

**FAYETTEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
COUNCIL CHAMBER, CITY HALL
NOVEMBER 10, 2025
6:30 P.M.**

Present: Mayor Mitch Colvin;

Council Members Katherine K. Jensen (District 1); Malik Davis (District 2); Mario Benavente (District 3) (arrived at 6:56 p.m. via TEAMS); 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
Lachelle Pulliam, City Attorney
Kelly Strickland, Assistant City Manager
Jeffrey Yates, Assistant City Manager
Adam Lindsay, 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
Albert Baker, Economic and Community Development Assistant Director
Kimberly Toon, Purchasing Manager
Nichelle Gaines, OCS Program Manager
Orlando Smith, OCS Behavioral Health Lead
Njeri Fikes, OCS Community Engagement Lead
Deanna Braggs, OCS Rapid Response Lead
Howard Rhodes, Outside Counsel
Peter Flotz, LMG Owner
Connor Bath, Real Estate Development Associate with LMG
Jennifer Ayre, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 6:30 p.m.

2.0 INVOCATION

The invocation was offered by Dr. Ron Godbolt, Senior Pastor of One Church Covenant Fellowship.

3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Troop 740G of Scouting America

4.0 ANNOUNCEMENTS AND RECOGNITIONS

Council member Hondros announced Heal the Ville will host a Stop the War event on Saturday, November 15, 2025, 4:00 p.m. to 7:00 p.m. at 454 E. Russel Street, Fayetteville, NC.

Mayor Pro Tem Jensen announced Saints Constantine and Helen Greek Orthodox Church is holding their 68th Annual Spaghetti Dinner on November 19, 2025, at the Hellenic Center, 614 Oakridge Avenue.

Council Member Davis acknowledged Junior Mayor Rylen Mack.

Council Member Greene announced the Fayetteville Really Really Market is scheduled for Saturday, November 15, 2025, from 11:00 a.m. to 2:00 p.m.

Mayor Colvin stated Ms. Musik Blyther has been missing since November 7, 2025, and requested if anyone knows or hears something to call.

Mayor Colvin presented the City Key and Coin to Dr. Ron Godbolt for his unwavering commitment to the community.

5.0 CITY MANAGER REPORT

Dr. Douglas Hewett, City Manager, announced City administrative offices will be closed, Tuesday, November 11, 2025, in observance of Veterans Day. Solid waste will be picked up on Wednesday instead of Tuesday.

Dr. Hewett announced the next Fayetteville Outfront on transportation is scheduled for Thursday, November 13, 2025, at 6:00 p.m. at Lewis Chapel Middle School at 2150 Skibo Road, Fayetteville, NC.

6.0 APPROVAL OF THE AGENDA

MOTION: Council Member Haire moved to approve the agenda.

SECOND: Council Member Banks-McLaughlin

VOTE: UNANIMOUS (8-0)

7.0 PUBLIC FORUM

Ms. Lauren Anderson, 2900 Domino Dr., Fayetteville, NC, expressed thanks for Council approving the microgrant for the Outlaw Horse Club.

Mr. Matthew Jones, 310 Bladen Cir., Fayetteville, NC, expressed concerns regarding actions of the community, elected officials, and businesses.

Mr. Chad McKeown, 822 Shannon Dr., Fayetteville, NC, expressed concerns regarding Sycamore Square.

Mr. Melvin Harlee, 3236 Dunn Rd., Eastover, NC, expressed interest in how he can give back to the community.

Mr. Konchan Khamone, 206 Campbell Ave., Fayetteville, NC, expressed concerns regarding the demolition of his property at 206 Campbell Avenue.

Mr. Benjamin Hultquist, 801 Rim Rd., Fayetteville, NC, provided recommendations for public transit and adequate crosswalks.

8.0A CONSENT AGENDA

MOTION: Council Member Greene moved to approve the consent agenda.

