

FAYETTEVILLE CITY COUNCIL
WORK SESSION MINUTES
MARCH 3, 2008
5:00 P.M.
LAFAYETTE ROOM

Present: Mayor Anthony G. Chavonne
Council Members Keith A. Bates, Sr. (District 1)(arrived 5:05 p.m.); Charles E. Evans (District 2); Robert A. Massey, Jr. (District 3)(arrived 5:20 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
Rusty Thompson, City Traffic Engineer
Danny Gilbert, Rail Safety Consultant
Paul Worley, NCDOT Rail Division
Robert Pressley, Jr., PE, Gannett Fleming, Inc. Senior Project Manager
Robert Barefoot, Parks and Recreation Director
J. D. Pone, Fayetteville-Cumberland Parks and Recreation Advisory Commission
Chair
Todd Smith, Local BRAC Committee Chair
Stephanie Balaam, DSA Marketing
Ron Macaluso, Transit Director
Nichole Pfaff, Assistant Transit Director
Frank Lewis, Inspections Director
Mark Alexander, Real Estate Officer
Rebecca Rogers-Carter, Management Analyst
Jackie Tuckey, Communications Manager/PIO
Candice H. White, City Clerk
Press

CALL TO ORDER

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

INVOCATION

Council Member Evans provided the invocation.

1. APPROVAL OF AGENDA

Karen M. McDonald, City Attorney, requested modification to the agenda to include a closed session for personnel matters.

MOTION: Council Member Haire moved to approve the agenda with the modification of a closed session for personnel matters.

SECOND: Council Member Massey

VOTE: UNANIMOUS (10-0)

2. LOCAL BRAC MARKETING STRATEGY

Todd Smith, Local BRAC Committee Chair, introduced Stephanie Balaam of DSA Marketing and explained the core purpose of the county wide volunteer group was to market the amenities of Cumberland County and the City of Fayetteville to individuals and families moving to the region. Mr. Smith shared the findings of a market research study and introduced an outreach program called "The Army's Army". Mr. Smith stated a volunteer mobilization launch was scheduled for April 4, 2008 and on July 4, 2008 the external campaign would be launched to the world.

3.REPORT ON DOWNTOWN RAIL RELOCATION STUDY

Paul Worley, Assistant Director for Engineering and Safety, NCDOT Rail Division, provided a brief overview of the project history, the study purpose and the operational analysis associated with congestion issues in Fayetteville. Mr. Worley stated \$9.4 million in federal earmarked funds would be used for the project.

Danny Gilbert, Rail Safety Consultant, reviewed draft recommendations to construct a new connecting track from the A&R east of Winslow Street to the CSX track to the Old Yard and to construct a connector track from the CSX "A" Line to the Ft. Bragg Lead.

Robert Pressley, Jr., PE, Gannett Fleming, Inc. Senior Project Manager, provided an overview of current and projected railroad operations and provided statistics relative to train/vehicle conflicts. Mr. Pressley reviewed the recommendation to upgrade the OLD CSX and NS yards in downtown by restoring the No. 3 track in the CSX yard and improving the existing connector track from the CSX track to the NS yard tracks and refurbish an out-of-service turnout.

Mr. Gilbert outlined the next steps. Mr. Dale E. Iman, City Manager, stated a number of issues needed to be discussed and negotiated with the railways involved. Discussion ensued and the general consensus of Council was to accept the report and concepts contained therein.

4. PARKS AND RECREATION

A. RECOMMENDATION FOR A SENIOR CITIZEN/AQUATIC SITE

J. D. Pone, Fayetteville-Cumberland Parks and Recreation Advisory Commission Chair, stated the advisory commission had endorsed the development of a senior/aquatic center, had identified the project as their number one priority in the parks and recreation master plan and had voted to recommend and endorse a site to be located in coordination with Fayetteville Technical Community College (FTCC) on Hull Road. Mr. Pone stated the funding proposal was for a bond issue on the November ballot that would cover the master plan and all projects contained therein.

Discussion ensued regarding alternate locations. Robert Barefoot, Parks and Recreation Director, and Mr. Pone responded to questions regarding partnership agreements and opportunities provided by the FTCC site. Mayor Chavonne requested the Martin Luther King Park be considered.

Discussion continued regarding funding plans for a general obligation bond on the November ballot.

Mayor Chavonne requested Council receive information prior to the April 7, 2008 work session that would describe how the city and county could co-fund the master plan and identify projects included in the master plan.

B. RECOMMENDATION CONCERNING FUNDING SOURCES FOR PARKS AND RECREATION OPERATIONS AND CAPITAL IMPROVEMENT

Mr. Pone stated the recommendation from the advisory commission was to continue to fund current operations in the existing manner. Mayor Chavonne stated consensus was to continue funding as recommended.

