

**FAYETTEVILLE CITY COUNCIL
WORK SESSION MINUTES
LAFAYETTE ROOM
OCTOBER 1, 2012
5:00 P.M.**

Present: Mayor Anthony G. Chavonne

Council Members Keith Bates, Sr. (District 1); Kady-Ann Davy (District 2) (arrived at 5:45 p.m.); Bobby Hurst (District 5); William J. L. Crisp (District 6); Valencia A. Applewhite (District 7); Wade Fowler (District 8)(departed at 6:30 p.m.); James W. Arp, Jr. (District 9)

Absent: Robert A. Massey, Jr. (District 3); Darrell J. Haire (District 4)

Others Present:

Ted Voorhees, City Manager

Kristoff Bauer, Assistant City Manager

Karen McDonald, City Attorney

Brian Meyer, Assistant City Attorney

Dana Clemons, Assistant City Attorney

Lisa Smith, Chief Financial Officer

Scott Shuford, Development Services Manager

Rusty Thompson, Engineering and Infrastructure Director

Randy Hume, Transit Director

Victor Sharpe, Community Development Director

Craig Hampton, Special Projects Director

Kecia Parker, Real Estate Manager

Craig Gossman, AIA, NCARB, Principal Consultant for MKSK

Pamela Megill, 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 Arp.

3.0 APPROVAL OF AGENDA

MOTION: Mayor Pro Tem Arp moved to approve the agenda.

SECOND: Council Member Fowler

VOTE: UNANIMOUS (7-0)

4.0 OTHER ITEMS OF BUSINESS

4.1 Community Development - Hope VI Business Park Redevelopment Update

Mr. Victor Sharpe, Community Development Director, presented this item and provided background information on the project. He stated 23 parcels had been acquired and the City was working with the Fayetteville-Cumberland County Chamber of Commerce to complete a plan for developing a business park for the Hope VI Revitalization Project. He further stated the Chamber hired MKSK to complete the plan. He introduced Mr. Craig Gossman, AIA, NCARB, Principal Consultant for MKSK.

Mr. Gossman provided an update with the aid of a power point presentation. He explained a redevelopment plan involved identifying the best use of the property with an emphasis on job growth; recognizing environmental, economic, and social sustainability; and keeping with community interests for location, land value, and market support. He stated the reconnaissance and market analysis had been completed and they were now working on the schematic site plan. He explained the market analysis had consisted of drive time, demographics, and various types of markets such as commercial, office, industrial, and flex. He provided maps, photographs, and aerial photographs of the physical framework of the Hope VI neighborhood and diagrams of conceptual site plans showing various options.

A discussion period ensued on the education and skill set levels of the residents of Hope VI, job creation opportunities, self-sufficiency of residents, educational opportunities, median household

income of residents, and the Dr. E. E. Smith house.

Mr. Sharpe stated the item would be revisited at the November 2012 City Council work session.

4.2 Consider Authorization for Condemnation on Remaining Parcels in the Designated Hope VI Business Park

Ms. Kecia Parker, Real Estate Manager, presented this item and provided background information. She stated Council had allotted \$1,000,000.00 to date for property acquisition for the Hope VI Business Park. She further stated City staff had acquired 23 parcels and performed research on the remaining 18 parcels but had not acquired them to date. She explained due to title issues that inhibited the City from getting proper title to the properties that were left, staff was requesting City Council's opinion and approval to begin condemnation actions. She further explained if condemnation action was initiated, the problems would be cleared through that process and would allow the City to have clear title to the property. She stated the title issues involved unknown heirs in the majority of the parcels and in the condemnation action a guardian ad litem would be appointed by the Clerk of Court to represent the unknown heirs. In conclusion, she stated by going through this process the City was ensuring that no impropriety existed and all interests were represented.

Consensus of the Council was to take official action and pass a resolution on this item at the October 8, 2012, City Council meeting.

4.3 Multi-Modal Transportation Center Design Update

Mr. Randy Hume, Transit Director, presented this item with the aid of a power point presentation. He provided background information and explained the Federal Transit Administration (FTA) had provided grant funding for property acquisition, relocation, demolition, and design/engineering work. He stated the project design began in September 2011 and in July the FTA announced an \$8,015,000.00 federal grant for constructing the initial phase of the Multi-Modal Transportation Center. He further stated the survey and geotechnical surveys were complete, the demolition contract had been awarded, and the final design and construction documents were in progress. He provided an overview of the FTA Construction Grant and the design features of the Multi-Modal Transportation Center. He also provided maps, floor plans, and conceptual drawings of how the Multi-Modal Transportation Center would look upon completion. He reviewed the schedule to complete the design and bid documents by early 2013, award the contract in spring 2013, and begin the construction in summer 2013 with a completion date of fall 2014.

