



# City of Fayetteville

433 Hay Street  
Fayetteville, NC  
28301-5537  
(910) 433-1FAY (1329)

## Meeting Agenda - Final City Council Regular Meeting

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Monday, June 8, 2026

6:30 PM

Council Chamber

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1.0 CALL TO ORDER

2.0 INVOCATION

3.0 PLEDGE OF ALLEGIANCE

4.0 ANNOUNCEMENTS

5.0 CITY MANAGER REPORT

6.0 APPROVAL OF AGENDA

7.0A CONSENT AGENDA

**7.0A1**      [26-0363](#)      Approve Meeting Minutes:  
April 27, 2026 - Discussion of Agenda Items  
April 27, 2026 - Regular  
May 20, 2026 - Agenda Briefing  
May 21, 2026 - Budget Work Session  
May 26, 2026 - Discussion of Agenda Items  
May 26, 2026 - Regular Meeting

**Recommendation:**      Approve the draft minutes.

**7.0A2**      [26-0334](#)      Approve Changes to the December Meeting Schedule

**Recommendation:**      Approve the cancellation of the December 7, 2026, Work Session and December 14, 2026, Regular Meeting and call a special meeting for December 7, 2026, at 2:00 p.m.

**7.0A3**      [26-0335](#)      Approve Recommended Revisions to City Council Policies 115.15 and 135.1

**Recommendation:**      Approve recommended revisions to City Council Policies 115.15 and 135.1

**7.0A4**      [26-0364](#)      Approve Standardization of Peer City Analysis

**Recommendation:**      Accept the recommendation and allow staff to continue implementation of the standard-ten peer city list.

- 7.0A5**      [26-0320](#)      Adopt Resolution Authorizing Condemnation of Permanent and Temporary Easements on Property Needed for the Eastwood Avenue Sidewalk Project
- Recommendation:***      Staff recommends that Council adopt the Resolution declaring Council's intent to authorize condemnation of the remaining permanent and temporary easements needed for the Eastwood Avenue sidewalk project.
- 7.0A6**      [26-0333](#)      Adopt Capital Project Ordinance to Appropriate Funding for the Blue Street Facility Renovation
- Recommendation:***      Staff recommends that Council adopt Capital Project Ordinance 2026-41 as presented.
- 7.0A7**      [26-0357](#)      Authorize the City Manager to Approve a Two Year Contract Extension with Waste Management
- Recommendation:***      It is recommended that Council authorize the City Manager to approve the two-year contract extension with Waste Management for recycling cart collection services at an approximate annual cost of \$2,548,089.36 for household recycling collection and recycling cart collection services for City-owned facilities at a rate of \$5.00 per cart per month for once-per-week service and \$10.05 per cart per month for twice-per-week service.
- 7.0A8**      [26-0362](#)      Accept HOME Program HUD Findings and Authorize Voluntary Grant Reduction
- Recommendation:***      Staff recommends that City Council approve authorizing a voluntary reduction of future HOME Investment Partnerships Program funds in the amount of \$321,446.21, subject to U.S. Department of Housing and Urban Development approval, in lieu of repayment from non-federal local resources, and authorize the Mayor and City Manager, as appropriate, to execute all necessary documentation necessary to complete the financial resolution of the HUD HOME findings.
- 7.0A9**      [26-0369](#)      Approval of Single Family Housing Development Loan for Kingdom CDC's Rosehill Road Project
- Recommendation:***      Staff recommends that Council move to authorize a loan commitment letter and subsequent loan documents an amount not to exceed \$430,000 from the City of Fayetteville General Obligation Bond - Housing Opportunity (Housing Opportunity Bond) allocated for housing to the proposed Rosehill Road Development.

