

FAYETTEVILLE CITY COUNCIL
WORK SESSION MINUTES
APRIL 7, 2008
5:00 P.M.
LAFAYETTE ROOM

Present: Mayor Anthony G. Chavonne
Council Members Keith A. Bates, Sr. (District 1); Charles E. Evans (District 2); Robert A. Massey, Jr. (District 3)(arrived 5:10 p.m.); 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
Stanley Victrum, Assistant City Manager
Kyle Sonnenberg, Assistant City Manager
Doug Hewett, Assistant City Manager
Karen M. McDonald, City Attorney
Lisa Smith, Chief Financial Officer
Bobby Teague, Engineering and Infrastructure Director
Harvey Gantt, Principal of Gantt Hubberman Architects
Larry Walter, Gantt Hubberman Architects
Kurt Neufang, URS Corporation
Walter Vick, URS Corporation
Ron Macaluso, Transit Director
Nichole Pfaff, Assistant Transit Director
Victor Sharpe, Community Development Director
Jimmy Teal, Planning Director
Karen Hilton, Assistant Planning Director
Kyle Garner, Planner
David Steinmetz, Senior Code Enforcement Administrator
Jackie Tuckey, Communications Manager/PIO
Billy King, Board of County Commissioners
Candice H. White, City Clerk
Press

CALL TO ORDER

Mayor Chavonne called the meeting to order at 5:00 p.m.

INVOCATION

Council Member Haire provided the invocation.

1. APPROVAL OF AGENDA

Mayor Chavonne called attention to the agenda addendum, requested the addition of Update on Dogwood Festival as Item 10. with subsequent items renumbered 11.A. and 11.B., and the addition of a closed session for consultation with attorney and personnel matters as Item 12.

MOTION: Council Member Applewhite moved to approve the agenda as amended.

SECOND: Council Member Haire

VOTE: UNANIMOUS (9-0)

2. MULTIMODAL CENTER UPDATE

Mayor Chavonne called on Harvey Gantt, Principal of Gantt Hubberman Architects, who introduced Larry Walters of Gantt Hubberman Architects and Kurt Neufang and Walter Vick of URS Corporation. Mr. Gantt explained Council engaged Gantt Hubberman Architects in November 2007 to perform services necessary to conduct a site evaluation and market feasibility study for the proposed Multi Modal Transit Center (MMTC) as well as construction administration should the project move forward. Mr. Gantt spoke to the trend towards MMTCs as quality upgrades to public transportation and centers for mixed-use and economic development.

Mr. Gantt provided an overview of the study design and work elements to include development of a public involvement plan; data collection; transit-oriented development market assessment; development of facility programming and space requirements; site inventory; assessment and selection; preparation of concept design and presentation; final design and engineering; and the construction phase. Mr. Gant provided aerial maps, identified six proposed sites for the MMTC and stated citizens favored the sites near Veterans Park and the train depot.

Mr. Iman inquired about funding for the project. Mr. Gantt responded the city could potentially pay only twenty cents on the dollar with federal and state support; however, additional data would need to be collected and certain criteria would have to be met before funding could be confirmed.

Mr. Gantt responded to questions regarding the amount of acreage required, economic benefits, and whether a location near Cross Creek Mall and sustainability had been considered. Mr. Gantt concluded the presentation and stated over the next four months, the firm would continue to meet with staff and the community in order to complete the study and return with a concept plan and recommendations.

3. DISCUSSION OF TRANSIT REVENUES

Ron Macaluso, Transit Director, recalled the Management Performance Review, fiscal impact and recommendations presented to Council in March 2007, and provided an overview of potential revenue sources to support the transit system.

