

**FAYETTEVILLE CITY COUNCIL  
WORK SESSION MEETING MINUTES  
COUNCIL CHAMBER, CITY HALL  
MAY 4, 2026  
3:00 P.M.**

Present: Mayor Mitch Colvin (arrived at 4:11 p.m.)

Council Members Stephon Ferguson (District 1) (departed at 6:00 p.m.); Malik Davis (District 2); Antonio Jones (District 3); D.J. Haire (District 4) (via TEAMS) (departed at 6:00 p.m.); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Others Present: Douglas Hewett, City Manager  
Lachelle Pulliam, City Attorney  
Jodi Phelps, Assistant City Manager  
Jeffery Yates, Assistant City Manager  
Michael Gibson, Interim Assistant City Manager  
Kevin Dove, Fire Chief  
Roberto Bryan, Police Chief  
Willie Henry, Chief Information Officer  
Tiffany Murray, Chief Financial Officer  
Tyffany Neal, Transit Director  
Christopher Cauley, Economic & Community Development Director  
John Jones, Office of Community Safety Director  
David Scott, Communications Manager  
Christopher Williams, Management Analyst  
Andrew Mansell, Senior Assistant to the City Manager  
Andrew Brayboy, Senior Corporate Management Analyst  
Jennifer Ayre, City Clerk  
Members of the Press

**1.0 CALL TO ORDER**

Mayor Pro Tem Thompson called the meeting to order at 3:00 p.m.

**2.0 INVOCATION**

The invocation was offered by Council Member Ferguson.

**3.0 PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by the City Council.

**4.0 CITY MANAGER REPORT**

Dr. Douglas Hewett, City Manager, stated the City has been informed that the historic preservation fund grant for College Heights and Seabrook Hills Architectural and Archeological Survey needs authorization and support from the City as a \$16,000.00 grant match and requested it be placed on the consent agenda on the Monday, May 11, 2026, Regular Meeting. Mr. Christopher Cauley, Economic & Community Development Director, stated the Economic and Community Development Department received notice late last week a certified local government grant from the State Historic Preservation Office was available. The City has recently applied for two of these grants for the Broadell neighborhood. These grants allow staff to learn the history and growth of the neighborhood and the people that live there, as well as for a professional firm that would write the nomination to put the area in the National Registry of Historic Places. The City is eligible to apply for these funds yearly due to being a certified local government. The College Heights and Seabrook Hills project will cost an estimated \$40,000.00. The grant would cover \$24,000.00 and the City would need to cover the remaining \$16,000.00 and would need to be sourced from the General Fund. Discussion ensued.

**Consensus of City Council was to add the approval for the historic preservation grant for College Heights and Seabrook Hills to the May 11, 2026, Consent Agenda.**

## 5.0 APPROVAL OF AGENDA

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

## 6.0 OTHER ITEMS OF BUSINESS

### 6.01 Fayetteville NEXT Advisory Commission – 910 Future Fest Presentation

Mr. Nathan Cuffee, Fayetteville NEXT Advisory Commission Chair, presented this item with the aid of a PowerPoint presentation and stated the 910 Future Fest is an event for the community and is built to create opportunities. The event will focus on youth development, economic impact, workforce readiness, and strategic tourism. The event is slated to take place on September 24-26, 2026, with the September 27th as an inclement weather date. Fayetteville NEXT is in discussions with reserving Segra Stadium but there is an urgency to lock in the date. The event will run concurrently with the International Folk Festival to allow them to complement each other. There are various sponsors and partnerships already secured with the Dreamville Foundation, Two-Six Project, Dennis Smith Jr., Cool Receptions, and National Basketball Players Association (NBPA).

Mr. Mark Mayer with the Two Six Project stated they are looking to incorporate youth activations within the event that would provide enriching experiences for youth, to include a career day and exposure to opportunities through the use of the existing Two-Six network. The goal is to impact over 1,000 youth throughout the event.