- 7.0A10**      [26-0370](#)      PWC - Approve Sole Source Request - Purchase Specific Water Meters
- Recommendation:**      The Fayetteville Public Works Commission recommends the Fayetteville City Council approve the sole source request to purchase specific water meters, identified as 5/8 X 3/4 IPERL + 10 USG TRPL CUSTOM, 520M-F1-TC-X-E-MI 1P PIT W-ID/LD, 1-1/2 R2 CHMBR CUST 20' TRPL, 3" T2 OMNI CHMBR 20' TRPL, 4" T2 OMNI CHMBR 20" TRPL, and 8" T2 OMNI CHMBR 20" TRPL manufactured by Sensus USA, Inc. from Ferguson Waterworks in the amount of \$333,354.28 and authorize the CEO/General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.
- 7.0A11**      [26-0371](#)      PWC - Approve Recommendation to Reject All Bids for - Inventory - BABA Galvanized Steel Transmission Poles
- Recommendation:**      The Fayetteville Public Works Commission recommends that City Council approve the recommendation to reject all bids for Inventory - BABA Galvanized Steel Transmission Poles.
- 7.0A12**      [26-0373](#)      PWC - Approve Bid Recommendation - Inventory - BABA Galvanized Steel Transmission Poles
- Recommendation:**      The Fayetteville Public Works Commission recommends that City Council approve the purchase award for Inventory - BABA Galvanized Steel Transmission Poles to Nucor Towers & Structures Inc, Rock Hill, SC, the lowest responsive, responsible bidder and in the best interests of PWC in the total amount of \$4,124,316.95, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.
- 7.0A13**      [26-0374](#)      PWC - Approve Phase 5 Annexation Area 26 - Resolution Confirming Assessment Roll and Levying Assessments
- Recommendation:**      Staff recommends Council move to pass the Resolution Confirming Assessment Roll and Levying Assessments.

## 7.0B ITEMS PULLED FROM CONSENT

## 8.0 REPORTS FROM BOARDS AND COMMISSIONS

**8.01**      [26-0338](#)      Receive the Stormwater Advisory Board Annual Report  
**Recommendation:**      City Council vote to receive the report as presented.

**8.02**      [26-0367](#)      Receive the Joint Fayetteville-Cumberland County Senior Citizens  
Advisory Commission Annual Report  
**Recommendation:**      City Council vote to receive the report as presented.

## 9.0 PUBLIC HEARINGS (Public & Legislative Hearings)

**9.01**      [26-0310](#)      Hold Public Hearing and Adopt Resolution and Order to Permanently  
Close a Portion of Fargo Drive  
**Recommendation:**      Staff recommends that Council adopt the Resolution and Order  
permanently closing a portion of Fargo Drive.

**9.02**      [26-0368](#)      Project Odesa Public Hearing  
**Recommendation:**      We are requesting that the City of Fayetteville approve the job  
creation grant as presented for Project Odesa.

## 10.0 EVIDENTIARY HEARINGS

**10.01**      [26-0372](#)      Decision on SUP26-02 Evidentiary Hearing for a Special Use Permit  
to allow for Salvage or Junkyard at 610 E Russell Street  
(0437915580000) owned by Russell Street, LLC  
**Recommendation:**      Staff recommends that City Council base their decision on the  
evidence and testimony provided during the evidentiary hearing  
on May 26, 2026.

[If approved, this Special Use Permit shall become effective  
with the approval of the Order of Findings by the City Council.  
The SUP shall expire one year from its effective date if a  
building permit is not issued within that time.]

## 11.0 OTHER ITEMS OF BUSINESS

**11.01**      [26-0380](#)      TA26-01: Request to set a public hearing for the proposed  
Amendments to the Unified Development Ordinance (UDO) Regarding  
Telecommunications and Data Storage Facilities (Data Centers)  
**Recommendation:**      City Council select from the options above, as has been  
discussed at the June 1, 2026 Work Session, and direct the  
Professional Staff to proceed according to the action selected.

## 12.0 ADMINISTRATIVE REPORTS

Administrative Reports on a Regular Meeting agenda are for City Council review/information only. Should it be the consensus of the collective City Council, Administrative Reports will be moved forward to be placed on the next Work Session agenda for further review and discussion.

- 12.01**      [26-0294](#)      Blanton Road Speed Limit Reduction Request Response
- Recommendation:***      For information only, no action required unless Council directs staff to include an upcoming City Council Work Session.
- 12.02**      [26-0382](#)      Code Enforcement Compliance & Environmental Court
- Recommendation:***      For information only, no action required unless Council directs staff to include an upcoming City Council Work Session.