<u>Revenue Source</u>	<u>Rate</u>	<u>Additional Revenue-FY 09</u>
Fare Increase-Fixed Route	\$1.00>\$1.25	\$56,772
Fare Increase-ADA	\$1.50>\$2.50	\$32,495
Motor Vehicle License Tax	\$5.00	\$543,000
Vehicle Gross Receipts Tax	1%	\$277,733
Sales Tax (based on countywide point of delivery distributed per capita within the county)	½%	\$5,634,000 (Total)

Mr. Macaluso identified transit systems in North Carolina that utilize the proposed funding sources and noted the vehicle gross receipts tax and sales tax would require special legislation. Discussion ensued regarding ridership numbers, increased service requirements for ADA riders, whether current rental car rates were competitive with other cities and whether the general fund could support additional operating costs.

Dale E. Iman, City Manager, responded special legislation may not be an option until next year due to this year's short legislative session. Mr. Iman also explained vehicle license taxes are levied on a three month cycle and the first revenues would not be received until August.

MOTION: Council Member Bates moved to deny the \$5.00 additional motor vehicle license tax.

SECOND: Council Member Crisp

Discussion ensued.

VOTE: FAILED by a vote of 5 in favor (Council Members Bates, Crisp, Hurst, Mohn and Meredith) to 5 in opposition (Council Members Chavonne, Evans, Massey, Haire and Applewhite)

MOTION: Council Member Haire moved to increase the fixed route fare to \$1.50, increase the ADA fare to \$2.50, and add \$5.00 to the motor vehicle license tax

SECOND: Council Member Applewhite

VOTE: PASSED by a vote of 6 in favor (Council Members Haire, Applewhite, Massey, Evans, Hurst and Chavonne) to 4 in opposition (Council Members Mohn, Bates, Meredith and Crisp)

Discussion ensued regarding the Triangle Transit Authority's 5% vehicle gross receipts tax.

MOTION: Bates moved to direct staff to draft requirements for special state legislation to increase the vehicle gross receipts tax to 5% from the current 1.5%.

SECOND: Council Member Hurst

VOTE: UNANIMOUS (10-0)

Council Member Mohn inquired about an increase in the per capita contribution to transit from \$9 to \$13. Consensus was to direct staff to provide a prioritized list outlining the specific changes that would need to be made to the general fund budget to accommodate the \$4 per capita increase.

The regular session recessed at 6:30 p.m.

The regular session reconvened at 6:40 p.m.

4. DISCUSSION OF THE 2008-2009 COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN

Victor Sharpe, Community Development Director, explained the annual action plan was based on the goals set forth in the 2005-2010 consolidated plan which was designed to address the City's housing, economic development, community development and homeless needs for a five-year period. Mr. Sharpe provided a summary of the thirty-one projects to be undertaken during the program year totaling \$3,976,198.00, established goals and objectives for each, and anticipated funding.

Mr. Sharpe responded to questions posed regarding the various proposed projects. Consensus was to return to Council at the April 28, 2008 meeting.

5. INCREASE FOR TAXI FARE

Kyle Sonnenberg, Assistant City Manager, stated taxi companies operating within the city determined a rate increase was needed and research showed the City's taxi rates were lower than nine other comparable cities in the state. Mr. Sonnenberg reviewed the current and proposed rates.

Current rate: _ First 1/6 of a mile --\$1.65 and \$.30 each additional 1/6 of a mile.

Proposed rate: First 1/6 of a mile --\$2.00 and \$.35 each additional 1/6 of a mile.

Consensus was to return to Council at the April 14, 2008 meeting.

6. MURCHISON ROAD CORRIDOR UPDATE

Karen Hilton, Assistant Planning Director, provided an overview of the kick-off and Task Force meetings previously held and announced the locations for the Murchison Corridor Task Force and community meetings on April 15, 2008. Mrs. Hilton stated the economic and land use analyses received during the last Task Force meeting put specific values on population and market characteristics of the area. Mrs. Hilton further stated the consultants also highlighted emerging business opportunities such as new retail services. Mrs. Hilton stated concepts for different land use patterns were discussed and the consultants felt consideration should be given to nodes of activities due to spotty development along the corridor.

Mrs. Hilton distributed copies of the draft Diagnosis and Annotated Outline of the City's Unified Development Ordinance to be presented at the Task Force and community meeting on April 15, 2008.