Mr. Cuffee stated the event will culminate in a concert and community day to highlight and help artists grow within the business of the arts. Saturday will be the official concert day and provided sponsorship tiers between \$1,000.00 - \$50,000.00. The concert will be a ticketed event within Segra Stadium that will have seating for 10,000.00. A free stage will also be programmed for musicians and local artists on the steps of Segra Stadium. Fayetteville NEXT will be working within storefronts by bringing in brands that grew from Fayetteville and showcase what businesses can do within the community.

Mr. Cuffee stated the ask of Fayetteville NEXT is for the City to provide \$500,000.00 in funding, but at least \$350,000.00. The expected return from the event is \$1.2 million which includes tax revenue from just the day of the concert. The plan is to turn this into an annual event that will become self-sufficient. Discussion ensued regarding the confirmed sponsors. Mr. Cuffee stated between \$70,000.00-80,000.00 in sponsorships have been confirmed or pledged.

Discussion ensued on the talent and staging.

**Consensus of City Council was to accept the report and add the 910 Future Fest to the May 14, 2026, Budget Work Session.**

### 6.02 Community Police Advisory Board Charter Update

Dr. Andrew Mansell, Senior Assistant to the City Manager, presented this item with the aid of a PowerPoint presentation and stated the Community Police Advisory Board (CPAB) Chairman recently requested the charter be updated to include a broader spectrum of public safety that includes more than just the Police Department. The City Council Policy Committee reviewed the requested changes in April 2026 and moved to bring the changes to City Council for review. The new scope will include Police, Fire, and the Office of Community Safety. The recommendations also include changing the name from Community Police Advisory Board to Community Public Safety Advisory Board. The objectives are recommended to decrease from nine objectives to four objectives, focused on mental health, violence prevention, youth engagement, and homelessness. The number of members will not change, but the appointment process will now be in line with the current Appointment Committee processes. Additional requirements that would need to be completed during a member's first term would include a Fire and EMS ride-along and mental health crisis response team exposure.

Discussion ensued.

**Consensus of City Council was to approve the Community Police Advisory Board Charter Update. Council Member McMillan was in opposition to the consensus motion.**

### **6.03 Downtown Municipal Service District FY26 Third Quarter Update from Cool Spring Downtown District, Inc.**

Mr. Christopher Cauley, Economic and Community Development Director, introduced this item with the aid of a PowerPoint Presentation and stated in downtown there is an additional tax levy for the Municipal Service District (MSD) that is set annually for enhanced services. North Carolina General Statute allows for a private agency to provide those enhanced services, facilities, functions, and promotional or developmental activities. The City entered into a 5-year agreement with Cool Spring Downtown District (CSDD) in 2023 to manage downtown arts and entertainment. The primary MSD contract with CSDD costs \$233,398.00 with \$60,000.00 for an ambassador program. Additionally, there are contracts for New Years Eve and Juneteenth celebrations, which are funded from the General Fund. CSDD has five goals that align with the City's priorities to include: economic vitality and development, arts and design enhancements, promotion and marketing, special events and programming, and organizational support and conflict resolution.

Ms. Ashanti Bennett, Cool Spring Downtown District CEO, presented the third quarter report. The economic vitality and development objective has seen three new businesses open, two are opening soon, two moved, and one closed. Additionally, CSDD also hired Ms. Larissa Via as the Development and Engagement Director who comes from the Raleigh area and has a wealth of experience in bringing economic vitality that help contribute to the local economy. Ms. Via and Ms. Bennett have worked together to apply for \$500,000 in grants to support initiatives and programs downtown. CSDD also hosts quarterly meetings with the downtown community in coordination with the Downtown Alliance to help build and support relationships with the property owners, residents, businesses, and developers.

The arts and design enhancements include holiday decorations and displays installation coordination, improving the downtown appearances and entertainment impact through a call for art to support emerging artists and support the Arts Council Artscape Program. This year, the Downtown Fayetteville pole banners have been installed throughout the downtown area with hopes to expand it in the future.