### 13.0 ADJOURNMENT

#### **POLICY REGARDING PUBLIC HEARING AGENDA ITEMS**

Citizens wishing to provide testimony in response to a notice of public hearing or to participate in the public forum can obtain instructions to submit a statement by emailing [cityclerk@fayettevillenc.gov](mailto:cityclerk@fayettevillenc.gov) or by calling 910-433-1989 for assistance. Individuals desiring to testify on a quasi-judicial public hearing must contact the City Clerk by 5:00 p.m. the day of the meeting to sign up to testify; instructions will be provided on how to appear before Council to provide testimony.

#### **CLOSING REMARKS**

#### **POLICY REGARDING CITY COUNCIL MEETING PROCEDURES** **SPEAKING ON A PUBLIC AND NON-PUBLIC HEARING ITEM**

Individuals who have not made a written request to speak on a nonpublic hearing item may submit written materials to the City Council on the subject matter by providing thirteen (13) copies of the written materials to the Office of the City Manager before 5:00 p.m. on the day of the Council meeting at which the item is scheduled to be discussed.

#### **COUNCIL MEETING WILL BE AIRED**

**June 8, 2026 - 6:30 p.m.**

**Cable Channel 7 and streamed "LIVE" at FayTV.net**

Notice Under the Americans with Disabilities Act (ADA):

The City of Fayetteville will not discriminate against qualified individuals with disabilities on the basis of disability in the City's services, programs, or activities. The City will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City's programs, services, and activities. The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services, and activities. Any person who requires an auxiliary aid or service for effective communications, or a modification of policies or procedures to participate in any City program, service, or activity, should contact the office of Human Relations at [yamilenazar@fayettevillenc.gov](mailto:yamilenazar@fayettevillenc.gov), 910-433-1696, or the Office of the City Clerk at [cityclerk@fayettevillenc.gov](mailto:cityclerk@fayettevillenc.gov), 910-433-1989, as soon as possible but no later than 72 hours before the scheduled event.



## Five Council Strategic Priorities



Ongoing commitment to a comprehensive approach to community safety




Continue the City's commitment to revitalization efforts and housing needs



Increase Parks and Recreation opportunities for youth engagement and interaction



Enhance economic growth throughout the City



Evaluate and expand transportation and other connectivity for residents



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0363

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Consent

**Agenda Number:** 7.0A1

**TO: Mayor and Members of City Council**

**THRU: Jodi Phelps, Assistant City Manager**

**FROM: Jennifer Ayre, MMC, City Clerk**

**DATE: June 8, 2026**

**RE:**

**Approve Meeting Minutes:**

**April 27, 2026 - Discussion of Agenda Items**

**April 27, 2026 - Regular**

**May 20, 2026 - Agenda Briefing**

**May 21, 2026 - Budget Work Session**

**May 26, 2026 - Discussion of Agenda Items**

**May 26, 2026 - Regular**

**COUNCIL DISTRICT(S):**

All

**Relationship To Strategic Plan:**

Goal IV: The City of Fayetteville will continue to have a collaborative citizen and business engagement base

**Executive Summary:**

The Fayetteville City Council conducted meetings on the referenced dates during which they considered items of business as presented in the drafts.

**Background:**

The draft minutes are from the meeting held on the above-mentioned dates.

**Issues/Analysis:**

None.

**Budget Impact:**

None.

**Options:**

1. Approve the draft minutes.
2. Amend the draft minutes then approve draft minutes as amended.
3. Do not approve the draft minutes and provide direction to staff.

**Recommended Action:**

Approve the draft minutes.

**Attachments:**

Six sets of draft minutes

# DRAFT

**FAYETTEVILLE CITY COUNCIL  
DISCUSSION OF AGENDA ITEMS MEETING MINUTES  
ST. AVOLD CONFERENCE ROOM, CITY HALL  
APRIL 27, 2026  
5:30 P.M.**

Present: Mayor Mitch Colvin

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Absent: Council Member D.J. Haire (District 4)

Others Present: Douglas Hewett, City Manager  
Lachelle Pulliam, City Attorney  
Jodi Phelps, Assistant City Manager  
Jeffery Yates, Assistant City Manager  
Michael Gibson, Interim Assistant City Manager  
Kevin Dove, Fire Chief  
Christopher Joyce, Assistant Chief of Police  
Gerald Newton, Development Services Director  
Byron Reeves, Assistant Public Service Director  
Michelle Brooks, Budget and Evaluation Director  
Christopher Cauley, Economic & Community Development Director  
Alex Baker, Assistant Economic & Community Development Director  
Jennifer Baptiste, Ombudsman  
Dereke Planter, Code Enforcement Administrator Supervisor  
Kecia Parker, Real Estate Manager  
Angelica McDonald, Assistant City Attorney  
Victoria Curtis, Assistant City Attorney  
Craig Harmon, Senior Planner  
Sabina Wells, Deputy City Clerk  
Members of the Press  
Members of the Public

Mayor Colvin called the meeting to order at 5:31 p.m.

