

**DRAFT**

**FAYETTEVILLE CITY COUNCIL  
REGULAR MEETING MINUTES  
COUNCIL CHAMBER, CITY HALL  
SEPTEMBER 22, 2025  
6:30 P.M.**

Present: Mayor Mitch Colvin;

Council Members Katherine K. Jensen (District 1); Mario Benavente (District 3); D.J. Haire (District 4); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8) (via TEAMS); Deno Hondros (District 9)

Absent: Council Member Malik Davis (District 2)

Others Present: Lachelle Pulliam, City Attorney  
Jeffrey Yates, Assistant City Manager  
Kelly Strickland, Assistant City Manager  
Jodi Phelps, Assistant City Manager  
Adam Lindsay, Assistant City Manager  
Roberto Bryan, Police Chief  
Willie Henry, Chief Information Officer  
Loren Bymer, Marketing and Communications Director  
John Jones, Office of Community Safety Director  
David Steinmetz- Development Services Assistant Director  
Brian McGill, Public Services – Traffic Services, Assistant Director  
Albert Baker, Economic & Community Development Assistant Director  
Dereke Planter, Code Enforcement Supervisor  
Craig Harmon, Senior Planner  
Chester Green, Senior Planner  
Kecia Parker, Real Estate Manager  
Angelica, Assistant City Attorney  
Brook Redding, Senior Assistant to the City Manager  
Kimberly Toon, Purchasing Manager  
Robert Van Geons, Fayetteville-Cumberland Economic Development Corporation President and CEO  
Lisa Shorter, Project Manager, Mission Critical Partners (via TEAMS)  
Jennifer Ayre, City Clerk  
Members of the Press

**1.0 CALL TO ORDER**

Mayor Colvin called the meeting to order at 7:12 p.m.

**2.0 INVOCATION**

The invocation was offered by Rabbi Scott Klein, U.S. Army Chaplain.

**3.0 PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Colvin and City Council.

**4.0 ANNOUNCEMENTS AND RECOGNITIONS**

Ms. Andrea Tebbe, Purple Heart Foundation of North Carolina Fayetteville Director presented Mayor and City Council a gift from the Purple Heart Foundation in appreciation of their support and attendance at the Sandhills Purple Heart Dinner on August 23, 2025.

Council Member Benavente presented a proclamation to Ms. Pilar Salvat and Ms. Karla Icaza in honor of Hispanic and Latino Heritage Month which is recognized September 15 – October 15, 2025.

Council Member Haire requested to continue prayers for Dr. Douglas Hewett, City Manager, and his family during the loss of his mother.

Council Member Benavente announced the International Folk Festival is taking place this weekend on Saturday, September 27, 2025, beginning at 9:00 a.m.

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5.0 CITY MANAGER REPORT

Mr. Jeffery Yates, Assistant City Manager, announced the Mayor Beth Finch Monument unveiling on Wednesday, September 24, 2025, at 10:00 a.m.; Fayetteville OutFront, focusing on hiring, on Thursday, September 25, 2025, at 6:30 p.m. at FTCC; and Fourth Friday on Friday, September 26, 2025.

6.0 APPROVAL OF THE AGENDA

MOTION: Council Member Hondros moved to approve the agenda.  
SECOND: Council Member Greene  
VOTE: UNANIMOUS (9-0)

7.0A CONSENT AGENDA

MOTION: Council Member Thompson moved to approve the consent agenda with the exception of 781 Richardson Avenue on Item 7.0A4.  
SECOND: Council Member Haire  
VOTE: UNANIMOUS (9-0)

7.0A1 Approval of Meeting Minutes:  
August 25, 2025 – Regular  
September 2, 2025 – Work Session  
September 8, 2025 – Discussion of Agenda Items  
September 8, 2025 - Regular

7.0A2 Approve SUP25-03: Order of Approval – Findings of Fact: Special Use Permit request to reduce the separation requirement for an Automotive Wrecker Service in a CC Zoning District at 3003, 3002=5, 3009 MURCHISON RD (REID# 0428597115000, 0428596376000, 0428597350000) owned by Ali Abdo, CITY PROPERTY LLC.

