

**FAYETTEVILLE CITY COUNCIL
DISCUSSION OF AGENDA ITEMS MEETING MINUTES
ST. AVOLD CONFERENCE ROOM, CITY HALL
AUGUST 11, 2025
5:30 P.M.**

Present: Mayor Mitch Colvin;

Council Members Katherine K. Jensen (District 1) (arrived at 5:40 p.m.); Malik Davis (District 2); Mario Benavente (District 3); 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)

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
Tiffany Murray, Chief Financial Officer
David Steinmetz, Development Services Assistant
Director
Loren Bymer, Marketing & Communications Director
Byron Reeves, Assistant Public Services Director
Brian McGill, Assistant Public Services Director
Joshua Hall, Police Attorney
Chris Lowery, Strategic Planning and Analytics Manager
Brook Redding, Assistant to the City Manager
John Jones, OCS Director
Andrew LaGala, Airport Director
Kecia Parker, Real Estate Manager
Chris Cauley, Economic and Community Development
Director
Jennifer Ayre, City Clerk

Mayor Colvin called the meeting to order at 5:30 p.m.

Mayor Colvin asked the Council to review the regular agenda for the August 11, 2025, meeting.

Mayor Colvin recognized there were 19 speakers for the Public Forum. Council Member Benavente stated he will request adding time to allow all residents to be heard.

Council Member Benavente stated he intends to pull Item 8.0A5 - Approve P25-37: A request to rezone from SF-10 to Limited Commercial Conditional Zoning (LC/CZ) at 549 Stacy Weaver Drive (READ #0530028255000, and a portion of 0530120415) owned by Paul Thompson Development Corp. for a public hearing. Council Member Hondros stated he is in disagreement to move it towards a public hearing, because the applicant pulled their initial request to impose conditions on themselves to address resident concerns. Discussion ensued. Mayor Pro Tem Jensen stated residents want to pull the item for a public hearing and asked Ms. Lachelle Pulliam, City Attorney if the buyer can appeal for the permit if Council denies it. Ms. Lisa Harper, Senior Assistant City Attorney, stated they cannot appeal it based on Council being against, but that there was something wrong with the processes or a constitutional basis.

Council Member Thompson requested Mr. Christopher Cauley, Economic and Community Development Director explain Item 8.0A13 - Authorize West Cumberland Apartments, Phase 2, Affordable Housing Loan. Mr. Cauley stated there is currently \$3 million available in HOME funding, and \$2 million has been committed to projects with \$1

million still available that will be committed to the West Cumberland Apartments Phase 2 project. There is an upcoming housing tax credit with \$650,000.00 allocated for that project and \$400,000.00 for affordable housing on City lots. In the last twelve (12) months there have been 27 brand new homeowners through the Homebuyer HEROS program. There are plans to come to Council in the fall to discuss the affordable housing study from 2020 and the census market data. Mr. Cauley stated he plans to contract for a market demand study on housing for single family and rental homes.

Ms. Pulliam stated PWC has requested to walk on an annexation item, therefore, the agenda will need to be amended to add the item during the approval of the agenda. It would be Item 8.0A28 and will need a super majority to add it to the agenda. This is regarding the solar farm on Carver Falls. Council would adopt a resolution to annex and set the public hearing for August 25, 2025. Dr. Douglas Hewett, City Manager stated PWC's project needs to have groundbreaking before the end of September and there are federal funds attached to it. Discussion ensued.

Council Member Banks McLaughlin stated she plans to pull 8.0A14 - Acceptance of Aviation Career Education (ACE) Academy Grant Offer for recognition of the academy.

MOTION: Council Member Davis moved to go into closed session pursuant to NCGS 143-318.11 to consult with the attorney to preserve the attorney-client privilege and to discuss a personnel matter
SECOND: Council Member Thompson
VOTE: UNANIMOUS (9-0)

The regular meeting recessed at 6:00 p.m.

MOTION: Council Member Banks-McLaughlin moved to come out of closed session
SECOND: Council Member Thompson
VOTE: UNANIMOUS (9-0)

The meeting reconvened at 6:14 p.m.

There being no further business, the meeting adjourned at 6:17 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
081125

MITCH COLVIN
Mayor