Mayor Colvin asked the Council to review the regular agenda for the April 27, 2026, meeting.

Council Member Hondros stated he would like to pull Item 7.0A2 - Approve Dogwood Festival Funding Support of \$75,000.00 for a separate vote and asked how the \$75,000.00 amount was determined. The City already contributes close to \$90,000.00 to \$100,000.00 in in-kind donations. The City does not get any percentage of the alcohol tax, hotel tax, and only a small amount from food & beverage sales. The Dogwood Festival has not had any other partners make investments in the festival, such as the County, Arts Council, and the Tourism Development Authority. Mayor Pro Tem Thompson stated that some of the expenses the Festival incurred was because of the new mandatory security measures Council approved. Discussion ensued.

Mayor Colvin stated he has a follow-up meeting with PWC later this week and would like to table Items 7.0A10 - PWC - Approve Bid Recommendation - Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank, 7.0A11 - PWC - Approve Bid Recommendation - Materials Contract for Construction Ops and Storms, and 7.0A12 - PWC - Approve Sole Source Recommendation - Distribution Transformer Purchase, until a future Council meeting.

Mayor Pro Tem Thompson stated the property associated with Item 7.0A5 - Approve P26-08 - Wiley Bunce has asked to change the zoning map. He wants to change about 11.78 acres at 603 Covey Drive and 618 Covey Drive from SF-10 and SF-6 (Single-Family Residential 6 and 10) to MR-5 (Mixed Residential 5)., appears to be in need of better upkeep. Council Member McNair stated that she contacts Code Enforcement when the property gets to that level.

Mayor Pro Tem Thompson asked if the City Attorney's Office has researched Raleigh's picketing ordinance regarding Item 11.02 - Consider Proposed Amendments to Parades, Motorcades, Special Events and Demonstrations Ordinance. Ms. Lachelle Pulliam, City Attorney, stated her office has not conducted that research and Council can make a motion to table the item or make any changes to the proposed ordinance that they would like. Discussion ensued.

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Mayor Colvin stated he would like to move Item 12.01 - Downtown Municipal Service District FY26 Third Quarter Update from Cool Spring Downtown District, Inc., to a work session.

Council Member Greene stated she would like to combine the December Work Session and Regular Meeting into one day on December 7, 2026, holding the work session earlier in the day and the regular meeting later that same day. Dr. Douglas Hewett, City Manager, stated the City Clerk's Office can provide options for Council to review and approve.

Consensus of Council was to move forward with the City Clerk's Office bringing back options for the December Council meetings.

**CLOSED SESSION**

**MOTION:** Council Member Davis moved to enter into closed session for 143.18.11(a)(3) attorney-client privilege *City v. Luck*.  
**SECOND:** Council Member Hondros  
**VOTE:** UNANIMOUS (9-0)

The regular meeting recessed at 6:08 p.m.

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

The meeting reconvened at 6:34 p.m.

There being no further business, the meeting adjourned at 6:34 p.m.

Respectfully submitted,

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SABINA WELLS  
Deputy City Clerk  
042726

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MITCH COLVIN  
Mayor

# DRAFT

**FAYETTEVILLE CITY COUNCIL  
REGULAR MEETING MINUTES  
COUNCIL CHAMBER, CITY HALL  
APRIL 27, 2026  
6:30 P.M.**

Present: Mayor Mitch Colvin;

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3); Lynne Greene (District 5); Council Member Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Absent: D.J. Haire (District 4)

Others Present: Douglas Hewett, City Manager  
Lachelle Pulliam, City Attorney  
Jeffrey Yates, Assistant City Manager  
Jodi Phelps, Assistant City Manager  
Kevin Dove, Fire Chief  
Christopher Joyce, Assistant Chief of Police  
Byron Reeves, Assistant Public Services Director  
Christopher Cauley, Economic and Community Development Director  
Gerald Newton, Development Services Director  
Craig Harmon, Senior Planner  
Kecia Parker, Real Estate Manager  
Kimberly Toon, Purchasing Manager  
Victoria Curtis, Assistant City Attorney  
Sabina Wells, Deputy City Clerk  
Members of the Press

## 1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 6:45 p.m.

## 2.0 INVOCATION

The invocation was offered by Pastor Derrick Montgomery, United Ministries in Christ.