City Council approved the findings of fact for Special Use Permit 25-03 that were identified during the evidentiary public hearing heard by City Council on August 25, 2025, requesting a reduction in the 250-foot separation standards between an automotive wrecker service and residentially zoned property to approximately zero (0) feet.

7.0A3 Approve P25-42: A request to rezone property from Residential SF-10 to Residential MR-5 at Unaddressed Silver Pine Dr. (REID# 0408865476000) owned by GCMMB LLC

City Council approved the zoning map amendment of a single parcel located on Silver Pine Drive, within the Ponderosa Subdivision off Yadkin Road, from Single Family Residential 10 (SF-10) to Mixed Residential 5 (MR-5) to allow for a broader range of residential housing types. The Future Land Use Map and Plan designates the area for Low Density Residential development. Despite partial inconsistency with the Future Land Use Plan, site limitations ensure the development remains low to moderate in intensity. The request supports sustainable, compatible residential growth in line with broader City planning objectives.

7.0A4 Approve Ordinances for Uninhabitable Structures: Demolition Recommendations  
~~781 Richardson Avenue~~ District 7  
820 Zadock Drive District 8

City Council approved the demolition ordinance for one residential building deemed dangerous.

820 Zadock Drive District 8  
AN ORDINANCE OF THE CITY COUNCIL OF FAYETTEVILLE, NORTH CAROLINA REQUIRING THE CITY BUILDING INSPECTOR TO CORRECT CONDITIONS WITH RESPECT TO, OR TO DEMOLISH AND REMOVE A STRUCTURE PURSUANT TO THE DWELLINGS AND BUILDINGS MINIMUM STANDARDS CODE OF THE CITY OF FAYETTEVILLE, NC. 820 ZADOCK DRIVE, PIN 9477-44-0498. ORDINANCE NO. NS2025-026

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### **7.0A5 Approve Speed Limit Reduction from 35 mph to 25 mph on Ruritan Drive/Campground Church Road, between Skibo Road and Morganton Road**

City Council adopted an ordinance for the speed limit reduction from 35 miles per hour (mph) to 25 mph from the intersection of Ruritan Drive at Morganton Road, along Ruritan Drive until it changes into, and continues along, Campground Church Road, and ends at the intersection of Campground Church Road at Skibo Road.

#### **AN ORDINANCE AMENDING CHAPTER 16, MOTOR VEHICLES AND TRAFFIC OF THE CITY OF FAYETTEVILLE CODE OF ORDINANCES – RURITAN DRIVE AND CAMPGROUND CHURCH ROAD. ORDINANCE NO. NS2025-027**

### **7.0A6 Adopt Bicycle Lane Definitions and Ordinances for Clarifying Approved and Prohibited Uses**

City Council adopted an ordinance to clarify and define bicycle lanes to reduce vagueness surrounding bicycle lanes, additionally who can park where and when with regards to bicycle lanes, as well as to define multi-use lanes and their uses.

#### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING ARTICLE I, IN GENERAL, OF CHAPTER 16, MOTOR VEHICLES AND TRAFFIC, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2025-025**

### **7.0A7 Accept Federal Transit Administration Grant NC-2025-046-00 and Adopt Capital Project Ordinance 2026-31 to Appropriate Federal and Local Funds**

City Council accepted the Federal Transit Administration (FTA) grant NC-2025-046-00 and adopted Capital Project Ordinance (CPO) 2026-31 to appropriate \$350,625.00 for the purchase of replacement paratransit vehicles. The funding sources for this appropriation are \$280,500.00 of federal grant funding from the FTA and a \$70,125.00 local grant match provided by the Transit Operating Fund. This will be for the purchase of replacement paratransit vehicles that have reached or exceeded their useful life, exceeding 150,000 miles each.

### **7.0A8 Accept the 2025-2026 Housing and Urban Development (HUD) Community Development Block Grant, HOME Investment Partnerships Program, Emergency Solutions Grants, and Housing Opportunities for People with AIDS Entitlement Funds and Adopt Special Revenue Fund Project Ordinance Amendment 2026-4**

City Council accepted the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for People with AIDS (HOPWA) Formula Grant Funds in the amount of \$3,667,793.87, and a \$220,513.00 local HOME Partnerships Program match along with an Emergency Solutions Grants local match in the amount of \$11,264.00.

