

**FAYETTEVILLE CITY COUNCIL
WORK SESSION MINUTES
COUNCIL CHAMBER, CITY HALL
SEPTEMBER 2, 2025
2:00 P.M.**

Present: Mayor Mitch Colvin (arrived at 2:14 p.m.)

Council Members Katherine K. Jensen (District 1); Malik Davis (District 2); Mario Benavente (District 3) (via TEAMS); D. J. Haire (District 4); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8); Deno Hondros (District 9)

Others Present: Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Kelly Strickland, Assistant City Manager
Adam Lindsay, Assistant City Manager
Jodi Phelps, Assistant City Manager
Jeffery Yates, Assistant City Manager
Kevin Dove, Fire Chief
Roberto Bryan, Police Chief
Sheila Thomas-Ambat, Public Services Director
Yamile Nazar, Human Relations Manager
Christopher Cauley, Economic & Community Development Director
Loren Bymer, Marketing & Communications Director
Willie Henry, Chief Information Officer
John Jones, Office of Community Safety Director
Brian McGill, Assistant Public Services Director
Kimberly Toon, Purchasing Manager
Sonye Randolph, Assistant City Attorney
Lisa Harper, Senior Assistant City Attorney
Erin Swinney, Police Attorney
Chris Lowery, Strategic, Analytics, and Performance Manager
Andrew Brayboy, Senior Corporate Performance Analyst
Brook Redding, Senior Assistant to the City Manager
Nichelle Gaines, Community Safety Manager
Derrick McArthur, Economic Development Administrator
Albert Baker, Economic & Community Development Assistant Director
Darrell Allison, Fayetteville State University Chancellor
Austin Amandolia, HR&A Consultant
Imran Aukhil, HR&A Consultant
Jennifer Melton, Wilson Center for Science and Justice, Duke University
(via TEAMS)
Brandon Garrett, Wilson Center for Science and Justice, Duke
University (via TEAMS)
Jessica Gettleman, Wilson Center for Science and Justice, Duke
University (via TEAMS)
Jennifer Ayre, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Pro Tem Jensen called the meeting to order at 2:00 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 the Mayor and City Council.

4.0 CITY MANAGER REPORT

No report provided.

5.0 APPROVAL OF AGENDA

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

6.0 OTHER ITEMS OF BUSINESS

6.01 Receive the Blount and Gillespie Redevelopment Efforts Update

Mr. Chris Cauley, Economic & Community Development Director, presented this item with the aid of a PowerPoint presentation and stated, staff are working to find a beneficial use of the Blount and Gillespie property and introduced HR&A consultants, Mr. Austin Amandolia and Mr. Imran Aukhil. The property is an assemblage of 41 individual parcels on a total of 9.33 acres that was acquired through the City's Hope VI efforts in 2007 and 2008. The last lot was acquired in 2024, and the City engaged HR&A to help guide a Public-Private Partnerships (P3) to ensure it is set up correctly from the beginning and that the citizens and Council know exactly what the property is worth, what it can be leveraged for, and identify the highest and best use for the property.

Mr. Amandolia stated HR&A Advisors is an employee-owned company that focuses on supporting cities and working better for the residents; he then provided an overview of different types of projects that have been completed through P3. HR&A engaged MKSK as an urban designer and landscape architect to review the physical aspects of the site. Currently, the project is in Phase One to Draft Development and Design Vision and then can move into Phase Two once a clear pathway forward is identified. HR&A has completed the review of existing conditions and has started conceptual development. Next will be to determine a market-feasible development and finally provide the recommended strategy at the end of Phase 1. Phase One is expected to be completed in November 2025, and Phase Two will be from November 2025 through January 2026, if Council chooses to move forward.

Mr. Amandolia reviewed delivery mechanisms for implementing the development. In a Traditional Model, the City maintains ownership and development rights. The City controls the process and decision-making. However, it can have legislative and bureaucratic hurdles. In P3 models, there is a Restricted Fee Simple Partnership where the city sells the land to a development partner and creates governance structures that restrict uses on the site. This option would remove legislative barriers and allows the project to move at the speed of market and industry. However, it can create a loss of long-term cash flow, and the City loses control of the real property. For Ground Lease Partnerships, the City maintains ownership and leases the land to the development partner, with governance layers restricting uses on-site. This allows for ongoing City involvement and ownership, long-term cash flow from the ground lease, and the City retains entitlements and development rights to ensure it maintains a public purpose. However, this is potentially less marketable to developers. Mr. Aukhil stated with a Ground Lease Partnership that stipulations could be put in place with contract markers.

