

**FAYETTEVILLE CITY COUNCIL
WORK SESSION MINUTES
COUNCIL CHAMBER, CITY HALL
FEBRUARY 5, 2024
5:00 P.M.**

Present: Mayor Mitch Colvin (via zoom)

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) (via zoom); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8); Deno Hondros (District 9)

Others Present: Kelly Olivera, Acting City Manager
Lachelle Pulliam, Interim City Attorney
Adam Lindsay, Assistant City Manager
Jeffrey Yates, Assistant City Manager
Jodi Phelps, Chief of Staff
Gerald Newton, Development Services Director
Michael Gibson, Parks, Recreation and Maintenance Director
Loren Bymer, Marketing & Communications Director
Lisa Harper, Senior Assistant City Attorney
Jerry Clipp, Human Resource Development Director
Rob Stone, Construction Management Director
Yamile, Nazar, Human Relations Director
Pamela Megill, City Clerk
Dr. Gerard Tate, North Carolina Office of Violence Prevention
Jake Petrosky, Consultant - Stewart
Jaquasha Colon, Consultant - Stewart
Members of the Press

1.0 CALL TO ORDER

Mayor Pro Tem Jensen called the meeting to order at 5:00 p.m.

2.0 INVOCATION

The invocation was offered by Council Member Haire.

3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Council.

3.0 APPROVAL OF AGENDA

MOTION: Council Member Hondros moved to approve the agenda with the exception of Item 4.010, Veteran Service Live Event, and Item 4.011, Hiring a City Attorney.

SECOND: Council Member Banks-McLaughlin

VOTE: UNANIMOUS (10-0)

4.0 OTHER ITEMS OF BUSINESS

4.01 Office of Community Safety Discussion

Ms. Jodi Phelps, Chief of Staff, introduced this item and stated the City of Fayetteville has invited Dr. Gerard Tate from the North Carolina Office of Violence Prevention to facilitate a Council discussion on the strategic direction for the Office of Community Safety (OCS).

Dr. Tate will provide an overview of his office's objectives, goals and support offered to the City and lead the Council's discussion on OCS priorities.

Dr. Tate asked the City Council to provide thoughts and participate in conceptual discussion regarding the Office of Community Safety to support staff in establishing clear priorities, goals, and objectives concurrent to the search for a Director and development of the OCS programs and operations. The Council's discussion will provide clarity in expectations and vision.

Discussion ensued.

Dr. Tate stated he needs to review the data on the calls received, and following the review, he will provide analysis. Mayor Pro Tem Jensen thanked Dr. Tate for his assistance with this item.

Mayor Pro Tem Jensen recessed the meeting at 3:26 p.m. and reconvened the meeting at 3:33 p.m.

MOTION: Council Member Haire moved to call for a special meeting after Dr. Tate has completed a cursory review of the call data.

SECOND: Council Member Davis

VOTE: UNANIMOUS (10-0)

4.02 Fayetteville Market House Administrative Report

Ms. Yamile Nazar, Human Relations Director, introduced this item and stated at the request of the City Council (herein "CC"), Human Relations hosted two City SPIRIT events and received community feedback on how to repurpose the Market House. Following the City SPIRIT events, the Human Relations Commission conducted additional community engagement where information was gathered from approximately 500 additional residents. The two primary recommendations were to improve the Market Square ADA accessibility and create greater pedestrian safety. Therefore, the City contracted with SFL+A Architects for possible options to achieve these goals, within the provided funds from the State.

The historic Market Square has the potential to significantly contribute to local and regional history, positive community race and human relations, residents' quality of life, municipal tourism, and the regional economy.

Mr. Rob Stone, Construction Management Director, provided a presentation on the repurposing options and displayed diagrams of what the Market House area might look like, Option A or Option B.

Discussion ensued.

Consensus of Council was to direct staff to proceed with Option B. Council Members Davis, Hondros, and Banks-McLaughlin were in opposition to the consensus vote.

4.03 Wayfinding Plan & African American Heritage Trail

Mr. Michael Gibson, Parks, Recreation, and Maintenance Director, introduced this item and stated the purpose is to expand upon the wayfinding recommendations in the previous Center City Parks & Trails Plan. This includes a graphic trail system map, expanded trail medallions, defined signage types and location standards, and an updated signage map. Refining the wayfinding system for the City of Fayetteville's Center City Parks and Trails must consider the complexity of the trail network, the variety of facilities and various contexts across the linear park system, as well as the various types of signage that is already in place. The system also needs to anticipate the changes that facilities and the trail network will undergo in the future.

Mr. Jake Petrosky, Consultant - Stewart, and Ms. Jaquasha Colon, Consultant - Stewart, provided a PowerPoint presentation on the Center City Trail System and African American Heritage Trail Wayfinding Plan.

Discussion ensued.

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

4.04 Mazarick Park Neighborhood Connections Concept Plan

Mr. Michael Gibson, Parks, Recreation, and Maintenance Director, stated the Mazarick Park Neighborhood Connections Plan continues the City of Fayetteville's vision of creating an interconnected system of parks and greenways that provides amenities for residents and destinations for visitors. This effort focuses on how to improve neighborhood connections to Mazarick Park and better connect the Murchison Road Corridor and Fayetteville State University to the Cross Creek Linear Park, Downtown Fayetteville, Methodist University, the Cape Fear River Trail, and other attractions.