### **7.0A9 Accept Federal Transit Administration Grant NC-2025-049 and Adopt Capital Project Ordinance 2026-32 to Appropriate Federal and Local Funds**

City Council accepted the Federal Transit Administration (FTA) grant NC-2025-049 and adopt Capital Project Ordinance 2026-32 to appropriate the grant funds and corresponding match. The ordinance authorizes the appropriation of a total of \$453,924.00, which includes \$363,298.00 in federal grant funding and \$90,626.00 in required local matching funds. This will be used to supplement funding for a replacement diesel bus, capital maintenance and facility improvements at Transit's Garage as a result of the recent acquisition of Transit's new battery electric buses (BEBs).

### **7.0A10 Accept NCDOT Division of Aviation (DOA) Airport Improvement Program Grant for Infrastructure Upgrades and Equipment Purchases and Adopt the Capital Project Ordinances to Appropriate State Funds**

City Council accepted the North Carolina Department of Transportation (NCDOT) Department of Aviation (DOA) Grant and adopt Capital Project Ordinance (CPO) 2026-33 and Capital Project Ordinance Amendment (CPOA) 2022-14 to appropriate a total of \$2,137,074.00 for infrastructure improvements and equipment purchases.

CPO 2026-33 will appropriate \$1,727,074.00 of the NCDOT DOA grant award which includes \$200,000.00 for Security Surveillance Upgrades, \$600,000.00 for Airfield Snow

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Removal Equipment, \$750,000.00 for Sewer Upgrades, and \$177,074.00 for Parking Lot Crack Seal.

CPOA 2022-14 will appropriate \$410,000.00 of the NCDOT DOA grant award for General Aviation Hangar.

### **7.0A11 Accept and Appropriate the Juvenile Restitution Program Grant Awarded from North Carolina Department of Public Safety through the Juvenile Justice and Delinquency Prevention program and Adopt the Special Revenue Fund Project Ordinance**

City Council accepted the North Carolina Department of Public Safety through the Juvenile Restitution Program Grant and adopt Special Revenue Fund Project Ordinance 2026-10 to appropriate \$92,273.00 for personnel and operating costs of the Fayetteville-Cumberland Juvenile Restitution Program. The \$92,273.00 appropriation includes the \$65,795.00 grant award, the City's local match of \$15,951.00 and Cumberland County's local match of \$10,527.00.

### **7.0A12 Adopt Local Governmental Resolution for Governors Highway Safety Program Grant Award**

City Council adopted the local governmental resolution for the Governors Highway Safety Program Grant Award that was accepted and approved at the August 11, 2025, Council Meeting. After that meeting, the Governors Highway Safety Program made the City aware of the required resolution. Therefore, adoption of the resolution will complete all necessary documents for the grant award.

#### **NORTH CAROLINA GOVERNOR'S HIGHWAY SAFETY PROGRAM LOCAL GOVERNMENTAL RESOLUTION. RESOLUTION NO. R2025-034**

### **7.0A13 PWC – Approve Resolution of Bond Order Authorizing and Approving the Sale and Issuance under the Provisions of the State and Local Government Revenue Bond Act, as amended, of Not To Exceed \$230,000,000 Aggregate Principal Amount of the City of Fayetteville, North Carolina, Public Works Commission Revenue Bonds, Series 2025 to Provide Funds for the Financing and Refinancing of Various Electric, Water, and Sanitary Sewer Capital Improvements and Direction the Authentication and Delivery of the Series 2025 Bonds**

City Council approved the resolution authorizing and approving the sale and issuance of Fayetteville Public Works Commission revenue bonds.