A market scan was completed to understand the development patterns occurring near the site, within a half mile of the site, within downtown Fayetteville, and with the City overall. The downtown area has experienced slow population growth since 2010. Despite the slow growth, there have been healthy vacancy rates at 4 percent and consistent absorptions city-wide. This demonstrates the potential for the Blount and Gillespie site to move downtown. Office Growth was also reviewed, identifying that job growth is slower, limiting speculative office space. However, targeted tenanting strategy could support office space for professional office space. The downtown areas have demonstrated the ability to drive new visitation by leveraging catalytic investments; Fayetteville needs to continue identifying strategic opportunities to enhance the hotel demand, and downtown could benefit from unique opportunity events. A community meeting in June that generated insight from over 45 participants. There was strong support for mixed-use development and active public spaces with a desire for outdoor dining, plazas, and cultural entertainment. In addition to the in-person, there was an online survey that received 92 responses. Nearly 40 percent preferred natural play and lounge areas, 61 percent favored relatively dense mixed-use buildings, 37 percent of visitors were drawn downtown only by special events, and there is a desire for more everyday reasons to visit.

Mr. Amandolia presented three preliminary site concepts that align the community's desire for mixed-use and green space with the identified market opportunities. With each of the concepts, the E.E. Smith House is not removed and is part of the concepts to help expand their programming opportunities. Dr. Douglas Hewett, City Manager, stated that working to identify what can go up against Heavy Industrial is always a challenge, but this might be the first section to revitalize the corridor. Dr. Hewett stated all of the museums need to be updated, and staff are

in conversation with partners for exhibit designers to bring in period pieces to the collection and complete a review and refresh of all of the exhibits citywide.

Discussion ensued.

Consensus of the Committee was to receive the update.

6.02 Receive the Fayetteville State University Update on the Memorandum of Understanding for Catalyst Site 1

Mr. Christopher Cauley, Economic and Community Development Director, introduced Fayetteville State University (FSU) Chancellor, Darrell Allison. Chancellor Allison, who presented this item with the aid of a PowerPoint Presentation and stated FSU is two years into the ten-year Master Plan. FSU has been very intentional about presenting the Master Plan and the Capital Project Milestones. In November of 2021, funding of \$154.2 million was secured for the capital projects, and FSU is now working on implementation and construction. Bronco Pride Hall is a \$50 million project to house 336 students that was completed and opened on August 11, 2025. Bronco Midtown expanded to include a Chick-fil-A and Starbucks, totaling \$8 million in investment. The Health and Wellness Center project in partnership with Cape Fear Valley Hospital, is in progress and is scheduled to open in March 2026. The ribbon-cutting for the College of Education is expected to take place in August 2026. There were aspirational goals for Langdon Street, and FSU was able to package a campus gateway at Langdon and Edgecombe and an East Campus Entry in conjunction with the College of Education building. Finally, also on Langdon Street, there will be a six-stall Food Truck Site called “The Shoe” that will include seating to eat and congregate. The last projects planned are a new parking deck scheduled for September 2026, University Place Apartments rebeautification for \$3.5 million investment over the next five years, and a total renovation of the Military Academic Center for August 2028.

Discussion ensued.

Consensus of Council was to receive the report.

6.03 Receive Evaluation of ShotSpotter Technology – Final Report Presentation by the Wilson Center for Science and Justice

Mr. Brook Redding, Senior Assistant to the City Manager, stated ShotSpotter was contracted with in December 2022 and full activation in September 2023, covering three square miles of the City. The City Council approved a one-year contract renewal in September 2024 and directed staff to initiate an independent evaluation of ShotSpotter’s effectiveness and value to the community. The Wilson Center for Science and Justice completed the evaluation through an 18-month study, and the report examines alert data, police response times, 911 call comparisons, and related case outcomes. The briefing is in response to Council’s directive and is intended to support the ongoing review of ShotSpotter as the current contract expires later this month. Mr. Redding introduced Ms. Jennifer Melton, Mr. Brandon Garrett, and Dr. Jessica Gettleman, from the Wilson Center for Science and Justice, Duke University School of Law, who presented this item with the aid of a PowerPoint presentation.