CSDD has focused on promotions and marketing to promote downtown retail, dining, and entertainment opportunities, while also advertising upcoming events, campaigns, and openings. CCSDD contracts with different magazines, radio stations, digital, and social media outlets for advertising. The new redesigned website will launch on June 4, 2026. In the third quarter, an estimated 24,000 attendees have attended or participated in different events, social district, and recreational activities.

Part of the role of CSDD is to be an advocate and assist and support in conflict resolution. Staff hosts quarterly meetings, attend community watch meetings, attended the Office of Community Safety Public feedback meeting, and any large events CSDD can be in attendance.

The 2026 Juneteenth Jubilee will be held on Friday, June 19, 2026, from 5:00-11:00 p.m. with a singer known as Kirby as the headliner. Additionally, there will be 5-6 local bands throughout the day. An Afro Art Walk will be created to incorporate artistic expression. To date, CSDD has brought in \$15,000.00 in private support and about \$25,000.00 in in-kind support. Discussion ensued.

CSDD was created to support and maintain an arts and entertainment district in response to a 2015 study that was done to identify if the City could support a performing arts center. Discussion ensued regarding the ambassador program.

Discussion ensued.

**Consensus of City Council was to accept the report.**

### **6.04 Fayetteville State University Update on Memorandum of Understanding for Catalyst Site 1**

Mayor Colvin stated he spoke with Fayetteville State University, and they asked for this to be tabled until they receive final approvals from the State.

**Consensus of City Council was to table this item until further notice.**

## **6.05 Economic Development Program Modernization and Priority Redevelopment Areas**

Mr. Derrick McArthur, Economic Development Manager, presented this item with the aid of a PowerPoint presentation and stated the City's economic development programs for commercial loans, façade grants, and technical assistance have been in place for the last 25 years and have had limited changes since their inception. The programs are funded by The U.S. Housing and Urban Development Department's Community Development Block Grant (CDBG). The CDBG also funds one full time employee and an estimated 30 percent (%) of the director's time. The recommended changes presented in this item will strengthen redevelopment efforts and allow for the City to engage in more impactful projects.

A Small Business Growth and Needs Assessment survey was sent out August - November and advertised in a variety of ways, but only 33 businesses responded. From those responses, the most important needs were business development support and financing of reinvestment. The City has two policies that create powerful redevelopment tools for commercial properties such as the Tax Increment Grant (TIG) and Section 108 loan. Any owner occupied, existing buildings would qualify for up to \$125,000.00 that would be managed by the Economic and Community Development Staff and Committee. Owner or tenant occupied, or new construction qualify for up to \$200,000.00 and would require the City Manager's review and approval. Owner or tenant occupied or new construction above \$200,000.00 would require City Council review and approval and likely require advanced budgeting or Section 108 funding.

The Business Assistance Program is recommended to change to the Can Do Business Opportunity for Ownership Stability and Transformation (BOOST) Long Program. The proposed program will provide the max loan, subject to available funds, interest rates would be tied to the treasury, and building owners with a qualifying tenants or eligible business owner would be able to apply for both existing buildings and new construction. However, the budget may not allow for large projects on demand and require advanced programming.

The Commercial Exterior Grant is recommended to change to the Can Do Exterior Design and Gateway Enhancements (EDGE) Grant. This would be a \$7,500.00 - \$25,000.00 grant City-wide or \$7,500.00 - \$50,000.00 in priority areas. A property can utilize the grant twice and it can be used to pay a contractor directly. The projects must be ready to start within six months and completed within one year.

The Corridor Improvement Grant is recommended to change to the Can Do Corridor Opportunity Revitalization for Exteriors (CORE) grant. The proposed grant would be for \$1,000.00 - \$7,500.00 to eligible business owners or owners with qualifying tenants and only in priority redevelopment A property can utilize the grant twice and it can be used to pay a contractor directly. The projects must be ready to start within six months and completed within one year. The grant applications would be opened quarterly as a competitive grant.