#### **BOND ORDER AUTHORIZING AND APPROVING THE SALE AND ISSUANCE UNDER THE PROVISIONS OF THE STATE AND LOCAL GOVERNMENT REVENUE BOND ACT, AS AMENDED, OF NOT TO EXCEED \$230,000,000 AGGREGATE PRINCIPAL AMOUNT OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, PUBLIC WORKS COMMISSION REVENUE BONDS, SERIES 2025 TO PROVIDE FUNDS FOR THE FINANCING AND REFINANCING OF VARIOUS ELECTRIC, WATER, AND SANITARY SEWER CAPITAL IMPROVEMENTS AND DIRECTING THE AUTHENTICATION AND DELIVERY OF THE SERIES 2025 BONDS. RESOLUTION NO. R2025-035**

### **7.0A14 PWC – Approve Sole Source Recommendation – 24” Cla-Val Pump Control Valve**

City Council approved the sole source recommendation to purchase and install one (1) 24-inch Cla-Val pump control valve manufactured by Cal-Val and distributed by Charles R. Underwood in the amount of \$136,253.00 and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

### **7.0A15 PWC – Approve Bid Recommendation – Interior Structure and Fill Media Replacement**

City Council approved the award for the construction of the interior structure and fill media replacement to Cryco, Inc., of Greensboro, NC, the lowest, responsive, responsible bidder and in the best interest of PWC in the total amount of \$724,093.00 and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

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## **7.0A16 PWC – Approve Bid Recommendation – BABA Galvanized Steel Transmission Poles**

City Council approved the purchase award for the BABA Galvanized Steel Transmission Poles to Wesco Distribution of Clayton, NC. The lowest responsive, responsible bidder, and in the best interest of PWC, in the total amount of \$2,846,722.50, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

## **7.0A17 PWC – Approve Bid Recommendation – Construction of Grays Creek Water Main Extension**

City Council approved the award for the purchase of the construction of the Grays Creek Water Main Extension to T.A. Loving Company of Goldsboro, NC. The lowest, responsive, responsible bidder and in the best interest of PWC in the total amount of \$7,500,304.55 and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

## **7.0A18 PWC – Approve Bid Recommendation – Omni Water Meter Chambers, Sizes 1.5”-8”**

City Council approved the purchase of the Omni Water Meter Chambers, Sizes 1.5 inches – 8 inches to Furguson Waterworks, LLC, of Greenville, NC. The lowest, responsive, responsible bidder and in the best interest of PWC in the total amount of \$507,134.09 and authorize the CEO/General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

## **7.0B ITEMS PULLED FROM CONSENT**

No items were pulled from the Consent Agenda.

## **8.0 PUBLIC HEARINGS**

### **8.01 Public Hearing to Consider Permanently Closing Lowe Street**

Ms. Kecia Parker, Real Estate Manager, presented this item with the aid of a PowerPoint Presentation and stated the City received a petition to close Lowe Street, which has never been constructed or opened and is not utilized as access to any surrounding properties. The emergency response times will not be affected and there will be no significant impacts to traffic per the City Traffic Engineer. The property has been posted for thirty days, and it was advertised in the newspaper for four (4) consecutive weeks.

This is the advertised public hearing set for this date and time, the public hearing was opened.

Mr. David Sykes, 113 Pompton, Dr., Fayetteville, NC, spoke in favor of the permanent closing of Lowe Street.

There being no further speakers, the public hearing was closed.

**A RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA PERMANENTLY CLOSING LOWE STREET. RESOLUTION NO. R2025-036**

**MOTION: Council Member Greene moved to close Lowe Street**  
**SECOND: Council Member Hondros**  
**VOTE: UNANIMOUS (9-0)**

### **8.02 Public Hearing on SN-0510 thru SN-0514 for the Consideration of Renaming of Five Streets Affected by the I-295 Highway Project**

Mr. Chester Green, Senior Planner, presented this item with the aid of a PowerPoint Presentation and stated this item is for the naming of five (5) streets affected by I-295. Cumberland County staff have requested the renaming of a portion of Strickland Bridge Road to Crestwick Road, the re-alignment of Century Circle to Midship Road, a portion of Barefoot Road to Chadstone Road, a portion of Strickland Bridge Road to Brinkman Road, and a portion of Eunice Drive to Bellhop Drive.

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Planning Staff have recommended approval. The renaming requests are because Cumberland County Emergency Services cannot have two streets with the same name within the same Fire Response zone. Cumberland County staff contact the owners of each parcel that abuts the affected roads, and the property owners were allowed to provide renaming recommendations.

This is the advertised public hearing set for this date and time. There being no one to speak, the public hearing was opened and closed.