## 3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor and City Council

## 4.0 ANNOUNCEMENTS AND RECOGNITIONS

Mayor Colvin presented a proclamation to Ms. Crystal McLean of Money Box Academy in recognition of Financial Literacy Month.

Mayor Pro Tem Thompson recognized May as Lupus Awareness Month and encouraged residents to donate to the cause and to be screened for the disease.

## 5.0 CITY MANAGER REPORT

Dr. Douglas Hewett, City Manager, stated the City's Fleet Division has been recognized as one of the top 100 Public Fleets in the Americas.

Dr. Hewett introduced Fire Chief Kevin Dove and Assistant Chief of Police Christopher Joyce to recognize their departments exemplary work at a large fire over the weekend at the Extended Stay America hotel, which displaced 94 individuals.

## 6.0 APPROVAL OF THE AGENDA

**MOTION:** Mayor Pro Tem Thompson moved to approve the agenda, moving items 11.01 - Approve Appointment Committee Recommendations for Boards and Commissions, 11.02 - Consider Proposed Amendments to Parades, Motorcades, Special Events and Demonstrations Ordinance and 11.03 -

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Presentation on North Carolina Development Moratoria to items 8.05, 8.06, 8.07

**SECOND:** Council Member Davis  
**VOTE:** UNANIMOUS (9-0)

### 7.0A CONSENT AGENDA

**MOTION:** Mayor Pro Tem Thompson moved to approve the consent agenda, with the exception of pulling Item 7.0A2 - Approve Dogwood Festival Funding Support of \$75,000.00, for a separate vote, and tabling Items 7.0A10 - PWC - Approve Bid Recommendation - Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank, 7.0A11 - PWC - Approve Bid Recommendation - Materials Contract for Construction Ops and Storms, and 7.0A12 - PWC - Approve Sole Source Recommendation - Distribution Transformer Purchase, for a future Council meeting.

**SECOND:** Council Member Jones  
**VOTE:** UNANIMOUS (9-0)

**7.0A1 Approval of Meeting Minutes:**  
March 12, 2026 – Special Meeting  
April 6, 2026 – Work Session  
April 8, 2026 – Special Meeting

City Council approved the three draft meeting minutes.

### 7.0A2 THIS ITEM WAS PULLED FOR A SEPARATE VOTE

**7.0A3 Approve P26-06: A request to rezone properties at 533, 537, 545, & 607 Pritchett Rd (0407252027000, 0407242818000, 0407252339000, 0407252226000) consisting of 1.76 acres and owned by WILLIAMS, CLARKE A; WILLIAMS, FLORENCE M, from Single Family Residential 10 (SF-10) to Mixed Residential 5 (MR-5)**

City Council approved the proposed map amendment from Single Family 10 (SF-10) to Mixed Residential 5 (MR-5) for the approximately 1.76 acres located at 545, 607, 533, and 537 Pritchett Road. The sites at 545, 607, and 537 are vacant lots while site 533 contains a manufactured home and accessory building. This is a straight rezoning, and these properties have not been the subject of a rezoning application within the last five years. The Zoning Commission heard this item on March 10, 2026, and unanimously recommended approval.

**7.0A4 Approve P26-07. Rezoning of seventeen parcels zoned as Community Commercial; eighteen parcels zoned Mixed Residential 5 (MR-5); three parcels split zoned Community Commercial (CC) and Mixed Residential 5 (MR-5); and one parcel split zoned Heavy Industrial (HI) and Mixed Residential 5 (MR-5) located on Blount, Chase and Gillespie Streets to Mixed-Use Conditional Use (MU/CZ), totaling ± 8.77 acres**