With additional staff, the City could expand efforts. With an additional Community Development Specialist, an interior upfit program could be created utilizing CDBG funds. With a Downtown Senior Specialist, a downtown specific program focused on business recruitment and expansion/stabilization could be created. Additionally, the City could contract with Retail Strategies for business recruitment and marketing; or bring on additional partnerships such as the Carolina Small Business Development Fund and Specialized Small Business Technical Support.

Priority redevelopment areas include major corridors that connect with Interstate 95, Business 95, or Interstate 295, have higher average daily traffic counts, and a need for redevelopment of aging commercial stock. To address the priority areas, the TIG would need to be updated to target the areas and programs would need to be tailored to offer enhanced benefits within the areas. Mr. McArthur stated staff recommend reviewing the priority areas every two years.

Recommended next steps, if Council provides consensus, to move forward would be to revise the programs, procedures, applications, develop legal documents, and updated the online application portal.

Mr. McArthur stated, if approved, the programs could be implemented by July 1, 2026.

Discussion ensued.

**Consensus of City Council was to receive the report and direct staff to enact the proposed changes to the City's economic development programs and priority redevelopment areas.**

#### **6.06 Expanding Water and Sewer Assessment Assistance Program – Phase V Annexation**

Mr. Christopher Cauley, Economic and Community Development Director, presented this item with the aid of a PowerPoint presentation and stated the program was established in conjunction with the Phase V Annexation to assist homeowners with required water and sewer cost. The current program structure is for owner-occupied households with income eligibility capped at 80 percent (%) of the area median income (AMI). It provides between \$2,000.00 - \$5,000.00 for the assessment and up to \$900.00 for plumber connection costs. The assessment is financed over 10 years with a two-year application window. Recent utilization has been an average of 1 - 3 households a year.

Staff recommend maintaining the \$2,000.00 assessment assistance, expanding income eligibility cap up to 120% AMI, remove the two-year application window, and allow for an assessment or facility investment fee with tiered plumber assistance. The tiered plumber assistance would focus on three levels, workforce income (80-120% AMI) would be 10% or not to exceed \$1,000.00, moderate income (50-80% AMI) would be 50%, not to exceed \$5,000.00, and low income (less than 50% AMI) 100%, not to exceed \$7,500.00.

An additional option would be to provide 100% of the \$5,000.00 assessment, expand eligibility to 120% AMI, provide \$1,000.00 for plumber costs, maintain the two-year application window, and focus on reducing the monthly payment burden.

Option three would make no changes to the current program.

Discussion ensued.

**Consensus of City Council was to approve Option 2. Council Member Jones and Hondros were in opposition to the consensus motion.**

#### **6.07 Public Notice Visibility Improvements**

Mr. Christopher Williams, Management Analyst, presented this item with the aid of a PowerPoint presentation and stated this is for public notice visibility improvements. It includes four focus areas of signage, digital access, outreach and coordination. Signage recommendations include larger format signs, multi-frontage sign coverage, incorporate digital tools on signage, and create standard signage. Digital access will include the creation of a centralized webpage with maps, agendas, and staff reports through an integrated QR code on signage. Outreach recommendations is to leverage existing community events such as community watch meetings, Doug in the District, marketing connections such as radio and social media, and create a staff team to coordinate. This will create a more consistent, transparent, and accessible communication process.

Discussion ensued regarding the need for additional signage per property.

**Consensus of City Council was to receive the report.**

Mayor Colvin recessed the meeting at 6:04 p.m. The meeting reconvened at 6:15 p.m. to hear Item 7.0 Announcements and Recognitions and 8.0 Public Forum, then go back to the agenda items beginning with Item 6.08.

#### **7.0 ANNOUNCEMENTS AND RECOGNITIONS**

Mayor Colvin recognized the City's Marketing and Communications Department for being recognized as one of 39 North Carolina jurisdictions to earn recognition in the North Carolina City & County Communicators (NC3C) 2026 Excellence in Communications Awards. The City's Marketing and Communications team won two first-place awards: Digital Technology - Website and Best Use of Humor, and a third-place award for Multi-Platform Campaign.

Mayor Pro Tem Thompson announced this Saturday is Stamp Out Hunger Day. Residents can leave out non-perishables at the mailbox.