Discussion ensued regarding the process in how property owners were contacted and the cost to the property owners to change their address.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, TO RENAME A PORTION OF CENTURY CIRCLE RE-ALIGNMENT TO MIDSHIP ROAD. ORDINANCE NO. NS2025-028**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, TO RENAME A PORTION OF STRICKLAND BRIDGE ROAD TO CRESTWICK ROAD. ORDINANCE NO. NS2025-029**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OFF FAYETTEVILLE, NORTH CAROLINA, TO RENAME A PORTION OF BAREFOOT ROAD TO CHADSTONE ROAD. ORDINANCE NO. NS2025-030**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, TO RENAME A PORTION OF STRICKLAND BRIDGE ROAD TO BRINKMAN ROAD. ORDINANCE NO. NS2025-031**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, TO RENAME A PORTION OF EUNICE DRIVE TO BELLHOP DRIVE. ORDINANCE NO. NS2025-032**

**MOTION:** Council Member Thompson moved to approve the renaming of all or a portion of the following five streets, SN-0510 – the re-alignment of Century Circle to Midship Road, SN-0511 – the bisected Strickland Bridge Road to Crestwick Road, SN-0512 – portion of Barefoot Road to Chadstone Road, SN-0513 – portion of Strickland Bridge Road to Brinkman Road, and SN-0514 – portion of Eunice Drive to Bellhop Drive and have the staff contact the North Carolina Department Of Transportation (NCDOT) to provide a stipend to the residents to address cost of the road name change

**SECOND:** Council Member Jensen

**FRIENDLY AMENDMENT:** Council Member Hondros requested a friendly amendment to separate the motion for the approval of the name changes as one motion and requesting NCDOT provide a stipend as a separate motion.

Council Member Thompson accepted the amendment.

**AMENDED MOTION:** Council Member Thompson moved to approve the renaming of all or a portion of the following five streets, SN-0510 – the re-alignment of Century Circle to Midship Road, SN-0511 – the bisected Strickland Bridge Road to Crestwick Road, SN-0512 – portion of Barefoot Road to Chadstone Road, SN-0513 – portion of Strickland Bridge Road to Brinkman Road, and SN-0514 – portion of Eunice Drive to Bellhop Drive

**SECOND:** Council Member Jensen

**VOTE:** UNANIMOUS (9-0)

**MOTION:** Council Member Thompson moved to have the staff contact of NCDOT or Cumberland County to provide a stipend to the residents to address the cost of the road name change and if they are unable to bring it back at an upcoming work session.

**SECOND:** Council Member Benavente

**VOTE:** PASSED by a vote of 7 in favor to 2 in opposition. (Council Members Greene and Hondros)

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**8.03 P25-47: The City of Fayetteville is requesting initial zoning from Planned Neighborhood Development (PND, County) to Conditional Community Commercial (CC/CZ, City) for one contiguous parcel totaling approximately 40.54 acres. The subject property is located on the southern side of Carvers Falls Road at 430 Carvers Falls Road and an unaddressed portion of Carvers Falls Road. The parcel can be further identified by Parcel Identification Number (PIN): 0540184339000.**

Mr. Craig Harmon, Senior Planner, presented this item with the aid of a PowerPoint Presentation and stated last month an annexation for 40.54 acres owned by the City of Fayetteville and used by Fayetteville Public Works Commission (PWC) on Carvers Falls was approved. It was not zoned at that time and per state statute the City has up to sixty days after annexation to complete the zoning. Tonight is the initial zoning from Cumberland County's Planned Neighborhood Development (PND) to the City's Conditional Community Commercial (CC/CZ). The land use map calls for low-density residential and community center/multifamily associated with the interstate. There is an existing PWC substation on the property and the remaining property is vegetation. The surrounding properties are rural.

PWC has agreed to the following conditions: only permitted use is a solar energy generation facility; and to mitigate off-site impacts through required security fencing enclosing the solar array, preservation of natural tree buffer and added streetscape landscaping for screening, establishment and maintenance of a minimum 100-foot undisturbed vegetative buffer, minimal downward-directed lighting to reduce glare and light spill, and operations would be passive.

