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FAYETTEVILLE CITY COUNCIL REGULAR MEETING MINUTES COUNCIL CHAMBER, CITY HALL DECEMBER 8, 2025 6:30 P.M.

Present: Mayor Mitch Colvin;

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3); D. J. Haire (District 4); Lynne Greene (District 5); Council Member 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
Kelly Strickland, Assistant City Manager
Jeffrey Yates, Assistant City Manager
Adam Lindsay, Assistant City Manager
Jodi Phelps, Assistant City Manager
Roberto Bryan, Police Chief
Kevin Dove, Fire Chief
Tiffany Murray, Chief Finance Officer
Loren Bymer, Marketing and Communications Director
John Jones, Office of Community Safety Director
Brian McGill, Assistant Public Services Director
Sheila Thomas-Ambat, Public Services Director
Craig Harmon, Senior Planner
Christopher Cauley, Economic and Community Development Director
Kecia Parker, Real Estate Manager
Jacqueline Abbott, Community Relations Manager
Kimberly Toon, Purchasing Manager
Brook Redding, Senior Assistant to the City Manager
Jennifer Ayre, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 6:55 p.m.

2.0 INVOCATION

The invocation was offered by Pastor Angela Marks, of His Hands Outreach.

3.0 PLEDGE OF ALLEGIANCE

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

4.0 ANNOUNCEMENTS AND RECOGNITIONS

Ms. Ashanti Bennett, Cool Springs Downtown District announced the New Years Eve District Spectacular that is taking place on Wednesday, December 31, 2025, from 7:30 p.m. – 12:30 p.m. in Festival Park and will include the musical talent of Bubba Sparxxx, 702, and Yung Joc.

Council Member McMillan announced December 13, 2025, Long March for Unity and Justice at 12:30 p.m. at Holy Trinity Episcopal Church at 1601 Raeford Road. Council Member McMillan also announced there will be another Youth Night out from 5:00 p.m. – 8:30 p.m. at 651 Country Club Drive on December 22, 2025.

Council Member Haire announced December 27, 2025, will be the annual Kwanza Celebration from 1:00 p.m.- 4:00 p.m. at Smith Recreation Center, 1520 Slater Ave, and hosted by the UMOJA Group.

Council Member Davis announced that Fayetteville NEXT will have the Annual Ugly Sweater Social on December 16, 2025, at Segra Stadium and tickets are available on their social media page.

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5.0 CITY MANAGER REPORT

Dr. Douglas Hewett, City Manager announced the Economic and Community Development Department has released its annual Notice of Funding Availability for federal Community Development Block Grant and Emergency Solutions Grants programs. These funds enable us to partner with nonprofits to expand public services, support economic opportunities, and enhance Fayetteville’s response to homelessness, continuing our efforts to improve quality of life for all residents. Applications are open through January 16, 2026, at 5:00 p.m., and we look forward to seeing thoughtful, community-focused proposals that move Fayetteville forward.

Dr. Hewett invited residents to Christmas in the Park, that is open to the public from 6:00 p.m.- 9:00 p.m. Sunday-Thursdays at Arnett Park, 2165 Wilmington Highway, Fayetteville, NC; Doug in the District will be held at the Arts Council, 301 Hay Street, on Tuesday, December 9, 2025, at 6:30 p.m. at the Arts Council Building; Fayetteville Outfront on Tuesday, December 16, 2025, at 6:30 p.m. at the FAST Community Room, 505 Franklin Street.

Dr. Hewett reminded residents that the Market House round-a-bout will be closed on Wednesday, December 10, 2025, to reinstall the clocks on the Market House tower.

City Hall will be closed December 25-26, 2025, and January 1, 2026, in observance of holidays.

6.0 APPROVAL OF THE AGENDA

MOTION: Council Member Haire moved to approve the agenda.
SECOND: Council Member Jones
VOTE: UNANIMOUS (10-0)

7.0 PUBLIC FORUM

Ms. Lisette Rodriguez, 1701 Cherokee Dr., Fayetteville, NC, expressed the need for unity and transparency of the Council.

