

# DRAFT

## FAYETTEVILLE CITY COUNCIL DISCUSSION OF AGENDA ITEMS MEETING MINUTES ST. AVOLD CONFERENCE ROOM, CITY HALL DECEMBER 8, 2025 5:30 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); 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  
Adam Lindsay, Assistant City Manager  
Jodi Phelps, Assistant City Manager  
Jeffery Yates, Assistant City Manager  
Roberto Bryan, Jr., Police Chief  
Kevin Dove, Fire Chief  
Sheila Thomas-Ambat, Public Services Director  
John Jones, Office of Community Safety Director  
Loren Bymer, Marketing & Communications Manager  
Chris Cauley, Economic and Community Development Director  
Tiffany Murray, Chief Financial Officer  
Lisa Reid, Public Safety Communications Manager  
Dan LaMontagne, Senior Project Manager with Freese and Nichols  
Kecia Parker, Real Estate Manager  
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 January 12, 2026, meeting.

Discussion ensued regarding the announcements and recognitions.

Council Member Hondros asked what was done in November for Item 8.0A9 - Adopt Revised Resolution to Appointment Deputy Finance Officers for the Purpose of Signing Purchase Orders, Checks, Contracts and Agreements. Ms. Tiffany Murray, Chief Financial Officer (CFO) stated in November Council adopted a resolution to update titles and designate them as signatories in the CFO's absence. In that resolution, the ability to sign checks was inadvertently left off and this resolution corrects that. Dr. Douglas Hewett, City Manager, stated that this designation is to preaudit contracts, sign checks, and sign purchase orders; they do not sign off on surety bonds.

Discussion ensued.

Council Member Hondros requested information Item 8.0A3 – Consider Proposed Clerical Amendments to Appeal Ordinances. Ms. Lachelle Pulliam, City Attorney stated this item is to make clerical amendments to ensure consistency between the City's Ordinances and forms and citations.

Council Member Hondros asked if the streets in Item 8.0A5 – Addition of Certain Street to the City of Fayetteville System are new construction. Ms. Sheila Thomas-Ambat, Public Service Director stated it is part of the annual addition of streets to the City and they are new construction.

Council Member Hondros asked for clarification on Item 8.0A6 – Authorize Aubrey Hills Apartments Affordable Housing Loan Subordination. Mr. Christopher Cauley, Economic & Community Development Director, stated the developer is going out to get more funding, due to this, they have requested the City move to the third position, behind the primary loan. Discussion ensued regarding the history of the project. Council Member Greene asked if the City does not approve this, what would happen. Mr. Cauley stated if we say no, beyond a foreclosure process, there are not a lot of options for the project to be completed. Council Member Greene stated she will pull the item.

Council Member Hondros requested information on Item 8.0A8 – Adopt Resolution

# DRAFT

Providing for the Sale and Issuance of \$40,000,000 General Obligation public Improvement Bonds Series 2026 Non-Taxable for Public Infrastructure (\$25 Million) and Public Safety (\$15 Million). Dr. Hewett stated staff brought to Council a series of reimbursement resolutions and have been using internal funds with the idea that when the debt is sold, it will be sold at a premium to repay ourselves and make more money than what we are going to market with. Taking out the funds early gives the City cash to stabilize the debt over a longer period of time.

Discussion ensued.

Mayor Pro Tem Thompson asked why it took so long to use the General Obligation (GO) Bond. Dr. Hewett stated some projects must be designed first and to wait until a large enough group of projects is ready in order to go to market. Mr. Jeffery Yates, Assistant City Manager, stated when determining when to issue debt, you look at a cash flow planning. This is done by knowing the cost of the projects to be funded with the debt and market considerations. The Local Government Commission (LGC) does not like municipalities to get ahead of a project to ensure a second tranche for the same project is not required. Council Member Hondros stated he will pull the item.

Council Member Jones asked how zoning items on consent are noticed to residents. Mr. Criag Harmon, Senior Planner, stated notices are sent out to property owners in 1,000-foot radius of the property, signage is placed on the property, and an ad in the newspaper. Council Member Jones requests the visibility of the signage be reviewed. Council Member Haire requested the signage discussion be brought to the Policies Review Committee.

## CLOSED SESSION

**MOTION:** Council Member Davis moved to enter into closed session for 143.18.11(a)(3) and (5) for attorney-client privilege, Devonwood, and land acquisition  
**SECOND:** Council Member Jones  
**VOTE:** UNANIMOUS (10-0)

The regular meeting recessed at 6:09 p.m.

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

The meeting reconvened at 7:01 p.m.

There being no further business, the meeting adjourned at 7:01 p.m.

Respectfully submitted,

---

JENNIFER L. AYRE  
City Clerk  
011226

---

MITCH COLVIN  
Mayor