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**FAYETTEVILLE CITY COUNCIL
DISCUSSION OF AGENDA ITEMS MEETING MINUTES
ST. AVOID 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
Brian McGill, Public Services Assistant Director
Craig Harmon, Senior Planner
Jacqueline Abbott, Community Relations Manager
Kecia Parker, Real Estate Manager
Jennifer Ayre, City Clerk
Members of the Public

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

Mayor Colvin asked the Council to review the regular agenda for the December 8, 2025, meeting.

Mayor Colvin reviewed the public forum speakers.

Council Member McMillan stated he would like to make three announcements during announcements and recognitions. The Long March for Unity and Justice on December 13, 2025, at 12:30 p.m., Holy Trinity Episcopal Church, 1601 Raeford Road; the next Youth Night Out is scheduled for December 22, 2025, at 5:00 p.m.– 8:30 p.m., at Community Outreach Center, 651 Country Club Drive; and the Annual Kwanzaa Celebration on December 27, 2025, at 1:00 p.m. – 4:00 p.m. at Smith Recreation Center, 1520 Slater Avenue.

Council Member Davis stated he would like to announce the Fayetteville NEXT Annual Ugly Sweater Social at Segra Stadium on December 16, 2025, from 6:00 – 9:00 p.m.

Council Member Haire requested clarification regarding what land boundaries 730 Filter Plant Drive and if it is the filter plant on Item 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). Ms. Kelly Strickland, Assistant City Manager, stated it is just the land the filter plant is on, it is not the complete lake. Mr. Craig Harmon, Senior Planner, stated on the aerial map it is the part in the yellow hatching directly behind Bronco Square.

Council Member Hondros asked the City Clerk what the vote is for Mayor Pro Tem on the December 1, 2025, minutes under Item 8.0A1 - Approve Meeting Minutes: November 13, 2025 – Special, November 24, 2025 - Discussion of Agenda Items, November 24, 2025 – Regular, December 1, 2025 – Inauguration. Ms. Jennifer Ayre, City Clerk, stated the vote was 6-4.

Council Member Greene asked to pull Item 8.0A3 - Approve City Council Policies Review Committee Recommendation and add “deed in lieu of foreclosure option” as a way to acquire land for City Council Policy 155.1 and then approve. Council Member McMillan stated for City Council Policy 155.6, the process for leasing City property has room for improvement for transparency, accountability, and to protect from nepotism. Council Member McMillan

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recommended including additional mandatory public notice requirements, no early access, mandated multi-channel listings, and conflict of interest clause. Discussion ensued. Ms. Lachelle Pulliam, City Attorney, stated the conflict of interest is covered under statutes as well as the City's Code of Ethics. Ms. Pulliam stated if it is Council's interest, it could be moved to a Work Session or back to the Policy Committee for further discussion. Ms. Kecia Parker, Real Estate Manager, stated when properties are listed, they are listed locally, but not on real estate sites. There is an application process where checks are completed. Discussion ensued. Council Member McMillan stated he will request it be moved to a Work Session for further discussion.

Council Member Haire asked if Item 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 is low-income housing. Mayor Colvin stated it is 60-80% average monthly income (AMI). Discussion ensued if this is the best use for Catalyst Site 1. Mayor Colvin stated Catalyst Site 1 has been twenty years of promises and wants to encourage the people that live there to stay there and will leave multiple acres to develop. Dr. Douglas Hewett, City Manager, stated there will not be a presentation, but staff will show the site plan. Mr. Christopher Cauley, Economic and Community Development Director, stated these are new units that will be supported by project vouchers. All of the units will be below 80 percent (%) AMI, 11 units at 30% AMI, 56 units at 60% AMI and the remaining units at 80% AMI. This is based on the market housing needs that Housing Finance Agency studied. Dr. Hewett stated the Option to Purchase needs to be exercised by January 9, 2026, in order for the developer to apply for the grant loan. Council Member Hondros asked who did the appraisal. Ms. Pulliam stated the buyer hired someone to complete the appraisal and a review appraiser concurred, and it is not subject to the upset bid processes. Staff are still working on the agreement and once Council agrees, it must be published for 10 days, but because it is a private sale, it is just to notify the public.

CLOSED SESSION

MOTION: Council Member Hondros moved to enter into closed session for 143.18.11(a)(3) for attorney-client privilege on *City v. Brawley*
SECOND: Council Member Davis
VOTE: UNANIMOUS (10-0)

The regular meeting recessed at 6:02 p.m.

MOTION: Council Member Hondros moved to come out of closed session
SECOND: Council Member Davis
VOTE: UNANIMOUS (10-0)

The meeting reconvened at 6:47 p.m.

There being no further business, the meeting adjourned at 6:47 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
120825

MITCH COLVIN
Mayor