

**FAYETTEVILLE CITY COUNCIL  
WORK SESSION MINUTES  
LAFAYETTE CONFERENCE ROOM  
APRIL 3, 2018  
5:00 P.M.**

Present: Mayor Mitch Colvin

Council Members Katherine K. Jensen (District 1); Tyrone Williams (District 2) (departed at 7:38 p.m.); Tisha W. Waddell (District 3); D. J. Haire (District 4); Johnny Dawkins (District 5); Larry O. Wright, Sr. (District 7) (arrived at 5:09 p.m.); Theodore Mohn (District 8)

Absent: Council Member William J. L. Crisp (District 6); James W. Arp (District 9)

Others Present: Douglas Hewett, City Manager  
Karen McDonald, City Attorney  
Kristoff Bauer, Deputy City Manager  
Jay Reinstein, Assistant City Manager  
Telly Whitfield, Assistant City Manager  
Gina Hawkins, Police Chief  
Giselle Rodriguez, City Engineer  
Kevin Arata, Corporate Communications Director  
Cindy Blot, Economic and Community Development  
Director  
Lee Jernigan, Traffic Engineer  
Marsha Bryant, Development Services Advocate  
Tracey Broyles, Budget and Evaluation Director  
Mark Brown, PWC Customer Services Director  
Scott Lane, Senior Transportation Planner, Stantec  
Michelle Peele, Transportation Planner, Stantec  
Pamela Megill, City Clerk  
Members of the Press

**1.0 CALL TO ORDER**

Mayor Colvin called the meeting to order.

**2.0 INVOCATION**

The invocation was offered by Council Member Haire.

**3.0 APPROVAL OF AGENDA**

**MOTION:** Council Member Haire moved to approve the agenda with the addition a closed session for consultation with the City Attorney regarding a matter of economic development.

**SECOND:** Council Member Dawkins

**VOTE:** UNANIMOUS (7-0)

**CLOSED SESSION**

**MOTION:** Council Member Haire moved to go into closed session for an attorney-client privileged matter regarding economic development.

**SECOND:** Council Member Williams

**VOTE:** UNANIMOUS (7-0)

The regular session recessed at 5:04 p.m. The regular session reconvened at 5:13 p.m.

**MOTION:** Council Member Dawkins moved to go into open session.

**SECOND:** Mayor Pro Tem Mohn

**VOTE:** UNANIMOUS (8-0)

#### **4.0 OTHER ITEMS OF BUSINESS**

##### **4.01 Council Update on the Comprehensive Pedestrian Plan**

Mr. Lee Jernigan, Traffic Engineer, introduced Mr. Scott Lane, Senior Transportation Planner, Stantec, and Ms. Michelle Peele, Transportation Planner, Stantec. Mr. Lane presented the item with the aid of a PowerPoint presentation and stated the recommendation for the City was developed by identifying the pedestrian and safety activity, schools, parks, business centers, households living at or under poverty, and connection to transit. The draft plan includes a network of sidewalks making many corridors more walkable, intersection recommendation to increase safety, and funding options, policy edits and program implementation strategies. The plan recommends 118 sidewalk projects (43 additional miles) of sidewalk facilities providing connectivity to nearby schools, commercial areas, and high need areas. Small area studies were conducted in ten areas.

Mr. Lane announced the next Steering Committee meeting will be held on April 12, 2018, at the Kiwanis Recreation Center, and the presentation of the final draft plan will be presented to City Council at the May 14, 2018, regular meeting.

Discussion ensued.

Mayor Colvin thanked everyone for the presentation.

##### **4.02 Community Watch Overview and Update**

Ms. Gina Hawkins, Police Chief, presented this item with the aid of a PowerPoint presentation and stated a Community Watch Group is a crime prevention program that enlists the active participation of citizens in cooperation with the Police Department in an effort to reduce crime in their communities. A Business Watch Group has the similar concept of a community watch group to the commercial level, creating a partnership between business, law enforcement, and other organizations that represent business interests.

Chief Hawkins provided a copy of the Fayetteville Police Department Community Watch Coordinator's Guide.

Discussion ensued.

Mayor Colvin thanked Ms. Gina Hawkins, Police Chief, for the presentation.

Mayor Colvin recessed the meeting at 6:08 p.m., and reconvened the meeting at 6:18 p.m.