7. PRESENTATION OF BIG BOX ORDINANCE

Jimmy Teal, Planning Director, stated the proposed big box ordinance was based upon the City of Winston-Salem's recently adopted ordinance and addressed issues regarding the width of sidewalks located in front of the buildings and the use of parking areas for the sale and display of products.

Mr. Teal further stated following public hearing by the Planning Commission and receipt of developer comments, the Planning Commission further reviewed the proposed ordinance and removed the special use permit requirement and regulation regarding expansion to existing buildings. Mr. Teal explained the ordinance as proposed only applied to new buildings and should Council adopt it, the Planning Commission would draft regulations for existing buildings. Council Member Crisp expressed concern that the effective date not interfere with plans currently in progress and a brief discussion ensued regarding options.

Consensus was for public hearing and further discussion at the April 28, 2008 meeting.

8. 2008 STATE LEGISLATIVE AGENDA

Doug Hewett, Assistant City Manager, reviewed the City's identified needs and interests for 2008 for presentation to the delegation prior to the May 14, 2008 session as follows: 1) development funds for N. C. Veterans Park; 2) fire tower relocation funds to construct a new fire training facility; 3) seek to bring parity between fines for speeding in school zones and work zones; and 4) allow greater investment authority for post employment benefit funds held in trust. Mr. Hewett stated increase of the tax levy on rental car receipts could also be included. A brief discussion ensued regarding funding for N. C. Veterans Park and maintenance and upkeep once constructed.

Consensus was to return to Council at the April 28, 2008 meeting.

9. RENTAL HOUSING INSPECTIONS PROGRAM OVERVIEW

Mr. Hewett reviewed background information leading up to the proposed rental inspection program followed by an overview of the applicability, process and enforcement of a rental certification of compliance. Mr. Hewett provided a summary of elements involved in the rental inspection process which included hiring of staff, identification of rental property, and notification and registration of rental property.

Mr. Hewett reviewed the proposed timeline for implementation and estimated number of units to be inspected based on 2000 Census data. Mr. Hewett provided an overview of the estimated resources needed to implement the program, fee structure and estimated resources needed after fees were collected.

Discussion ensued regarding the proposed program and different initiatives to target problems associated with substandard rental housing.

MOTION: Council Member Applewhite moved to direct staff to suspend implementation of the proposed rental housing inspections program and bring back information as to how to strengthen inspections staff.

SECOND: Council Member Meredith

FRIENDLY AMENDMENT: Mayor Chavonne moved that staff also include any other ideas.

VOTE: UNANIMOUS (10-0)

10. DOGWOOD FESTIVAL UPDATE

Mayor Chavonne stated concerns expressed by some members of the religious community were shared with the Executive Director of the Dogwood Festival. Mayor Chavonne stated the Executive Director committed to revisiting their policies for next year's festival because they had already made commitments under their longstanding policy for this year's festival.

11. COUNCIL MEMBER REQUESTS

A. TRASH CANS AT STORE EXITS

Council Members Bates asked that consideration be given to the requirement for trash receptacles with a locking lid at store exits in order to slow down litter. Consensus was for staff to research if and how this could be accomplished.

B. ESTABLISH OF A CITIZEN TASK FORCE TO STUDY THE TRANSIT SYSTEM (FAST)

Council Member Mohn stated citizens who are not members of the Transit Advisory Commission had expressed a desire to provide input in the form of a citizen task force. Discussion ensued and consensus was for Transit Advisory Commission names and contact information to be made available.

12. CLOSED SESSION FOR CONSULTATION WITH ATTORNEY AND PERSONNEL MATTERS

MOTION: Council Member Meredith moved to go into closed session for consultation with attorney and personnel matters.

SECOND: Council Member Bates

VOTE: UNANIMOUS (10-0)

The regular session recessed at 8:25 p.m.

The regular session reconvened at 8:35 p.m.

MOTION: Council Member Bates moved to go into open session.

SECOND: Council Member Meredith

VOTE: UNANIMOUS (10-0)

There being no further business, the meeting adjourned at 8:36 p.m.