The project was denied by Cumberland County in May. The Technical Review Committee completed a preliminary review, and the key requirements included a life safety/access for fire and emergency services to access property if needed, security fencing up to 8-foot tall, qualified landscaping and lighting plans, and stormwater/erosion will require an infrastructure permit and will include four stormwater ponds. The Regional Land Use Advisory Commission (RLUAC) received the plans and confirmed their prior glare study would have no issue with the type of solar panels. There would be negligible budgetary impact since it would be a PWC operation. Staff recommend approval of the proposed conditional zoning to Conditional Community Commercial. The Zoning Commission did deny the project and PWC submitted an appeal application.

This is the advertised public hearing set for this date and time, the public hearing was opened.

Mr. Tim Bryant, 955 Old Wilmington Road, Fayetteville, NC, spoke in favor of the zoning with the aid of a PowerPoint presentation.

Dr. Chris Davis, 955 Old Wilmington Road, Fayetteville, NC, deferred his time to Mr. Tim Bryant

Mr. Richard King, 955 Old Wilmington Road, Fayetteville, NC, deferred his time to Mr. Tim Bryant

Ms. Ronna Garrett, 955 Old Wilmington Road, Fayetteville, NC, deferred her time to Mr. Tim Bryant.

Col. Don Porter, 955 Old Wilmington Road, Fayetteville, NC, deferred his time to Mr. Tim Bryant

Ms. Georgette Miller, 955 Old Wilmington Road, Fayetteville, NC, deferred her time to Mr. Tim Bryant.

Mr. Tyler Patton, 955 Old Wilmington Road, Fayetteville, NC, deferred his time to Mr. Tim Bryant.

Mr. Marc Tunstall, 955 Old Wilmington Road, Fayetteville, NC, deferred his time to Mr. Tim Bryant.

Mr. David Deschamps, 955 Old Wilmington Road, Fayetteville, NC, deferred his time to Mr. Tim Bryant.

Mr. Ed Baggett, 543 Carvers Falls Rd., Fayetteville, NC, spoke in opposition of the zoning.

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Mr. Callan Bryan, 533 Carvers Falls Rd., Fayetteville, NC, spoke in opposition of the zoning.

Mr. William Vick, 653 Carvers Falls Rd., Fayetteville, NC, spoke in opposition of the zoning.

Mr. Russ Bryan, 533 Carvers Falls Rd., Fayetteville, NC, spoke in opposition of the zoning.

**MOTION:** Council Member Hondros moved to extend the time to allow the remaining speakers an opportunity to speak.

**SECOND:** Council Member Greene

**VOTE:** UNANIMOUS (9-0)

Mr. Eason Bryan, 533 Carvers Falls Rd., Fayetteville, NC, deferred his time to Mr. Callan Bryan.

There being no further speakers, the public hearing was closed.

**MOTION:** Council Member Thompson moved to approve the proposed conditional rezoning to Community Commercial (CC/CZ), subject to the applicant's agreed-upon conditions, based on the following findings: The request is consistent with applicable City-adopted plans, including the Future Land Use Plan and Strategic Plan goals to focus reinvestment on serviced sites and to encourage context-appropriate nonresidential uses. The proffered conditions (e.g., setbacks, buffering/screening, lighting limits, and facility operations/maintenance) adequately mitigate potential impacts and ensure compatibility with adjacent uses. Adequate public infrastructure and safe site access exist or can be provided, and remaining site-specific issues (traffic, stormwater, environmental protection) will be addressed through the City's development review and permitting processes, avoiding undue adverse effects on public health, safety, or welfare.

**SECOND:** Council Member Haire

**VOTE:** PASSED by a vote of 8 in favor to 1 in opposition (Council Member Benavente)

### 8.04 Public Hearing to Consider Project Superman

Mr. Robert Van Geons, Fayetteville-Cumberland Economic Development Corporation President and CEO, presented this item with the aid of a PowerPoint Presentation and stated this is an existing steel manufacturing company in Fayetteville that employs 58 employees. Fayetteville is competing for this project with sites in Virginia and South Carolina. This project would add an additional 42 full-time employees with an average salary to exceed \$66,700.00 with the lowest starting salary of \$59,650.00 and would represent a \$22 million investment in new buildings and equipment.