Ms. Angela Tatum, 404 Pilot Ave., Fayetteville, NC, expressed concerns regarding the Office of Community Safety and transparency.

Ms. Bobbie Burgess, 2108 Constitution Dr., Fayetteville, NC, expressed concerns regarding various community topics.

Mr. Joseph Schwab, 3009 Marcus James Dr., Fayetteville, NC, expressed concerns regarding protecting Fayetteville residents from federal overreach.

Ms. Ashlee Fields, 478 Wilder Dr., Fayetteville, NC, expressed concerns regarding safeguarding resident’s civil rights.

Ms. Arleen Fields, 5318 Hampton Rd., Fayetteville, NC, expressed concerns regarding prioritizing people over punishment.

Mr. Jose Cardona, 223 Addison St., Fayetteville, NC, expressed concerns regarding the rights of Cape Fear River and Chemours.

Mr. Kongchanh Khamone, 206 Campbell Ave., Fayetteville, NC, expressed concerns regarding the demolition of 206 Campbell Avenue.

8.0A CONSENT AGENDA

MOTION: Council Member Greene moved to approve the consent agenda with the exception of Item 8.0A3.
SECOND: Council Member Davis
VOTE: UNANIMOUS (10-0)

8.0A1 Approval of Meeting Minutes:
November 13, 2025 – Special
November 24, 2025 – Discussion of Agenda Items
November 24, 2025 – Regular
December 1, 2025 – Inauguration

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8.0A2 **Accept Certification of Results from the Cumberland County Board of Elections for the November 4, 2025, Municipal Election for Mayor and City Council Districts 1, 2, 3, 4, 5, 6, 7, 8, and 9**

City Council accepted the official abstract of votes as received from the Cumberland County Board of Elections, certifying the number of votes received for each candidate as a result of the November 4, 2025, Municipal Election. The abstract of votes reflected the following:

<u>CANDIDATES</u>	<u>VOTES RECEIVED</u>
FOR MAYOR	
Mitch Colvin	12,566
Kathy Keefe Jensen	7,927
Write-in (Freddie de la Cruz)	260
Write-in (Tisha S. Waddell)	45
Write-in (Mario “Be” Benavente)	40
Write-in (Paul Williams)	20
FOR CITY COUNCIL	
<u>DISTRICT 1</u>	
Stephon Ferguson	1,122
James L. Thomas, III	835
<u>DISTRICT 2</u>	
Malik Davis	1,589
Gail Morfesis	730
<u>DISTRICT 3</u>	
Antonio Jones	1,462
Jeremy Wright	1,005
<u>DISTRICT 4</u>	
D. J. Haire	1,713
Stuart A. Collick	350
<u>DISTRICT 5</u>	
Lynne Bisette Greene	2,781
Write-In	6
<u>DISTRICT 6</u>	
Derrick Thompson	1,853
Kenneth E. Odegard II	543
<u>DISTRICT 7</u>	
Brenda McNair	1,695
Kathy A. Greggs	481
<u>DISTRICT 8</u>	
Shaun McMillan	1,327
Rodney E. Garvin	351
<u>DISTRICT 9</u>	
Deno Hondros	1,393
Joe McGee	754
Write-In	6

8.0A3 **PULLED FOR A SEPARATE VOTE**

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- 8.0A4 Approve P25-51: A request to conditionally rezone 5 parcels on Hillsboro Street (0437488315000, 0437488518000, 0437488512000, 0437488423000, 0437488219000), consisting of 1.58 acres and owned by Fayetteville Area Operation Inasmuch, from Mixed Residential 5 (MR-5) to Mixed Residential Conditional Zoning (MR-5/CZ)**

City Council approved the request to conditionally rezone five parcels along Hillsboro Street from Mixed Residential 5 (MR-5) to Mixed Residential 5 Conditional Zoning (MR-5/CZ). There are plans to develop the 5 properties into a residential development consisting of 16 single family houses. The conditional rezoning is necessary to allow for the development of multiple single-family houses on one lot, reduce the parking requirement, and reduce the rear yard setback to 25 feet. On November 12, 2025, the Zoning Commission held a legislative public hearing. The request is consistent with the City's adopted Future Land Use Plan which designates the area for Neighborhood Improvement and reasonable given the long-standing multifamily use of the property. The Commission voted 5-0 to recommend approval.