The plan builds on previous studies, including the Fayetteville Center City Parks and Trails Plan and maps out projects that will address missing links. Key recommendations include a multiuse path along the east side of Glenville Lake, a bridge to connect neighborhoods to the existing trails on the west side of the lake and priority improvements at Mazarick Park and other nearby properties owned by the City.

Of the budget, \$350,000.00 has been allocated to go towards the project. There will not be any impact to the budget.

Discussion ensued.

Consensus of City Council was to approve the Mazarick Park Neighborhood Connections Concept Plan and direct staff to move forward with the design phase.

4.05 Parks and Recreation Projects Report Card

Mr. Rob Stone, Construction Management Director, presented this item and provided the status of the eight significant Parks and Recreation Bond Projects currently underway, including the Bill Crisp Senior Center, Senior Center East, McArthur Road Sports Complex, the Mazarick Tennis Center, D. Gilmore Therapeutic Center, Mable C. Smith Park, Cape Fear River Park, and Dr. Martin Luther King Jr. Park. Two of the projects include beneficial partnerships with other entities to make the most of available funding.

The major bond projects currently in progress include Senior Center East, the Mazarick Tennis Center, Mable C. Smith Park, McArthur Road Sports Complex, Cape Fear River Park, and Dr. Martin Luther King Jr. Park. The City has experienced significant construction cost increases and supply chain disruptions in the last two years, which have resulted in schedule and budget adjustments as the projects continue to move forward. The Cape Fear River Park and the McArthur Sports Fields are two projects that are currently underfunded to complete the projects as designed. The Cape Fear River Park is currently in the concept stage and is proposed as a phased approach. The McArthur Sports Complex design is complete, and staff applied for, but did not receive, the Defense Community Investment Program Federal Grant to cover the cost of construction.

Discussion ensued.

Consensus of Council was to accept the Parks and Recreation Project report.

4.06 Special Use Permit Peer Review and Text Amendment Recommendations

Mr. Demetrios Moutos, Planner I, presented this item and stated this report presents a proposal to amend the Unified Development Ordinance Use Table concerning Special Use Permits. The objective is to assess the existing SUP requirements, analyze the outcomes of City Council decisions on past applications, conduct a peer city comparison, and ultimately recommend amendments to align with contemporary urban planning practices while addressing the specific needs and circumstances of Fayetteville.

The City of Fayetteville has a long-standing commitment to responsible urban development and zoning regulations that ensure the well-being of its residents and the integrity of its neighborhoods. The current Development Ordinance contains a provision for Special Use Permits (SUPs) to regulate certain land uses that require an additional level of scrutiny due to their potential impacts on the community. These SUPs are intended to strike a balance between facilitating development and safeguarding the character of the City's neighborhoods.

The Special Use Permit serves as zoning's solution to the challenge of accommodating uses that may or may not align well with certain districts, depending on their specific location and/or design. It provides flexibility by allowing potentially acceptable land uses, contingent on a thorough review to ensure that the use aligns with City or County policies. The current Development Ordinance contains provisions for Special Use Permits (SUPs) to regulate certain land uses that require additional scrutiny due to their potential impacts on the community. These SUPs are intended to strike a balance between facilitating development and safeguarding the character of the City's neighborhoods. In reviewing the data on Special Use Permit (SUP) applications within the City, several key trends have emerged. The majority of SUP applications have been approved (72.2 percent), indicating a consistent willingness to accommodate certain land uses. In contrast, few have been denied (11.1 percent), most likely owing to very specific issues and concerns. Based on the data, it is evident that certain uses have a high approval rate. A possible change would be to consider these uses and/or uses like these for reclassification as permitted by right, simplifying the development process and reducing administrative burden. The approach to handling SUPs varies among municipalities in the state.

Discussion ensued.

Consensus of Council was to direct staff to move this item forward and take to the Planning Commission for review. Council Member Haire was opposed to the consensus vote.

4.07 City Council Agenda Item Request - Private Lake Revitalization - Council Member Thompson

Council Member Thompson stated there are many private lakes in the City that were damaged as a result of Hurricanes Matthew and Florence. There is the possibility of State funding to assist in revitalizing and rehabilitating these private lakes. He is requesting Council approval to direct staff to work with Senator Applewhite in the pursuit of this potential funding.

Discussion ensued.

Consensus of Council was to move this item forward. Council Members Davis, Greene, McNair, and Banks-McLaughlin were opposed to the consensus vote.

4.08 City Council Agenda Item Request - Reentry Requirement Support - Mayor Colvin

Mayor Colvin's item requested Council support for a proclamation on creating supportive and inclusive environments for those individuals going through the reentry process.

Consensus of Council was to move this item forward.

4.09 City Council Agenda Item Request - Mandatory Training for Elected Officials - Council Member Hondros

Council Member Hondros presented this item and stated he is requesting Council support to have mandatory training in addition to the required Ethics Training; having the City of Fayetteville not only offer this assisted training, but by making it mandatory for all City of Fayetteville elected officials we can ensure that we are all equipped with the knowledge required to be the best public servants we can possibly be. Considering past allegations or accusations from former employees, I envision this as a proactive measure for training and education: communication, inclusion and fostering a non-hostile working environment, harassment free.

Discussion ensued.

Consensus of Council was to move this item forward. Council Members Benavente, Haire and McNair were opposed to the consensus vote.

4.010 This item was pulled from the agenda.

4.011 This item was pulled from the agenda.

4.012 City Council Agenda Item Request - 901 Person Street - Council Member Davis

Council Member Davis stated he has received additional information from staff and does not need this item to be discussed.

5.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 5:17 p.m.