City Council approved the proposed map amendment rezonings with the following conditions: 1.) The property shall not exceed lot coverage of seventy-five percent (75%); 2.) The building height shall not exceed 75 feet; and 3.) The property shall be exempt from the minimum number of required off - street parking spaces. Based on the following findings: 1) Policy Consistency: The proposed conditional rezoning is consistent with the City's adopted 2040 Future Land Use Plan (FLUP), which designates the area for Community Center (CC) and Employment Center (EC). The rezoning advances strategic, compatible growth goal policies. 2) Contextual Appropriateness: The proposed Mixed-Use Conditional Zoning (MU/CZ) enhances the adjacent areas and supports the shift from a former mainly residential area to a mixed-use development consisting of residential, commercial, and recreational. 3) Public Interest: The request does not currently involve any new construction or site modifications and will not increase demands on public infrastructure or services and will not adversely impact public health, safety, or general welfare.

**7.0A5 Approve P26-08 - Wiley Bunce has asked to change the zoning map. He wants to change about 11.78 acres at 603 Covey Drive and 618 Covey Drive from SF-10 and SF-6 (Single-Family Residential 6 and 10) to MR-5 (Mixed Residential 5).**

City Council of approved the rezoning of approximately 11.78 acres at 603 and 618 Covey Drive (PIN 9497743273000 and 9497733788000) from Single Family 10 and 6 (SF-10/SF-6) to Mixed Residential 5 (MR-5), based on the following: 1) Plan consistency: The Future Land Use Map designates the area Medium Density Residential (MDR), and the Future

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Land Use Plan supports MDR patterns and a mix of housing types in appropriate locations. 2) Compatibility and orderly pattern: The record describes a surrounding zoning mix that already includes MR-5 alongside SF districts, supporting a finding that the amendment does not create isolated zoning and fits the broader residential context. 3) Infrastructure-supported growth: The applicant states that public water and public sewer serve the site, and the Future Land Use Plan prioritizes growth in areas with infrastructure and coordinated utility planning. 4) Strategic Plan alignment: The request advances Goal III's strategic land use management direction and Goal IV's neighborhood/housing objectives by aligning zoning entitlements with planned residential growth and housing choice. The Zoning Commission heard this item on March 10, 2026, and unanimously recommended approval.

### **7.0A6 Approve P26-09: A request to rezone the property at 3456 Black & Decker Rd (0425754360000) consisting of 2.55 acres and owned by CRA Commercial Development LLC from Light Industrial (LI) to Community Commercial (CC).**

City Council approved the proposed map amendment from Light Industrial (LI) to Community Commercial (CC) for the approximately 2.55 acres located at 3456 Black and Decker Road. The Zoning Commission heard this item on March 10, 2026, and unanimously recommended approval.

### **7.0A7 Adopt Ordinances for Uninhabitable Structures: Demolition Recommendations 1299 Bingham Drive – District 7 5329 Murchison Road – District 3**

City Council adopted the demolition ordinances for one residential determined to be dangerous and one commercial structure that have been determined to be blight.

#### **1299 Bingham Drive – District 7**

**AN ORDINANCE OF THE CITY COUNCIL OF FAYETTEVILLE, NORTH CAROLINA REQUIRING THE CITY BUILDING INSPECTOR TO CORRECT CONDITIONS WITH RESPECT TO, OR TO DEMOLISH AND REMOVE A STRUCTURE PURSUANT TO THE DWELLINGS AND BUILDINGS MINIMUM STANDARDS CODE OF THE CITY OF FAYETTEVILLE, NC, 1299 BINGHAM DRIVE, PIN 0406-47-5257. ORDINANCE NO. NS2026-010.**

#### **5329 Murchison Road – District 3**

**AN ORDINANCE OF THE CITY COUNCIL OF FAYETTEVILLE, NORTH CAROLINA REQUIRING THE CITY BUILDING INSPECTOR TO CORRECT CONDITIONS WITH RESPECT TO, OR TO DEMOLISH AND REMOVE A STRUCTURE PURSUANT TO THE DWELLINGS AND BUILDINGS MINIMUM STANDARDS CODE OF THE CITY OF FAYETTEVILLE, NC, 5329 MURCHISON ROAD, PIN 0429-15-5344. ORDINANCE NO. NS2026-011.**

### **7.0A8 Approve Bid Recommendation - Sewer Lift Station 29 at Airport - T.A. Loving Company d/b/a Pipeline Utilities, Inc**

City Council approved the award of and authorizes the City Manager to execute a contract for the Airport Lift Station #29 Replacement with the lowest responsive, responsible bidder, T.A. Loving Company d/b/a Pipeline Utilities, Inc in the total amount of \$3,325,000.00.

