWC Commission will vote on this amended proposed resolution on June 22, 2016.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AND THE CITY OF FAYETTEVILLE A PUBLIC WORKS COMMISSION. RESOLUTION NO. R2016-053

MOTION: Mayor Pro Tem Colvin moved to adopt the resolution.
SECOND: Council Member Mohn
VOTE: UNANIMOUS (10-0)

5.1 Receive and Discuss the Feasibility Study from Barrett Sports Group

Council Member Arp stated he wanted to revisit the vote taken on this item because we need to give staff direction on what our expectations are. The original motion was to accept the report as presented and the amended motion is as follows:

MOTION: Council Member Arp moved to accept the report as presented and to direct staff to (1) prepare a response to the Houston Astros for Council review on Monday, June 27, 2016; (2) identify next steps and decision milestones on the proposed ballpark; and (3) provide a proposed location (Catalyst Site 1, Prince Charles location, or an alternate location).
SECOND: Council Member Wright

Discussion ensued regarding when to continue the conversation regarding providing a preliminary response to the Houston Astros.

Mr. Douglas Hewett, Interim City Manager, stated the proposal letter from the Houston Astros was provided to Council in their packet. If there is an interest in proceeding to the next level we can continue the conversation on Wednesday at the agenda briefing meeting. It would be helpful for Council to let staff know if this is a "no go" or if you would like to proceed.

Council Member Crisp suggested this item be discussed on Wednesday, June 22, 2016.

MOTION: Council Member Arp withdrew his motion and moved to continue this meeting to Wednesday, June 22, 2016, at 4:00 p.m.
SECOND: Council Member Wright
VOTE: UNANIMOUS (10-0)

6.0 ADJOURNMENT

There being no further business, the meeting recessed at 5:40 p.m. to reconvene on Wednesday, June 22, 2016, at 4:00 p.m.