##### **4.03 Economic & Community Development 2018-2019 One-Year Action Plan**

Ms. Cindy Blot, Economic and Community Development Director, presented this item with the aid of a PowerPoint presentation and stated the 2018-2019 Annual Action Plan is based on priorities, goals, and objectives of the 2015-2019 Consolidated Plan. This plan is a comprehensive plan addressing the City's housing, homeless, community development, and economic development needs through 2019. The plan contains goals, objectives, and implementing strategies for each of the plan's elements. The Annual Action Plan describes the activities to be funded or implemented. The 2018-2019 Annual Action Plan is consistent with the 2015-2019 Consolidated Plan. In an effort to provide citizens an opportunity to participate in the process of developing the Annual Action Plan, the Economic and Community Development Department staff held six citizen participation meetings. These meetings were held in various locations throughout the City. A staff public hearing was held on February 15, 2018, and the Fayetteville Redevelopment Commission held a public hearing on March 8, 2018. A draft copy of the plan is available in various locations for review and comments for 30 days from March 27, 2018,

through April 26, 2018. This presentation of the proposed budget and activities of the draft plan is being provided to City Council for feedback prior to the consideration of adoption at the April 23, 2018, City Council meeting. Any necessary adjustments will be made as recommended by City Council. The City's Community Development Block Grant (CDBG) allocation and HOME Investment Partnership Grant (HOME) allocation for next year have not yet been announced. The draft plan was created using current year allocation amounts for both CDBG and HOME. Adjustments will have to be made to the draft plan once the actual allocation amounts have been announced.

Discussion ensued.

**Consensus of Council was to direct staff to bring additional information back to the City Council prior to the April 23, 2018, meeting.**

#### **4.04 Continuing Discussion of the Recommended FY 2019-2023 Capital and Technology Improvement Plans**

Ms. Tracey Broyles, Budget and Evaluation Director, presented this item with the aid of a PowerPoint presentation and stated staff is seeking Council guidance on options for revision of the recommended Capital and Technology Improvement Plans based upon Council discussion to date and other factors impacting project costs. Important factors impacting the changes include the appropriation of City funds for the design and preliminary project management expenses for the Devonwood Dam, the increased funding needs for the Ann Street Bridge and Louise Street Bridge construction, and the removal of the proposed public safety bonds and associated projects for the five-year planning period. A preliminary summary of potential impacts to other planned projects to accommodate these changes is included as attachment 15 in your agenda packet.

Discussion ensued.

**Consensus of Council was to direct staff to move this item forward.**

Mayor Colvin recessed the meeting at 7:38 p.m. and reconvened the meeting at 7:43 p.m.

#### **4.05 Louise Street Bridge Funding Alternatives**

Ms. Giselle Rodriguez, City Engineer, presented this item with the aid of a PowerPoint presentation and stated the Louise Street Bridge was constructed in 1966 to serve approximately 600 homes in the Hollywood Heights community. This bridge is regulated by the Federal Highway Administration's (FHWA) National Bridge Inspection Standards and is inspected every two years. A capital project to replace the Louise Street Bridge and the Ann Street Bridge has had preliminary funding appropriated since February 2015, with the Ann Street Bridge requiring replacement due to damage sustained during a fire and the Louise Street Bridge requiring replacement due to its age and being classified as "structurally deficient". The bridge was closed to vehicular traffic on January 19, 2018, after the most recent inspection revealed that the bridge support pillars had deteriorated more than anticipated, which is thought to have been exacerbated by the flooding caused by Hurricane Matthew. Based on the City's records, the traffic counts along the street are approximately 3,200 vehicles per day. Emergency services personnel, mail service, solid waste collection, and the School System were notified of the closure immediately so they could modify their vehicle routing accordingly. The City's response times to this area are negatively impacted by the bridge being out of service. Over the past three years, the Fire Department has responded to 495 calls (165/year average) in this area, which is directly accessed from Skibo Road via Louise Street. The Fire Department's travel time response goal throughout the City is 5:12 minutes for the 90th percentile of calls. The small map

depiction is the Hollywood Heights Area off of Skibo Road, where the 90th percentile response time is within 7:46 minutes. The information contained within the graphs encompasses the Louise Street Bridge. The data period is from January 1, 2015, to December 31, 2017, with 495 Fire Department responses. The time matrix depicts the average response time for the first arriving unit compared to the 90th percentile that is a more accurate depiction and is what the Fire Department uses as a performance measure. Infrastructure plays a key role in the services provided to the City's citizens. Sensitive to this fact, multiple options have been considered for the bridge replacement, taking into consideration advantages, disadvantages, and effectiveness. To accelerate the replacement process, an alternate construction delivery method--Design-Build--was considered. Design-Build is a method of project delivery in which one entity--the design-build team--works under a single contract with the City (project owner) to provide design and construction services. The procurement process to select such a team is done through the Request for Qualifications (RFQ) process and is currently underway with submittals due on April 30, 2018. The procurement process is required to comply with State laws and City requirements. City staff has been working with the NC Department of Public Safety since late January 2018 to explore funding options for the reconstruction of the Louise Street Bridge, and found that there may be a possibility of obtaining a maximum of \$2 million for construction through CDBG-DR funding. If the City decides to pursue the \$2 million of CDBG-DR funds for this project, the City Manager would need to provide a written letter to the County Manager requesting the reallocation of funding from the existing CDBG-DR projects to the Louise Street Bridge project. Currently, the City has identified \$6,928,000.00 for the Housing Recovery Program for years one and two, of which a portion can be used for transitional housing/homeless shelter. The City could receive an additional \$3,464,000.00 in year three for transitional housing as described in the agreement with the County and the State. Following the County Commissioners' approval, the State requires that a public hearing be scheduled to officially request the repurposing of the funding. The County would then request, in writing, a Substantial Amendment to the original agreement with the NC Department of Commerce. In order to receive CDBG-DR funding, federal standards will have to be followed for all procurement processes and contracts. To be eligible for the funding, an Environmental Assessment is required and would take approximately six to eight months to complete. Although the design for the bridge could begin before the Environmental Assessment, the Environmental Assessment would have to be completed to ensure all recommendations are included in the final design. A third funding alternative is also under consideration through NCDOT. This alternative is an 80/20 funding scenario where NCDOT could fund up to 80 percent of the project cost and the City would be required to fund the remaining 20 percent. Similar to the CDBG-DR option, specific procurement processes are to be followed in order to be eligible. City staff is meeting with NCDOT on March 28, 2018, to discuss the proposed schedule and requirements associated with this funding source and this information will be provided to the City Council at the April 3, 2018, work session. The procurement process currently underway for the selection of the design-build team does not meet the federal guidelines as required by CDBG-DR, which requires an extensive environmental assessment review. The Environmental Assessment will take from six to eight months to complete. Delaying an award of the RFQ for the design-build team for this amount of time will negate the advantage of doing a design-build contract. After analyzing the funding options available, the following three options are for consideration:

- Option 1: Continue with the currently planned design-build approach, using approximately \$3.3 million of City funds, with an estimated project completion date of August 2019.
- Option 2: Seek potential CDBG-DR funds and cancel the current design-build RFQ. If funding is approved, staff

would issue an RFQ for a traditional design contract, as well as an Environmental Assessment to meet the CDBG-DR application requirements. City funds would be appropriated to fund these contracts. This option may potentially extend the estimated project completion date to December 2020.

Option 3: Seek potential NCDOT funds with a maximum of 80 percent reimbursement from NCDOT and 20 percent City match. If funding is approved, specific State guidelines will need to be followed for the procurement process along with the application. This option will be further discussed with NCDOT on March 28, 2018, and this information will be provided to Council at the April 3, 2018, work session. This option may extend the estimated project completion date, but the specific timing will be part of the discussion with NCDOT.

Ms. Rodriguez reviewed the following budget options:

Option 1: Estimated project cost of \$3.3 million entirely from City's General Fund.

Option 2: Construction funds in the amount of \$2 million by CDBG-DR, if approved, with the Environmental Assessment and project design funded from the City's General Fund.

Option 3: Project cost up to a maximum of 80 percent from NCDOT, if approved, with a 20 percent match from the City's General Fund.

Discussion ensued.

**Consensus of Council was to direct staff to move forward with Option 3: Seek potential NCDOT funds with a maximum of 80 percent reimbursement from NCDOT and 20 percent City match. If funding is approved, specific State guidelines will need to be followed for the procurement process along with the application. This option will be further discussed with NCDOT on March 28, 2018, and this information will be provided to Council at the April 3, 2018, work session. This option may extend the estimated project completion date, but the specific timing will be part of the discussion with NCDOT.**

#### **4.06 City Council Agenda Item Request - Election of Judges - Mayor Mitch Colvin**

Mayor Colvin introduced this item and requested support to place a resolution opposing a change from the election of judges to the selection of judges on a regular meeting agenda for official action.

Discussion ensued.

**Consensus of Council was to direct staff to place this item on the next regular City Council meeting agenda.**

#### **4.07 City Council Agenda Item Request - 18 Wheeler Parking - Council Member Haire**

Council Member Haire introduced this item and requested support to move this item forward by directing staff to research 18 Wheeler Parking in peer cities and list possible options.

Discussion ensued.

**Consensus of Council was to direct staff to research 18 wheeler parking in our peer cities and bring this item back to Council for further discussion at the August 6, 2018, work session.**

#### **4.08 City Council Agenda Item Request - Re-Entry Program - Mayor Colvin**

Mayor Colvin introduced this item and requested support to move this item forward by directing staff to place a resolution of support for the Re-Entry Program on a regular meeting agenda for official action.

Discussion ensued.

**Consensus of Council was to direct staff to move this item forward in the form of a Resolution of Support for the Re-Entry program, item to be placed on the next regular meeting agenda.**

#### **4.09 City Council Agenda Item Request - Four-Year Staggered Term of Office - Larry Wright, Council Member**

Council Member Wright introduced this item and requested support to move this item forward by directing staff to research this item, provide a timeline, and provide options of courses of action to take.

Discussion ensued.

Mayor Pro Tem Mohn stated he would like to have a recall provision should the four-year staggered term of office be implemented.

**Consensus of Council was to direct staff to research this item and recall provisions, create a timeline of events, and bring this item back to Council for further discussion at the May 7, 2018, work session.**

#### **5.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 8:40 p.m.