SECOND: Council Member Davis

VOTE: UNANIMOUS (9-0)

8.0A1 Approval of Meeting Minutes:

October 22, 2025 – Agenda Briefing

October 27, 2025 – Discussion of Agenda Items

October 27, 2025 – Regular

8.0A2 Approve P25-46. Rezoning of a property currently zoned as Community Commercial (CC) and Light Industrial (LI) to Light Industrial/Conditional Zoning (LI/CZ), addressed as 5236 Murchison Road, (REID # 0429159291000) totaling 2.36 acres ± and being the property of Everhart, LLC. Represented by Lori Epler of Larry King and Associates.

City Council approved the rezoning of 2.36 acres located at 5236 Murchison Road from Community Commercial (CC) and Light Industrial (LI) to Light Industrial/Conditional Zoning (LI/CZ). There are no permanent structures on the property. The proposed conditional rezoning from CC and LI to LI/CZ is consistent with the City of Fayetteville's 2040 Future Land Use Plan, which designates the area for Industrial/Employment Center (EC) development. The request aligns with the Plan's goals to support employment centers that include larger industrial uses or business parks. Restricting such uses as bars, nightclubs, adult entertainment, and gaming establishments helps maintain the overall character of the surrounding area and takes advantage of the parcels proximity to the I-295 access point.

8.0A3 Approve the Watershed Master Plan Overview and Final Deliverables

City Council approved the Watershed Master Plan overview and final deliverables. The Watershed Master Plan program was initiated in FY 2019 to provide a comprehensive City-wide evaluation of the flooding issues in Priority 1 areas and to develop proposed solutions. The Beaver Creek 2 and Little Rockfish Creek 1 watershed studies have now been completed. These watersheds cover 16.5 square miles of the City, and 5.37 square miles have been studied. Through the studies, 43 proposed solutions have been developed for an estimated total cost of \$143 million. These proposed solutions collectively mitigate 13.1 miles of impacted lane length, 29 road-crossing risks, 128 disconnected structures, and up to 185 impacted structures. Council has previously approved incorporating the proposed solutions into the CIP.

8.0A4 Adoption of Special Revenue Fund Project Ordinance 2026-11 and the Associated Resolution to Appropriate and Direct the Expenditure of \$163,800 of Opioid Settlement Funds

City Council approved the direction of \$163,800.00 in opioid settlement funds via a resolution and appropriate with a Special Revenue Ordinance (SRO 2026-11) for the enrollment of 364 officers in the Operational Readiness for Police Offices: Effective Strategies & Practical Techniques for Addressing Opioid Use Disorder & Co-occurring Conditions training course through Fayetteville State University (FSU).

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE TO DIRECT THE EXPENDITURE OF OPIOID SETTLEMENT FUNDS. RESOLUTION NO. R2025-039

8.0A5 Approval of Replacement for Damaged Fire Apparatus

City Council approved the replacement of Ladder Truck Unit 2009/230, a 2009 Pierce Velocity 100-foot rear-mounted aerial and approve the advance purchase of a 2026 Pierce Enforcer 107-foot aerial using Fiscal Year 2027 capital funds. Ladder Truck Unit 2009/230 has reached the end of its reliable service life, due to sustaining significant structural damage and no longer meeting the current NFPA 1901 safety standards for frontline operations.

8.0A6 Approve Resolution to Appointment Deputy Finance Officers for the Purpose of Signing Certain Purchase Orders, Contracts, and Agreements

City Council adopted the resolution authorizing the City's Assistant CFO- Procurement and Assistant CFO - Financial Reporting to execute the preaudit certificate on purchase orders, contracts and agreements, act as designees in the CFO's absence, and remove the Purchasing Manager and Special Assistant to the City Manager as deputy finance officers.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE DESIGNATING THE ASSISTANT CFO-PURCHASING AND ASSISTANT CFO-FINANCIAL REPORTING AS DEPUTY FINANCE OFFICERS. RESOLUTION NO. R2025-040

8.0A7 Adopt Resolution Declaring 434 Old Wilmington Road Surplus Property and Authorizing the Upset Bid Process and Sale of the Property