Council Member Greene recognized the Fayetteville Fire Department for National Firefighter's Day.

Mayor Colvin presented a proclamation to Miss Kinley Mulligan, founder of Kinley's Reading Club, proclaiming May 7, 2026, as Young Readers Day.

Mayor Colvin presented a proclamation to the Economic and Community Development Department and the Fayetteville-Cumberland Economic Development Corporation proclaiming May 4-8, 2026, as Economic Development Week.

Mayor Colvin presented a proclamation to the City Clerk's Office proclaiming May 3-9, 2026, as Municipal Clerk's Week.

Mayor Colvin presented a proclamation to Chief of Police Roberto Bryan and senior staff proclaiming May 15-21, 2026, as Police Week.

Mr. John Malzone, Downtown Alliance President thanked council for all the support they give to downtown and to keep up the good work.

## **8.0 PUBLIC FORUM**

Dr. Brook Fletcher, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Alissa Reynolds, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Janea Malcolm, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Lynnae Williams, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Billie Harney, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Kelly Hwang, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Theresa Tyson, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Kierra Wallace, Fayetteville, NC, expressed a need for childcare infrastructure.

Ms. Michelle Bass, Fayetteville, NC, expressed concerns regarding multiple City concerns.

Mr. Luis Hernandez Fayetteville, NC, expressed a need for childcare infrastructure in Spanish.

Mr. Joseph Murphy, Fayetteville, NC, expressed concerns regarding vehicles blocking mailboxes due to the Airbnb beside him.

Mr. Austin Wiley, Fayetteville, NC, expressed concerns regarding data centers.

Ms. Bobbie Griffin, Fayetteville, NC, expressed concerns regarding victim advocates.

Ms. Arleen Fields, Fayetteville, NC, expressed concerns regarding data centers.

Ms. Angela Tatum, Fayetteville, NC, expressed concerns regarding data centers.

Ms. Bobbie Burgess, Fayetteville, NC, expressed concerns regarding data centers.

Ms. Lisette Rodriguez, Fayetteville, NC, expressed concerns regarding data centers.

Mr. Benjamin Hultquist, Fayetteville, NC, expressed the need for traffic calming measures.

Ms. Janet Menzak, Fayetteville, NC, expressed concerns regarding data centers.

Ms. Theresa Burns, Fayetteville, NC, expressed a need for a data center moratorium.

Ms. Starr Mastrodonato, non-resident, expressed a need for childcare infrastructure.

Ms. Carol Olinger, non-resident, expressed concerns regarding data centers.

Mr. Joseph Schwab, non-resident, provided written comments expressing concerns regarding the 120-day stay on data center development.

Ms. Lorena Murray, Fayetteville, NC, provided written comments expressing concerns regarding data centers.

Ms. Leia Perron, Fayetteville, NC, provided written comments expressing concerns regarding data centers.

Mr. Thomas Clark, Fayetteville, NC, provided written comments expressing concerns regarding data centers.

#### **6.08 Receive Update Regarding Transit's (FAST's) Current Service Standards and Bus Stop Amenities Inventory**

Ms. Tyffany Neal, Transit Director, presented this item with the aid of a PowerPoint presentation and stated a Council Member request was recently input regarding decreasing Fayetteville Area System of Transit (FAST) Service Standards in order to increase amenities and enhance rider safety and equity. FAST is required by federal regulation to have service standards, which define service design and delivery, create an objective set of criteria for exiting services, modifications, and prospective services are evaluated.

The current standards factors include service availability, vehicle load factor, frequency of service, on-time performance, route design, distribution of transit amenities, and vehicle assignments. For the distribution of amenities, the requirement to have a shelter is fifteen or more daily boardings, benches require 6 boardings per day, sponsorships require one boarding a day when a non-City entity agrees to provide the funding for the stop, and poles are at all bus stops. The Council Member request was to lower the requirements to increase amenities at stops.