Mr. Garrett stated the Wilson Center reviewed 18 months in the three districts. Sometimes there was only a ShotSpotter alert, sometimes only 911 calls, and sometimes both. There are more alerts in the areas of ShotSpotter, but the question is whether the alerts were actual gunfire and was it productive through actual evidence collection, victim identification, or arrest. The productive alerts were when there was a ShotSpotter alert and a 911 call in conjunction. ShotSpotter only alerts proved to have low productivity. It was identified that the ShotSpotter alerts did not always produce measurable impacts, absent companion 911 calls, and to better examine effectiveness, integrated data and reports are needed. There is no evidence that people stopped calling 911 or called less with the addition of ShotSpotter in an area. The overall trends of gunshot-related incidents in Fayetteville are on the decline.

Dr. Gettleman presented graphics regarding police dispatch times with ShotSpotter alerts, 911 calls only, and with both ShotSpotter and 911 calls. Officers were dispatched over two minutes faster when a ShotSpotter alert was involved, regardless of whether a 911 call was also received. Officers spent more time on scene with incidents were reported through both ShotSpotter alerts and 911 calls for a total of 19 minutes, compared to those reported through only one source, with an average of 11 minutes with only a ShotSpotter alert or 10 minutes with only a 911 call. It was estimated that at most 24 percent of the ShotSpotter-only alerts were confirmed. Firearms and shell casings were recovered in response to ShotSpotter alerts with corresponding 911 calls more often, though firearms were rarely recovered regardless of the

type of alert received. Victims were more likely to be identified, and arrests made more frequent when ShotSpotter alerts were accompanied by 911 calls. Overall, the Campbellton ShotSpotter zone had the highest number of productive ShotSpotter alerts, followed by the Cross Creek zone, then the Central zone.

The Wilson Center does not offer a conclusion on whether ShotSpotter's benefits exceeded costs. While ShotSpotter provided more alerts about potential gunfire than 911 calls alone and enabled faster response times, it remains unclear to what extent these increased alerts represent false positives. The value of increased alerts and faster response times must be weighed against budgetary and opportunity costs.

Discussion ensued.

Dr. Douglas Hewett, City Manager, stated last year, this was Council's request for information. The 6-4 motion was to direct staff to do a study similar to the one done in Durham. The report is based on an analysis similar to Durham, and small groups were held to review the report, which goes into greater detail. Today's presentation honors the direction of completing a study based on the one done in Durham. Staff requests consensus on whether to renew the contract for one year, three years, or take no action. There is a separate study on the Cost of Gun Violence from UNC Charlotte, which will be finalized and presented later in the year. Discussion ensued regarding the cost of ShotSpotter; for a one-year contract, the cost would be \$220,500.00, a three-year contract cost would be \$661,500.00.

Consensus of the Council was to accept the report and approve ShotSpotter for another year. Council Members Benavente and Hondros were opposed to the consensus.

6.04 Receive Update on Affordability Period Requirements for the Homebuying HERO Program

Mr. Christopher Cauley, Economic & Community Development Director, stated Housing and Urban Development (HUD) changed laws this year that impact how the City designed the downpayment assistance program - Homebuying HEROs. Typically, with downpayment assistance, homeowners are required to stay in the home as their principal residence for 5 -15 years, depending on the amount. The dollar amounts that trigger the thresholds have been adjusted higher. Now, less than \$25,000.00 in down payment assistance the required stay in the home is five (5) years, \$25,000.00-\$50,000.00 in down payment assistance the required stay in the home is ten (10) years, and more than \$50,000.00 in down payment assistance the required stay in the home is fifteen (15) years. This means some homebuyers now face shorter affordability periods and gives them greater flexibility to sell or move during the period. This will also reduce monitoring from the staff over a longer term, but there may be a slightly reduced return on repayment if the owner chooses to sell before the threshold.

Discussion ensued.

Consensus of Council was to approve the adjustment of the homebuying HERO Program affordability periods to align with the updated federal thresholds.