City Council adopted a resolution declaring 434 Old Wilmington Road surplus property and accept the bid amount of \$18,000.00 for the property from Combined Unified Services, Inc. The City of Fayetteville was deeded 434 Old Wilmington Road from Cumberland County on January 29, 2009. This parcel was included in the Hope VI area which was identified for redevelopment. The City has never developed the property and has no plans to utilize the lot.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINGA DECLARING 434 OLD WILIMINGTON ROAD SURPLUS PROPERTY AND AUTHOLRIZING THE UPSET BID PROCESS AND SALE OF PROPERTY. RESOLUTION NO. R2025-041

8.0A8 PWC – Approve Bid Recommendation – Granular Carbon Media for P.O. Hoffer & Glenville Lake Water Treatment Facilities

City Council approved the bid recommendation purchase award of Granular Carbon Media for P. O. Hoffer & Glenville Lake Water Treatment Facilities to Calgon Carbon Corporation, Moon Township, PA, the lowest responsive, responsible bidder and in the best interests of PWC in the total amount of \$15,213,853.35 and authorize the CEO/General

Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

8.0B ITEMS PULLED FROM CONSENT

There were no items pulled from the Consent Agenda.

9.0 STAFF REPORTS

9.01 Receive the Office of Community Safety Quarterly Update

Mr. John Jones, Office of Community Safety Director, presented this item with the aid of a PowerPoint presentation and stated today is the first ever quarterly report for the Office of Community Safety (OCS) and thanked the City Council for the decision they made to move forward with community safety with a holistic approach.

Mr. Jones provided an overview of the mission and purpose for OCS and introduced the staff.

The four pillars of OCS are Community-Based Violence Prevention, Homelessness Response, Youth Initiatives, and Mental Health Response and Diversion. Under the Community Violence Intervention and Youth Programming pillar there were 59 community engagement events, 3 youth night outs, OCS supported the first youth night out organized by the PROOVE Project, and 20 community safety micro-grants were awarded for a total of \$84,500.00 in neighborhood safety initiatives. Under the Behavioral Health and Homelessness Response pillars OCS coordinated 214 behavioral health and homelessness-related calls, completed 52 referrals made to partner mental health providers, and conducted 84 on-site outreach visits to connect residents with services.

Behavioral Health

OCS focused on expanding interagency collaboration through partnerships with law enforcement, behavioral health, and public health systems. OCS has created active participation with regional crisis and diversion initiatives with Alliance Health's Crisis Collaborative, Sequential Intercept Task Force, and LEAD Case Reviews. Furthermore, OCS created a crisis intervention standard operating procedure to guide coordinated response for individuals while positioning the department to act as a bridge between systems, improving coordination, data sharing, and care linkage.

Mr. Jones stated they have started focusing on behavioral health and will continue to address barriers in the second quarter through a Fayetteville-Cumberland County Behavioral Health Summit.

Violence Prevention

Community violence intervention means a trusted messenger has the ability to influence someone who is about to cause violence and is able to deescalate and remove the concern of the individual, so an act of violence does not take place. OCS is focused on violence preventions and intervention, youth and family engagement, workforce and skills development, community partnership expansions, and PROOVE's work within the zip codes 28301, 28303, and 28305. PROOVE has hosted 13 community events, engaging over 600 residents, distributed 425 backpacks, 3 dorm packages and 2 scholarships. Additionally, PROOVE has taken part in identifying 11 conflicts, interrupted 3 conflicts, provided 8 referrals to supportive services and established 7 new street outreach connections.

OCS has partnered with the National Institute for Criminal Justice Reform (NICJR) to guide Fayetteville's Community Violence Intervention through strategic planning, capacity building, and landscape analysis.

Homelessness

OCS has supported individuals experiencing homelessness through on-site responses, coordination with partner agencies, completing follow-up care planning to strengthen safety, stability, and community well-being. There were 32 referrals directly from the Fayetteville Police Department, 182 direct calls to the OCS Rapid Response Lead Ms. Deanna Braggs, conducted 84 field outreach on-site visits, and provided 52 mental health related referrals.