- 8.0A5 Approve P25-52: A request to conditionally rezone a portion of 730 Filter Plant Drive (0428906947000), consisting of 13.2 acres and owned by City of Fayetteville, from Limited Commercial (LC) to Light Industrial Conditional Zoning (LI/CZ)**

City Council approved the request to conditionally rezone 13.2 acres of an overall 150.77-acre site at 730 Filter Plant Drive from Limited Commercial (LC) to Light Industrial Conditional Zoning (LI/CZ). The subject property is the site of the Glenville Lake Water Treatment Plant. The conditional rezoning is intended to address the non-conforming status of the water treatment plant site. The site was developed in 1942 prior to the adoption of the Unified Development Ordinance. The proposed conditional rezoning from LC to LI/CZ is consistent with the City of Fayetteville's 2040 Future Land Use Plan, which designates the site for Office and Institutional uses. The request is reasonable and in the public interest, as it ensures the ongoing operation of a vital public facility while bringing the property into compliance with current zoning standards. On November 12, 2025, the Zoning Commission held a legislative public hearing regarding this case. The commission voted 5-0 to recommend approval.

- 8.0A6 Approve P25-53: A request to rezone Unaddressed property at the intersection of Gardner and Hulon St. (0428397224000), consisting of 1.45 acres and owned by CRYSTAL POINT INVESTMENT SOLUTIONS LLC, from Single Family Residential 6 (SF-6) to Mixed Residential 5 (MR-5)**

City Council approved the request to rezone the 1.4-acre subject property, identified as Paradise Park, Lot 68 from Single Family Residential 6 (SF-6) to Mixed-Residential 5 (MR-5). The property is located within the established Paradise Park subdivision, which is characterized primarily by single-family residential development on similarly sized lots. The proposed rezoning is substantially consistent with the City's Future Land Use Plan which designates the property as Neighborhood Improvement (NIR).

- 8.0A7 Approval of Professional Service Contract Execution Recommendation for \$662,356 for Construction Administration for the Ivy & Lyon Road Storm Drainage and Utility Improvements Project**

City Council authorized the execution of an engineering services contract with Timmons Group, Inc., in the amount of \$662,356.00 for the construction administration of the Ivy & Lyon Road Storm Drainage and Utility Improvements Project. Timmons Group is the design firm and engineer of record for the construction drawings. They will provide Construction Administration Services, including daily Resident Project Representative duties as outlined in the construction contract.

- 8.0A8 Adopt Resolution of Support Authorizing to Apply for North Carolina Department of Commerce Rural Economic Development Grant for Benjamin Stout Real Estate Services, Inc.**

City Council adopted a resolution of support and authorized the City Manager to execute the grant application required for the substantial rehabilitation of a commercial facility located at 200 Green Street. The Economic and Community Development Department (ECD) and the Fayetteville-Cumberland Economic Development Corporation (FCEDC) is assisting Benjamin Stout Real Estate Services, Inc. with this project, which qualifies for the North Carolina Department of Commerce (NCDOC) Rural Economic Development - Building Reuse Grant, a

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program that supports the renovation of vacant or underutilized buildings that will result in new job creation.