6.05 Receive Bicycle Lane Ordinance Clarifications and Recommendations

Mr. Brian McGill, Assistant Public Services Director for Traffic Services, presented this item with the aid of a PowerPoint presentation and stated Council directed staff to research current bicycle lane code vagueness and return with recommendations. The definition of a bicycle lane was explained and stated bicycle lanes are strictly for bicycles; multi-use lanes are used for additional services such as walking, parking, and recreating. Multi-use paths are shared-use paths for non-motorized uses that are wider and typically separated from the roadway. Staff are proposing ordinance additions or changes to City Code Section 16-263, which states that no person shall drive a vehicle on or across a designated bicycle lane in such a manner as to interfere with the safety and passage of people operating bicycles and the addition of a new City Code Section 16-320 which focuses on blocking or obstructing public bicycle lanes.

The last time the Bicycle Plan was updated was in 2020, and 171 projects were recommended. Fayetteville is the only one in the state that has multi-use lanes. There are a total of 18,373 feet of current bicycle plan projects. Staff anticipates requesting approval and matching funds for a municipal agreement in FY26 to update the Bicycle Plan in FY27, based on industry standards.

Discussion ensued.

Consensus of Council was to approve the Code of Ordinance amendments and place them on the consent agenda for adoption.

6.06 Receive Presentation on Resident Request for “No Parking” in Neighborhoods

Mr. Brian McGill, Assistant Public Services Director for Traffic Services, presented this item with the aid of a PowerPoint presentation and stated Council requested staff review the process for residents to make a formal “No Parking” zone request in bicycle and multi-use lanes, which the City does not currently have. Traffic Schedule #9 must be updated each time a “No Parking” zone is created, and the last zone was created on Brunswick Road in 2023. Mr. McGill provided an overview of “No Parking” Municipal Peer Review, which reviewed Huntersville, Apex, Greenville, Concord, High Point, Wilmington, Durham, and Raleigh. Ms. Sheila Thomas-Ambat, Public Services Director, stated that this request is only for residents to request “No Parking” in multi-use lanes in neighborhoods.

Consensus of Council was to accept the report and approve staff recommendations.

6.07 Receive the City Manager’s Update – City Council Agenda Item Requests

Mr. Chris Lowery, Strategic Analytics and Performance Manager, presented this item with the aid of a PowerPoint Presentation and stated this is the CART tracker that is sent out bi-weekly. Staff obtained about an 80 percent closure rate for FY25, and the average days open for a request is 69 days. There are eight items currently still open. Mr. Lowery provided an overview of the accomplished items with the time of completion in months.

Consensus of Council was to receive the report.

6.08 City Council Agenda Item Request - Parkview Manor and the Downtown MSD - Mayor Colvin

Mayor Colvin stated Parkview Manor residents requested that they be removed from the downtown Municipal Service District (MSD), as they are residential. When the MSD was originally created, the area where Parkview Manor is was a hotel and maintenance shop. The residents stated they are required to pay an additional 10-11 percent district tax by anyone in the district to receive enhancements. Within the subdivision, they are already required to pay fees for things that would normally be covered under the MSD. Mayor Colvin requested consensus to have the Policy Committee and staff review what other municipalities do in their MSDs. Council Member Thompson stated Policy Committee can review at their October meeting.

Consensus of Council was to send this item to the Council Policy Committee.

6.09 City Council Agenda Item Request - Ruritan Drive Speed Limit Reduction – Council Member Hondros

Council Member Hondros requested consensus for a speed limit reduction on Ruritan Drive from Morganton Road to Wintergreen Drive and Campground Road from Wintergreen Drive to Skibo from 35 miles per hour (mph) to 25 mph.

Consensus of Council was to reduce the speed from 35 mph to 25 mph.

6.010 City Council Agenda Item Request - Massey Hill After School Programming - Council Members Davis & Benavente

Council Member Benavente requested consensus direct staff to research and produce detailed recommendations of how the City can further address juvenile crime through afterschool programs at Recreation Centers, such as Massey Hill Recreation Center, to positively impact students at alternative middle schools like Howard Learning Academy. Also, calculate annual costs to taxpayers of incarcerating a single youth.

Consensus of Council was to have staff review and bring back information.

MOTION: Council Member Hondros moved to go into closed session for attorney-client privilege to discuss *City v. PCH*
SECOND: Council Member Haire
VOTE: PASSED by a vote of 9 in favor to 1 in opposition. Opposed: Council Member Benavente

The regular meeting recessed at 5:56 p.m.

MOTION: Council Member Greene moved to come out of closed session
SECOND: Council Member Davis
VOTE: UNANIMOUS (9-0)

The meeting reconvened at 6:51 p.m.

7.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 6:51 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
090225

MITCH COLVIN
Mayor