Mr. Van Geons recommended, in keeping with the City's adopted incentive policy, a five-year declining incentive grant, not to exceed \$327,487.00. The grant would decline each year and be paid from a portion of the new tax revenue received and the City would never grant more than is received in a year. Over ten (10) years at the current tax rate the City would collect \$781,239.00 in new revenue, retaining \$453,752.00 after all incentives are paid. A similar request will be made to Cumberland County.

This is the advertised public hearing set for this date and time. There being no one to speak, the public hearing was opened and closed.

**MOTION:** Council Member Haire moved to approve the 5-year grant in keeping with the City's adopted incentive policy and not to exceed \$327,487.00.

**SECOND:** Council Member McNair

**VOTE:** UNANIMOUS (9-0)

### 9.0 OTHER ITEMS OF BUSINESS

#### 9.01 Authorize PSAP (911 Center) Architectural Agreement

Mr. Adam Lindsay, Assistant City Manager, stated the 911 PSAP Public Safety Project was a top priority in the 2022 General Obligation Bond. Staff began working on it immediately,



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but the question then and now is consolidation with the County. There was a qualifications-based process for the selection of an architect. In March of this year, there was an award for the architect for Schrader Group architect and at that time the decision was tabled until further discussions with the County could take place. Mr. Lindsay introduced Ms. Lisa Shorter with Mission Critical Partners (MCP), who presented this item with the aid of a PowerPoint Presentation.

Ms. Shorter stated given the programming for the City of Fayetteville the approximate square footage goal would be 18,280 square feet which would provide eighteen 911 workstations, conference room that seats sixteen, a large lecture style classroom that seats ninety, fourteen administrative offices, and three tactical operations or simulation room. It would also include a secure data center, kitchen, breakroom, lockers, restrooms, and a quiet room.

Schrader Group Architecture (SGA) was the highest scoring in the request for qualifications and was the first choice after interviewing the top three candidates. SGA also provided a basic agreement to provide the design and construction administration for City of Fayetteville 911 Center. There is room for future buildout and expansion for future needs of the City or possible consolidation. MCP has done multiple projects with the SGA who has completed over fifty (50) public safety and law enforcement projects and are nationally ranked. SGA is homebased in Pittsburg, Pennsylvania but they have offices in Raleigh.

If the agreement is approved tonight, the design would begin in November and last a year. After design construction planning of two (2) months then construction over the next eighteen (18) months. Finally, migration and transition would take four (4) months for the City to takeover and would be estimated for completion in December 2028.

Ms. Shorter stated the reason to act now is because over the last three years construction has increased over twenty-seven (27) percent, and every quarter delayed is one to one and a half percent escalation and the project is expected to cost about \$60 million. The current call center is maxed out.

Mayor Colvin stated the City and County have been in discussion on this topic for years. A meeting is scheduled later this month for the work session or a special meeting to discuss the possibility of consolidation.

Discussion ensued regarding consolidation.

**MOTION:** Council Member Benavente moved to authorize the City Manager to execute AIA agreement to contract Hord Coplan Macht, Inc. d/b/a SCHRADERGROUP Studio for the design and construction administration of the facility for a fixed fee of \$1,495,000 for architectural services, and an allowance NTE \$275,000 for civil engineering and landscape architecture services for site development.

**SECOND:** Council Member Thompson

**VOTE:** UNANIMOUS (9-0)

**Consensus of Council was to have the consolidation discussion during the October 6, 2025, Work Session.**

### **9.02 Appeal of Sewer Assessment – 3162 Bittersweet Drive, 28306**

Ms. Lachelle Pulliam, City Attorney, stated the petitioners are not present.

**MOTION:** Council Member Greene moved to deny the sewer assessment appeal for 3162 Bittersweet Drive.

**SECOND:** Council Member Thompson

**VOTE:** PASSED by a vote of 7 in favor to 2 in opposition (Mayor Colvin and Council Member Benavente)

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10.0 ADJOURNMENT

There being no further business, the meeting adjourned at 9:40 p.m.

Respectfully submitted,

JENNIFER L. AYRE  
City Clerk  
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MITCH COLVIN  
Mayor

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