The City of Fayetteville is requesting a \$80,000.00 Rural Economic Development Grant from the NCDOT for a building reuse grant for Benjamin Stout Real Estate Services, Inc. The company will undertake substantial renovations of property at 200 Green St; and in turn, guarantee the creation of 10 new full-time jobs. At least \$3,050,000.00 of qualified project expenditures are estimated to be made by Benjamin Stout Real Estate Services, Inc. to redevelop the property.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA AUTHORIZING THE CITY MANAGER TO APPLY FOR FUNDING THROUGH THE NORTH CAROLINA DEPARTMENT OF COMMERCE BUILDING REUSE PROGRAM FOR THE BENJAMIN STOUT REAL ESTATE SERVICES, INC. BUILDING REUSE PROJECT. RESOLUTION NO. R2025-045

8.0A9 Amend the History Museum Lease with the Fayetteville Area Convention & Visitors Bureau

City Council authorized the City Manager, upon approval of the City Attorney, to terminate the lease at the History Museum at 315 Franklin Street with Fayetteville Area Convention & Visitors Bureau also known as Distinctly Fayetteville.

8.0A10 Adopt Resolutions Declaring Four Parcels Off Blue Street and Murchison Road Surplus Property and Authorizing the Upset Bid Process and Sale of the Property

City Council adopted resolutions declaring four parcels off Blue Street and Murchison Road as surplus property. The Fayetteville Redevelopment Commission conveyed four parcels to the City of Fayetteville on October 18, 2007. The City has received bid amounts for each property in the amount of \$1,250.00. The City has never developed the property and has no plans to utilize the parcels. Ms. Deborah Woodfork submitted bid forms and deposits in the amount of \$62.50 for the subject properties.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA DECLARING PARCEL 0437-29-8078 OFF MURCHISON ROAD SURPLUS PROPERTY AND AUTHORIZING THE UPSET BID PROCESS AND SALE OF PROPERTY. RESOLUTION NO. R2025-046

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA DECLARING PARCEL 0437-38-5829 OFF BLUE STREET SURPLUS PROPERTY AND AUTHORIZING THE UPSET BID PROCESS AND SALE OF PROPERTY. RESOLUTION NO. R2025-047

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA DECLARING PARCEL 0437-38-5836 OFF BLUE STREET SURPLUS PROPERTY AND AUTHORIZING THE UPSET BID PROCESS AND SALE OF PROPERTY. RESOLUTION NO. R2025-048

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA DECLARING PARCEL 0437-39-3071 OFF BLUE STREET SURPLUS PROPERTY AND AUTHORIZING THE UPSET BID PROCESS AND SALE OF PROPERTY. RESOLUTION NO. R2025-049

8.0B ITEMS PULLED FROM CONSENT

8.0B3 Approve City Council Policies Review Committee Recommendation

Council Member Greene requested to separate the item into the two policies, City Council Policy 155.1 and 155.6, in order to approve City Council Policy 155.1 with additions.

MOTION: Council Member Greene moved to approve City Council Policy 155.1 with the addition of “deed in lieu of foreclosure” as an acquisition option

SECOND: Council Member Hondros

VOTE: UNANIMOUS (10-0)

Council Member McMillan stated City Council Policy 155.6 speaks about City owned property that is leased to non-profits and economic development organizations but would like to

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bring it back to the January 5, 2026, Work Session to review for accountability, transparency, and address clarity on announcements of properties that are available to the public. Discussion ensued.

MOTION: Council Member McMillan moved to bring back City Council Policy 155.6 to the January 5, 2026, Work Session
SECOND: Council Member Haire
VOTE: UNANIMOUS (10-0)

9.0 REPORTS FROM BOARDS AND COMMISSIONS

9.01 Receive the Fayetteville Redevelopment Commission Annual Report

Mr. Derek Scott, Chair of the Redevelopment Commission, presented this item with the aid of a PowerPoint presentation and stated it is a 7-member commission appointed by the City Council. The members include Derek Scott, Teddy Warner, Shamike Bethea, Dineen Morton, Tyler Patton, Katherine Smalls, and Keshonta Williams.