### **7.0A9 Adopt Resolution Calling a Public Hearing Regarding the Permanent Closing of a Portion of Fargo Drive**

City Council adopted a resolution calling for a public hearing on June 8, 2026, regarding the permanent closing of a portion of Fargo Drive. The City of Fayetteville has received a petition from Cape Fear Valley Hospital Systems to permanently close a portion of Fargo Drive which has never been constructed or opened. The portion of the street to be closed was dedicated on a plat dated August 1959 entitled "Bordeaux, Section IV" and recorded in the Cumberland County Registry in Plat Book 22, Page 52. The property abutting said street has been recombined to allow for future development in a plat entitled "Recombination And Easement Plat Cumberland County Hospital Systems, Inc" dated September 2025, and recorded in Plat Book 153, Pages 106-108 of the Cumberland County Registry on October 2, 2025. Permanently closing the street will not deny access to any property owners.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA CALLING A PUBLIC HEARING REGARDING THE PROPOSED PERMANENT CLOSING OF A PORTION OF FARGO DRIVE. RESOLUTION NO. R2026-022**

## DRAFT

**7.0A10 THIS ITEM WAS TABLED TO A FUTURE COUNCIL MEETING.**

**7.0A11 THIS ITEM WAS TABLED TO A FUTURE COUNCIL MEETING.**

**7.0A12 THIS ITEM WAS TABLED TO A FUTURE COUNCIL MEETING.**

**7.0B ITEMS PULLED FROM CONSENT**

**7.0B2 Approve Dogwood Festival Funding Support of \$75,000.00**

Ms. Kaylynn Suarez, Dogwood Festival Executive Director, stated the Dogwood Festival was a successful event over the weekend and the final attendance headcount and expenditures would be finalized within the next week. Ms. Suarez explained the requested support would supplement expenses incurred over the past weekend at the Dogwood Festival. Council Member McMillan stated that the Dogwood Festival has turned into a cultural event and looks forward to providing support in the future and ways to engage with the Festival. Mayor Colvin recommended that corporate sponsors can be doing more to aid the Festival. Ms. Suarez stated this is the reason they have recently filed to be changed to a 501(c)(3).

**MOTION: Mayor Pro Tem Thompson moved to approve Dogwood Festival funding support of \$75,000.00**

**SECOND: Council Member Davis**

**VOTE: PASSED by a vote of 7 in favor to 2 in opposition (Council Member Ferguson and Hondros)**

**8.0 PUBLIC HEARINGS**

**8.01 Hold Public Hearing and Adopt Resolution and Order Permanently Closing a Portion of Maxwell Street**

Ms. Kecia Parker, Real Estate Manager, presented this item with the aid of a PowerPoint Presentation and stated the City received a petition from Sewak, LLC, to close a portion of Maxwell Street for the Cedar Rose subdivision off Deep Creek Road. The road has never been constructed or opened and is not utilized as access to any surrounding properties. The emergency response times, nor traffic will be affected and a utility easement will be reserved. The property has been posted for thirty days, and it was advertised in the newspaper for four (4) consecutive weeks.

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

Mr. Sanjay Khazanchi, Apex, NC, spoke in favor of the permanent closing of Maxwell Street.

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

**A RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA PERMANENTLY CLOSING A PORTION OF MAXWELL STREET. RESOLUTION NO. R2026-023.**

**MOTION: Council Member Davis moved to Adopt the Resolution and Order permanently closing a portion of Maxwell Street.**

**SECOND: Council Member McNair**

**VOTE: UNANIMOUS (9-0)**

**8.02 Hold Public Hearing and Adopt Resolution and Order Permanently Closing a Portion of McDonald Street**

Ms. Kecia Parker, Real Estate Manager, presented this item with the aid of a PowerPoint Presentation and stated the City received a petition from Sewak, LLC, to close a portion of McDonald Street, which has never been constructed or opened and is not utilized as access to any surrounding properties. The emergency response times, nor traffic will be affected and a utility easement will be reserved. The property has been posted for thirty days, and it was advertised in the newspaper for four (4) consecutive weeks.

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

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Mr. Sanjay Khazanchi, Apex, NC, spoke in favor of the permanent closing of McDonald Street.