Youth Programming

The Youth Night events engaged over 100 individuals between the ages of 12-17. The youth night out events included financial literacy, cooking, basketball, gaming, mentoring,

resume building, professional headshots, and restorative justice circles all with transportation provided through multiple community partners.

Mr. Jones provided a list of priorities for the second quarter.

Discussion ensued.

MOTION: Council Member Hondros moved to accept the Office of Community Safety Quarterly Update

SECOND: Council Member Benavente

VOTE: UNANIMOUS (9-0)

10.0 PUBLIC HEARINGS

10.01 Legislative Hearing on Amended and Restated Proposed Stadium View Downtown Development Agreement

Dr. Douglas Hewett, City Manager, presented this item with the aid of a PowerPoint presentation and stated this is a public hearing for the Stadium View Downtown Development Agreement (DDA) for the towers above the Hay Street Parking Deck.

Dr. Hewett presented the history of Project Homerun for Segra Stadium. As part of the project, was a parking garage and towers above the parking garage creating unique urban design elements through a public-private partnership with Prince Charles Holdings (PCH). The vision of the two towers was for one to be a hotel and one to be residential units.

In order to complete the vision, a public hearing must be held on the amended and restated DDA between the City of Fayetteville and Fay Hay Master Venture LLC an LMG affiliate. It is to revitalize the downtown core and completes the original mixed-use vision. It will support the existing City Investments of the \$37.9 million SEGRA Stadium and \$17.8 million Hay Street Parking Garage.

The City's financial commitment would be a loan up to \$5.7 million for public improvements, the developer would include 124 residential units, 119 hotel units, ground-floor retail space, and elevators. The development schedule will start with finalizing the budget in January 2026 and substantial construction completed in May 2028.

The City is protected through performance milestones, developer guarantees with possible bonding, and City oversight through compliance reviews and progress reporting. The minimum assessed tax value guarantee is an estimated \$45 million. The developer is responsible to meet or exceed the minimum assessed value guarantee, complete the construction per the approved design and timeline, and maintain compliance with zoning, environmental, and building regulations. The community will benefit through new housing, hotel, and retail opportunities downtown while activating underused areas and supporting local businesses while expanding tax base and creating local jobs.

This is the advertised public hearing set for this date and time; the public hearing was opened.

Mr. John Malzone, 1100 Claredon St., Fayetteville, NC, spoke in favor of this item.

Ms. Bobbie Burgess, 2108 Constitution Dr., Fayetteville, NC, spoke in favor of this item.

There being no further speakers, the public hearing was closed.

Mr. Howard Rhodes, Outside Counsel stated LMG will acquire the land that the parking deck sits on and the area above the deck, the City will continue to own the parking deck.

Mr. Peter Flotz, LMG Owner, stated he can commit to meetings with the Downtown Alliance through coordination with the City.

Discussion ensued.

MOTION: Council Member Greene moved to authorize the City Manager to execute the amended and restated downtown development agreement, subject to any necessary amendments, as well as any ancillary agreements necessary to implement the project

SECOND: Council Member Davis

VOTE: PASSED by a vote of 8 in favor to 1 in opposition (Council Member Benavente)

MOTION: Council Member Benavente moved to direct staff to work with the Downtown Alliance and the Cool Springs Downtown District to coordinate regular meetings with LMG

SECOND: Council Member Greene

VOTE: UNANIMOUS (9-0)

11.0 ADMINISTRATIVE REPORT

11.01 Receive an Administrative Report on the Day Resource Center for the First Quarter of Fiscal Year 2026

This item was for information purposes only and not presented.

11.02 Receive Administrative Report on District 2 New Splash Pad – Project Update

This item was for information purposes only and not presented.

12.0 ADJOURNMENT

There being no further business, the meeting adjourned at 8:43 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
111025

MITCH COLVIN
Mayor