

# DRAFT

**FAYETTEVILLE CITY COUNCIL  
DISCUSSION OF AGENDA ITEMS MEETING MINUTES  
ST. AVOLD CONFERENCE ROOM, CITY HALL  
JUNE 23, 2025  
5:30 P.M.**

Present: Mayor Mitch Colvin (arrived at 6:00 p.m.);

Council Members Katherine K. Jensen (District 1); Malik Davis (District 2); Mario Benavente (District 3) (arrived at 6:00 p.m.); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8); Deno Hondros (District 9)

Absent: Council Members D.J. Haire (District 4); Courtney Banks-McLaughlin (District 8)

Others Present: Douglas Hewett, City Manager  
Lachelle Pulliam, City Attorney  
Adam Lindsay, Assistant City Manager  
Jodi Phelps, Assistant City Manager  
Jeffery Yates, Assistant City Manager  
Kelly Strickland, Assistant City Manager  
Lisa Harper, Senior Assistant City Attorney  
Kevin Dove, Fire Chief  
Todd Joyce, Interim Police Chief  
Sheila Thomas-Ambat, Public Services Director  
Gerald Newton, Development Services Director  
Loren Bymer, Marketing & Communications Director  
Kimberly Leonard, Budget & Evaluation Director  
Brian McGill, Assistant Public Services Director  
Joshua Hall, Police Attorney  
Erin Swinney, Police Attorney  
John Jones, OCS Director  
Dereke Planter, Code Enforcement Administrator Supervisor  
Andrew LaGala, Airport Director  
Deonte Watson, Airport Deputy Director  
Albert Baker, Economic and Community Development Assistant Director  
Tim Smith, PWC Counsel  
Lexi Hasapis, PWC Community Relations Associate  
Jennifer Ayre, City Clerk

Mayor Pro Tem Jensen called the meeting to order at 5:42 p.m.

Mayor Pro Tem Jensen asked the Council to review the regular agenda for the June 23, 2025, meeting.

Council Member Thompson asked if Item 7.0A8 - Approve P25-29: A request to rezone 3546 Braddy Road (9484789568000), consisting of 1.15 acres and owned by House Project LLC, from Agricultural Residential (AR) to Single Family Residential 15 (SF-15), already has water and sewage. Dr. Gerald Newton, Development Services Director stated they will be on septic and well as water and sewer is not out in that area yet.

Council Member Thompson how the tenant increases were determined for Item 7.0A21 - Approve FY26 Airport Residential Tenant(s) Fair Market Value Rent Adjustments. Ms. Kecia Parker, Real Estate Manager stated a rental appraisal was done on all the properties to verify what the appraisals were then the rate was reduced by 10 percent due to Airport noise.

Council Member Thompson requested clarification on Item 7.0A25 - Adoption of Capital Project Ordinance Amendment 2025-54 to Clarify Funding Source for Payment-In-Lieu-Of Resurfacing Revenue. Mr. Jeffery Yates, Assistant City Manager stated it was listed in error coming from the General Fund and was always intended to come from the in-lieu-of funds and this is a cleanup to that appropriation.

Ms. Jodi Phelps, Assistant City Manager stated recently there was an addition to the Hurricane Helene Relief Bill in the State Senate that put back in the provision to exclude municipalities with a population of 150,000 and over from Powell Bill funding. It went to Committee this afternoon and is going to the House tonight. The lobbyists are there, and the resolution has been resent to the Cumberland County Delegation. Discussion ensued.

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Council Member Thompson requested clarity of Item 10.01 - PWC - Determination of Utility Assessment Appeal - 8038 King Road. Mr. Tim Smith, PWC Legal Counsel stated construction had been completed already and the owner knew about it for over six months. At the time of confirmation, the parcels were not combined, he had combined the two parcels into one in December. He can only be assessed at the time of confirmation which at the time it was one, but he was assessed for two and the owner failed to object at the public hearing. Discussion ensued.

Council Member Hondros stated he plans to pull Item 10.02 - TA25-02. Proposed amendments to Article 30 (Unified Development Ordinance) of the City Code covering sidewalk exemptions during development to remand back to staff for further work. Discussion ensued.

Mayor Colvin asked what prompted Item 10.03 - Bicycle Lane Ordinance Clarifications and Recommendations to come back. He did not realize that at the last meeting the outcome was taking bicycle lanes out of neighborhoods. Mr. Adam Lindsay, Assistant City Manager, stated it was clarifying the ordinance enforcement in response to a council member request months ago. The clarification was presented at the June Work Session; the reason it was added as Other Items of Business instead of Consent is because there was not unanimous consensus at the Work Session. Discussion ensued and Dr. Douglas Hewett, City Manager stated it could be referred to the August Work Session.

### CLOSED SESSION

**MOTION:** Council member Davis moved to go into closed session for attorney client privilege matters to discuss *Lee v. City*, *City v. Mohammad*, and a personnel matter  
**SECOND:** Council Member Benavente  
**VOTE:** UNANIMOUS (8-0)

The regular session was recessed at 6:21 p.m. The meeting session reconvened at 6:32 p.m.

**MOTION:** Council Member Benavente moved to come out of closed session.  
**SECOND:** Council Member Thompson  
**VOTE:** UNANIMOUS (8-0)

There being no further business, the meeting adjourned at 6:32 p.m.

Respectfully submitted,

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JENNIFER L. AYRE  
City Clerk  
062325

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MITCH COLVIN  
Mayor