

**FAYETTEVILLE CITY COUNCIL
WORK SESSION SPECIAL MEETING MINUTES
COUNCIL CHAMBER, CITY HALL
NOVEMBER 10, 2025
4:00 P.M.**

Present: Mayor Mitch Colvin

Council Members Katherine K. Jensen (District 1); Malik Davis (District 2); Mario Benavente (District 3) (arrived at 4:11 p.m.); D. J. Haire (District 4); Lynne Greene (District 5); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8); Deno Hondros (District 9)

Absent Council Member Derrick Thompson (District 6)

Others Present: Douglas Hewett, City Manager
Lisa Harper, Senior Assistant City Attorney
Kelly Strickland, Assistant City Manager
Adam Lindsay, Assistant City Manager
Jeffery Yates, Assistant City Manager
Kevin Dove, Fire Chief
Roberto Bryan, Police Chief
Gerald Newton, Development Services Director
Jerry Clipp, Human Resources Director
Loren Bymer, Marketing & Communications Director
John Jones, Office of Community Safety Director
Albert Baker, Economic & Community Development Assistant Director
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 4:00 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 Haire moved to approve the agenda.

SECOND: Council Member Davis

VOTE: UNANIMOUS (8-0)

6.0 OTHER ITEMS OF BUSINESS

6.01 City Council Agenda Item Request – Request Audit of CIP Projects – Council Members Hondros, Davis, & Greene

Council Member Hondros stated many members of Council have received questions about the stalled Capital Improvement Projects (CIP Projects), such as the three Mohammad Mohammad projects, the Fire Station 4 project, and the Hay Street Parking Deck. The request is to request the State Auditor complete a performative or forensic audit as they deem appropriate.

Council Member Davis stated this is an effort to have transparency. Many of the projects are in District 2 and he has heard great concerns from many of the District 2 residents and the community.

Council Member Greene stated the spirit of the request is to have transparency around the Mohammad project and other CIP projects.

Mayor Colvin stated the City Attorney requested Mr. Billy West, District Attorney's involvement and Mayor Colvin also sent a letter to the State Legislative Delegation briefing them on the situation as well as informing them of the request to involve the District Attorney. Discussion ensued regarding the viewing of a video Mayor Colvin received from District Attorney in closed session at the end of the meeting.

Consensus of Council was to formally request the State Auditor come and complete a performative or forensic audit, as they see fit, on the stalled CIP Projects.

6.02 City Council Agenda Item Request – FPD Quarterly Report Public Upload Date Consistency – Council Member Benavente

Council Member Benavente stated the request is regarding the Police Department quarterly report. Departments are required to have their items and presentations into the City Clerk's Office by a specific date and time in order to be included in the agenda packet. Dr. Douglas Hewett, City Manager stated the Police Department quarterly reports are sent to Council first in order to allow them time to review the information and ask questions. Mr. Roberto Bryan, Chief of Police, stated staff likes to provide the information to the City Council first prior to the public so that Council can review to answer questions.

Council Member Benavente stated the request is to include the presentations in the agenda packets in line with the rest of the departments in order to allow for transparency and to allow staff ample time to respond to any questions from Council regarding the report.

There was no consensus to move this item forward.

6.03 City Council Agenda Item Request – Research Tenants Rights Ordinance – Council Member Benavente

Council Member Benavente stated the cities of Durham and Charlotte have instituted policies for tenants that are facing evictions while living in uninhabitable properties. There are multiple habitability requirements for properties and if properties are not habitable either they should not be rented, or the rent should be abated until the issues are addressed. The other municipalities have put forth tenant right ordinances to address these issues, making it so residents do not need to find the money to try and take the landlord to court.

Some of the protections of the State are included in the local ordinances to allow for renters to advocate for themselves more effectively and creates a way so that a magistrate or District Court Judge is not required to abate rent for uninhabitable properties.

Discussion ensued.

Consensus of Council was to direct staff to research tenant right ordinance options. Council Member Hondros was opposed to the consensus motion.

6.04 City Council Agenda Item Request – Dinner Meeting Reform – Council Member Benavente

Council Member Benavente requested moving forward, an agenda for the dinner meeting be established.

Discussion ensued.

There was no consensus to move this item forward.

6.05 City Council Agenda Item Request – Disclose City Council Conflict of Interest Forms – Mayor Colvin

Mayor Colvin stated this request is an effort to be transparent and allow for Council and the residents to be more informed. If individuals serve on a State board, they are required to complete a conflict of interest form which is public record and posted online. The request is for the City of Fayetteville conflict of interest forms to be more aligned with the State forms and to identify best practices on how to create a consistent unified form.

Consensus of Council was to direct staff to create best practices for a consistent process with a unified form. Council Member Benavente opposed to the consensus motion.

6.06 City Council Agenda Item Request – Arts Council Alleyway Improvement – Council Members Benavente and Davis

Council Member Davis stated the request originated from the Arts Council regarding an alleyway to the right of the Arts Council. The request is to request Parks and identify a plan and funding to make the alleyway better and more inviting for use. This would allow for it to be cleaned up and have better upkeep.

Discussion ensued regarding the alleyway and identifying a plan for all downtown alleyways.

Consensus of Council was to direct staff to come back with cost associated with making all downtown alleyways for residents use but the Arts Council alleyway with the chessboard tables a priority and identify funding whether private or public.

7.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 4:58 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
111025

MITCH COLVIN
Mayor