There are several factors that must be reviewed for a stop, such as existing infrastructure to support amenities, if the City owns the road, and if all stops need amenities. There is a regulated useful life of 10 years, but the amenity can be kept there if it is in still good condition. The City is beginning to add both a bench and trash can at qualifying locations. 80 percent (%) of the amenities funding is provided by the Federal Transit Authority (FTA).

To install, FTA and service standards must be in compliance to include Americans with Disability Act (ADA) requirements, and have a minimum concrete pad of 8' x 5', although the City does 20' x 5'. Anytime an amenity is removed, the City is required to do so in accordance with current ridership levels. A stop may be added if an entity sponsors a stop however, in 2023 the cost was between \$15,000.00 - \$67,000.00 to add a stop, and that would include construction and amenities.

Currently, there is a need for an additional six benches and trashcans at a cost of \$20,000.00 with lead time of six months and an additional 59 shelters at a cost of \$1.2 million with a lead time of five years. If the thresholds for amenities were decreased by just one, it could cost over \$150,000.00 for benches and \$235,000.00 for shelters.

Ms. Neal stated modifications to the service standards would create a budgetary impact, increased timeframe to replace current amenities. However, staff will continue assessments to prevent disparate impacts on minority and low-income customers and communities.

Discussion ensued.

**Consensus of City Council was to accept the report.**

#### **6.09 City Council Policies Review Committee Recommendations to City Council Policies 135.1, 155.2, 115.15**

Mayor Colvin stated this came the City Council Policy Committee and Council pulled this item from the April 13, 2026, Consent Agenda for additional discussion.

Mayor Pro Tem stated the only change to City Council Policy 115.15 - Mayor and City Council Protocol and Code of Conduct, was that if any request requires over one hour of research, it would require a City Council Agenda Item Request. There was originally nothing that triggered a request for a City Council Agenda Item Request.

Mayor Pro Tem Thompson stated City Council Policy 135.1 - Outside Organizations – Funding was a full rewrite of the policy.

Mayor Pro Tem Thompson stated City Council Policy 155.2 - Surplus Property - Disposal of Property Valued at Less Than \$30,000.00 only adds that to dispose of property must go through GovDeals.com. Dr. Douglas Hewett, City Manager, stated this policy is only for personal property under \$30,000.00, but all real estate comes to City Council to be deemed surplus. If a person asks to purchase a property, the request will go to all City Department Directors to determine if the property is needed and if it is, staff would say it is not for sale, and if it is not, it will come to City Council for approval.

Discussion ensued regarding how the City acquires or disposes of property and the need for a notification trigger.

**Consensus of City Council was to adopt City Council Policies 115.15 and 135.1 and take City Council Policy 155.2 back to Council Policies Review Committee.**

**6.010 City Council Agenda Item Request – Downtown Development Coordinator-Manager – Council Member Davis**

Council Member Davis stated this request stemmed from a downtown meeting with business owners and residents to ensure downtown can be moved forward. The desire is to have a dedicated staff member that works for the City of Fayetteville who focuses on downtown management, development, and revitalization.

Council Member Davis requested staff create a downtown specialist/manager position and bring it back to a budget work session for discussion.

Discussion ensued.

**Consensus of City Council was to move this item forward for staff to answer budgetary and operational questions as part of the budget process.**

**6.011 City Council Agenda Item Request – Feasibility Study for Downtown Convention Center– Mayor Colvin**

Mayor Colvin stated he sent a briefing to City Council regarding ideas for downtown and requested consensus for information on a feasibility study for the addition of a downtown convention center. In 2018, the stadium was a capital investment and other public investments were promised that would serve as anchors to bring in vitality to downtown that did not get completed. Fayetteville is the only major North Carolina city that does not have a convention center and is, therefore, losing economic investment from regional and national association conference opportunities.

Discussion ensued.

**Consensus of City Council was to direct staff to gather research that has already been complete by the County and what would be the cost of a new feasibility study.**

**9.0 ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:54 p.m.

Respectfully submitted,

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JENNIFER L. AYRE  
City Clerk  
050426

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MITCH COLVIN  
Mayor