Mayor Chavonne stated he wanted the facility to be similar to the airport as a clean and safe environment.

Mayor Pro Tem Arp inquired if the building could be rotated 180 degrees so that the most aesthetically pleasing side of the building would be visible from Russell Street. Mr. Hume responded there would be issues with the elevation and excavation.

Council Member Davy inquired if further research could be conducted.

Mr. Craig Hampton, Special Projects Director, explained that positioning the Multi-Modal Transportation Center as shown was the safest position as the buses would not be required to make left turns and would make the least amount of turns.

Mr. Rusty Thompson, Engineering and Infrastructure Director, further explained the current position would allow the closest proximity to the Amtrak station for the pedestrians.

Mayor Pro Tem Arp requested staff to provide a detailed financial breakdown of the cost of the Multi-Modal Transportation Center to include the land acquisition costs.

4.4 Update on Assessments Collection Process

Ms. Lisa Smith, Chief Financial Officer, presented this item with the aid of a power point presentation. She stated Council had approved a new position to focus on the collection of outstanding assessments and directed staff to bring back information regarding foreclosure of properties with outstanding assessments, particularly demolition assessments. She further stated as of June 30, 2012, the principal balances on outstanding lot cleaning/demolition assessments and paving assessments were \$910,195.00 and \$225,553.00 respectively, and there were 2,187 outstanding lot cleaning/demolition assessments and 137 paving

assessments. She explained the current course of action for assessments was to (1) hire the approved full-time Accounting Clerk; (2) research mailing addresses, change of ownership, and mortgage company through County property records; (3) send notices to both the property owner and the mortgage company; (4) send past due lot cleaning/demolition to debt setoff; and (5) provide assessment balance information to outside attorney during the sale of property. Council Member Applewhite inquired if this procedure could be outsourced. Ms. Smith responded this could be explored. Mr. Ted Voorhees, City Manager, cautioned that debt collection agencies had less authority than the municipality and it would be a revenue loss to outsource.

Ms. Smith stated that currently the City did not have a budget for foreclosures.

Consensus of the Council was to revisit this item in six months for possible inclusion in the FY 2013-2014 budget.

4.5 Hire Fayetteville First - Defining "Local"

Mr. Kristoff Bauer, Assistant City Manager, presented this item with the aid of a power point presentation. He stated Council adopted City Council Policy 135.2, Hire Fayetteville First Jobs Creation Policy, on July 9, 2012, and staff presented a timeline and action plan for implementing the program during the September 4, 2012, Council meeting. He explained the next step called for clarifying the definition of "locally owned businesses" as used in the adopted policy. He further explained Policy 135.2 directed staff to conduct a disparity study as part of developing programs to support locally owned businesses, women owned businesses, minority owned businesses, disabled and disadvantaged owned businesses, and veteran owned businesses. He stated the three fundamental characteristics for defining local were (1) Area (city or county or defined area), (2) Key Policy Compliance (zoning, licensing, tax payment), and (3) Relationship to Area (principal place of business, employees in area). He advised staff was able to identify authoritative definitions from federal or state law sources for all categories of business identified except "locally owned businesses." He presented three sample definitions of "locally owned businesses".

A discussion period ensued.

Consensus of the Council was to go with the Cumberland County definition as follows:

Local vendors or suppliers shall be those who demonstrate that they pay business, personal, or real property taxes and are self-employed residents of Cumberland County or employ at least two residents of Cumberland County as an employee or officer of the contracting business entity, and the City of Fayetteville is their principal place of business

Mr. Bauer stated staff would return to the November City Council work session with a draft of the Request for Proposal for the disparity study.

4.6 City Council Request(s): (In order of receipt date)

(a) Council Member Applewhite - Private Street Standard

Council Member Applewhite presented this item with the aid of a power point presentation and stated she would like for Council to consider establishing a minimum and acceptable standard for privately owned streets within the City to ensure accessibility for public safety vehicles response, and provide citizens a means to travel across roads safely without concern for damage to property or personal injury. She provided photographs of privately owned streets in various states of disrepair with some being extremely dangerous.

A brief discussion period ensued.

Consensus of Council was to direct staff to conduct research and return this item to the City Council providing options on how to address this item along with necessary legal actions.

5.0 ADJOURNMENT

There being no further business, the meeting adjourned at 8:05 p.m.