5. TRANSIT STUDY: IMPLEMENTATION AND RECOMMENDATIONS

Ron Macaluso, Transit Director, and Nichole Pfaff, Assistant Transit Director, provided recommendations for the Fayetteville Area System of Transit related to management and organization, planning, marketing, accounting and finance, personnel, fixed-route driver scheduling, operations monitoring, demand response scheduling and routing, safety and training, fleet, maintenance, facilities and a new fund source. Mr. Macaluso responded to questions and received council input.

Following discussion regarding various funding options to include a tax levy of \$5 on personal property, hotel and rent-a-car fees and increased rider fees, consensus was for staff to provide additional information on funding models and other potential revenue sources at the April 7, 2008 work session. Staff was also requested to provide information as to how the issues as discussed would tie in with the Regional Transportation Study.

The regular session recessed at 7:40 p.m.

The regular session reconvened at 7:50 p.m.

6. DEMOLITION PROCESS

Frank Lewis, Inspections Director, provided an overview of the demolition process followed by the Inspections Department as set out in the North Carolina general statutes and spoke to a 2002 amendment that allowed the department to address many problem structures that otherwise would have been allowed to remain in dilapidated condition. Mr. Lewis stated the department also sends an order to repair with a checklist for properties that are not structurally unsound but contribute to problems in the neighborhood.

Mr. Lewis explained the department normally stayed within the outlined time lines but had on occasion extended the times in an effort to work with property owners who had extenuating circumstances. Mr. Lewis emphasized property owners need to take advantage of the appeal process through the Board of Appeals on Buildings and Dwellings.

Mayor Chavonne stated general consensus was for staff to provide a procedural timeline for properties as they come to Council for decisions regarding demolition.

7. LEASE OF CITY-OWNED REAL PROPERTY, CITY COUNCIL POLICY #155.6

Karen M. McDonald, City Attorney, provided background information leading up to the evaluation of city leased properties and provided proposed revisions for City Council policy 155.6, Real Property-Leases as follows: 1) increase lease rates for non-profits to a maximum of 12% of the property value, 2) include residential leases at the airport, and 3) all lease terms to be commensurate with the fiscal year.

A list was provided of twenty leases currently subject either to the City Council or the airport's policy. Discussion ensued regarding potential conflicts of interest that could be avoided by allowing Real Estate staff to manage the properties and greater flexibility for non-profit leases.

General consensus was for staff to develop a separate policy for nonprofit leases and further revise the policy for airport residential property leases at market rate. Council will revisit at the April 7, 2008 work session.

8. REPORT ON RENTAL HOUSING INSPECTION PROGRAM

Doug Hewett, Assistant City Manager, provided background information leading up to the creation of a program to inspect rental housing units to ensure the units meet standards of the city's minimum housing code. Mr. Hewett reviewed proposed elements of the program and issues associated with the same. Mr. Hewett stated the program would be applicable to all rental residential properties throughout the city and would be funded by the imposition of a rental inspection fee on rental property owners.

Discussion ensued as to whether to proceed with the development of implementation strategies for the creation of the rental inspections program. Consensus of Council was in favor of the program as proposed. Staff are to further develop the program for presentation at the April 7, 2008 work session.

9. MUNICIPAL INFLUENCE AREA (MIA) INTERLOCAL AGREEMENT

Kyle Sonnenberg, Assistant City Manager, displayed a map of the Municipal Influence Area (MIA) and stated the interlocal agreement would establish development standards consistent with those within the city limits, establish a sewer service area outside the MIA and require PWC and County approval to extend sewer outside the sewer service area. Mr. Sonnenberg stated the agreement would require the city to create zoning districts substantially in conformity with the county's mixed use and density development districts and would require the city to participate in the Municipal County Planning Commission. Mr. Sonnenberg further stated an annexation petition or agreement for utility service would no longer be required for development occurring outside the MIA.

A brief discussion ensued. General consensus was for the interlocal agreement to come back to Council on March 17, 2008.

10. DEVELOPMENT INCENTIVES

Mr. Sonnenberg stated development incentives to encourage new growth in the core of the city or Tier 1 had been revised to include a property tax grantback program, density bonus and a land aggregation program. Mr. Sonnenberg provided an overview of each incentive and a brief discussion ensued.

Consensus was to take to the March 17, 2008 Council meeting for adoption.

11. PRESENTATION ON CITY'S 2007 ANNUAL REPORT

Dale E. Iman, City Manager, called attention to the City of Fayetteville Annual Report 2007 depicting what each department captured through its mission, goals, services and programs; each departments' year in review; and what each department accomplished to meet Strategic Planning objectives. Mr. Iman provided highlights from each department.

12. COUNCIL MEMBER REQUESTS

POLICY 115.6: TRAVEL – OUT OF TOWN

Council Member Meredith stated in January, newly elected officials sometimes have no funds available to them until the next budget year, which begins in June. Council Member Meredith also stated travel expenses as currently budgeted are not sufficient to cover travel to the three annual conferences.

Consensus was for staff to work on the concerns as presented.

13. 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 9:30 p.m.

The regular session reconvened at 9:50 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 9:51 p.m.