Key duties include reviewing quarterly progress and spending, recommend HUD Grant budgets, advise on housing, economic development and neighborhood revitalization and surrounding areas. The Commission also assists in completing a year-end review annual report for the Economic and Community Development Department. Mr. Scott presented an overview of the four focus areas of the Economic and Community Development Department which includes Community Partners, Housing programs, Economic Development, and Neighborhood Engagement, the micro-grant program, Homebuying HERO Program, and the Commercial Exterior Grant Program. The priorities for 2026 include continuing to guide oversight and administration, expand economic development tools, increase housing opportunities, transform key corridors and unlock strategic redevelopment opportunities.

Discussion ensued.

MOTION: Council Member Thompson moved to accept the Fayetteville Redevelopment Commission Annual Report
SECOND: Council Member Hondros
VOTE: UNANIMOUS (10-0)

10.0 OTHER ITEMS OF BUSINESS

10.01 Authorize the City Manager to Execute an Option to Purchase Agreement with JBS Developers and the Fayetteville Metropolitan Housing Authority for 6.32 ± Acres of the City's Catalyst 1 Site

Mr. Christopher Cauley, Economic and Community Development Director, stated this request is for 6.32 acres of Catalyst Site 1 located at the southern end of Murchison Road and surrounded by Bruner Street, Greensboro Street, and the Martin Luther King, Jr Freeway. The purchase amount of \$545,000.00 was supported by an independent appraisal of the properties provided by the developers with the draft Option to Purchase. The City completed its due diligence and received a Review Appraisal on December 1, 2025, which determined that the original appraisal of the property's fair market value at \$545,000.00 was reasonable and well-supported.

This is tied to an item from the November 24, 2025, Council Meeting authorizing the City Manager to sign a contingent loan commitment letter and subsequent loan documents in the amount of \$2,883,811.00 to support the construction of Central Park Villas.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA TO GRANT A PURCHASE OPTION FOR CERTAIN REAL PROPERTY COMMONLY REFERRED TO AS THE "CATALYST I" SITE. RESOLUTION NO. R2025-050

MOTION: Council Member Davis moved to authorize the City Manager to sign an Option to Purchase Agreement with JBS Developers and the FMHA for the purchase of 6.32+/- acres of the City's catalyst 1 site for the construction of an affordable housing community
SECOND: Council Member Haire
VOTE: UNANIMOUS (10-0)

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10.02 Approve Appointment Committee Recommendations for Boards and Commissions Appointments

Council Member Haire presented this item and stated the Appointment Committee met on November 24, 2025, to review applications for appointments to Boards and Commissions. It is from that meeting the Appointment Committee presents the recommendations for appointments to the City of Fayetteville Boards and Commissions.

The Appointment Committee consisted of the following members: Mayor Colvin, former Mayor Pro Tem Jensen, Council Member Haire (Chair), Council Member Thompson, and Council Member Hondros.

The Appointment Committee recommended the following individuals:

Board of Appeals

Sherale Thomas December 8, 2025 – September 30, 2028

Fayetteville Advisory Committee on Transit (FACT)

Scott Klein December 8, 2025 – September 30, 2026

Historic Resources Commission

Laura Saunders December 8, 2025 – September 30, 2027

Linear Park, Inc.

Tara Kamiya December 8, 2025 – September 30, 2028

Adriana Londono December 8, 2025 – September 30, 2028

Planning Commission

Monique Hamilton	December 8, 2025 – September 30, 2027	Alternate
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Erica Hughey December 8, 2025 – September 30, 2027

MOTION: Council Member Haire moved to approve the Appointment Committee recommendations for Boards and Commissions appointments.

SECOND: Council Member Thompson

VOTE: UNANIMOUS (10-0) (Council Member Davis's unexcused absence counting as an affirmative vote)

11.0 ADJOURNMENT

There being no further business, the meeting adjourned at 8:09 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
120825

MITCH COLVIN
Mayor