Mr. James Winder, 424 McDonald St., Fayetteville, NC, spoke in opposition of the permanent closing of McDonald Street.

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

### **A RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA PERMANENTLY CLOSING A PORTION OF MCDONALD STREET. RESOLUTION NO. R2026-024.**

**MOTION:** Council Member Davis moved to Adopt the Resolution and Order permanently closing a portion of McDonald Street.

**SECOND:** Council Member Hondros

**VOTE:** UNANIMOUS (9-0)

#### **8.03 Hold Public Hearing and Adopt Resolution and Order Permanently Closing a Portion of an Unnamed Street Off Cedar Street**

Ms. Kecia Parker, Real Estate Manager, presented this item with the aid of a PowerPoint Presentation and stated the City received a petition from Sewak, LLC, to close a portion of an unnamed street of Cedar Street, which has never been constructed or opened and is not utilized as access to any surrounding properties. The emergency response times, nor traffic will be affected and a utility easement will be reserved. The property has been posted for thirty days, and it was advertised in the newspaper for four (4) consecutive weeks.

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

Mr. Sanjay Khazanchi, Apex, NC, spoke in favor of the permanent closing of an unnamed street off Cedar Street.

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

### **A RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA PERMANENTLY CLOSING OF A PORTION OF AN UNNAMED STREET OFF CEDAR STREET. RESOLUTION NO. R2026-025**

**MOTION:** Council Member Davis moved to Adopt the Resolution and Order permanently closing a portion of an unnamed street off Cedar Street.

**SECOND:** Council Member Hondros

**VOTE:** UNANIMOUS (9-0)

#### **8.04 Adoption of Resolution Authorizing the 2026-2027 Proposed Annual Action Plan for Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grants**

Mr. Christopher Cauley, Economic & Community Development Director, presented this item with the aid of a PowerPoint presentation and stated this item was previously presented to Council at the April 6, 2026, Work Session and is here for the public hearing and adoption. The Economic and Community Development Department (ECD) aligns resources by creating and sustaining affordable housing, supporting economic development, partnering with community organizations to address homelessness/poverty, and strengthening neighborhoods. ECD is a core City department that is supported by the General Fund but leverages federal grants to maximize community impact. 60 percent (%) of ECD's salaries come from the General Fund and 90% of the programs ECD supports come from federal grants, with 10% coming from local investment, not including smaller grants.

The annual action plan builds on a five (5) year strategic plan that the U.S. Department of Housing and Urban Development (HUD) requires the City to create. The consolidate plan requires a market study, review a needs analysis, housing in the community, barriers to affordable housing, growth pattern and plans, and then ECD develops the 5-year plan of the programs and activities they are going to fund. Every year HUD requires citizen participation through public input meetings, comment periods, and two hearings. This is to ensure transparency and that ECD is making community-informed decisions. The Redevelopment Commission oversees this process as well and their recommendation are what Council is

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receiving. The staff plans, develops, and oversees programs, while community partners deliver the services.

For Fiscal Year 27 (FY27), the City is anticipating having \$3.6 million in funding, which includes entitlements, program income, and match. The entitlement funding is provided directly from HUD and the City anticipates receiving \$2,682,047.00. Program income is when the City loans out money to programs and those loans are repaid, and the City anticipates receiving \$710,648.00. The HOME and Emergency Solutions Grants (ESG) require the City to match HUD's contributions of \$224,505.00.

Affordable housing opportunities are provided through the Community Development Block Grant (CDBG) program to assist low to moderate income homeowners with emergency repairs and the City anticipates receiving \$335,391.00. \$1,290,362.00 has been designated for the HOME-Affordable Housing Development program to assist with new development of rentals and homeownership, and \$400,000.00 has been allocated to the Homebuying Hero program to assist low to moderate income home buyers with down payment assistance.

The Low-Incoming Housing Tax Credit (LIHTC) has four applicants to develop affordable housing. This is a competitive process with one or two projects being awarded tax credits from the North Carolina Housing Finance Agency (NCHFA). The CDBG Special Economic Development program has been allocated \$428,000.00 to fund the City's Exterior Grant Program, Economic Development Loans, Technical Assistance, and Job Creation. The Neighborhood Park Investment fund has been allocated \$150,000.00 to replace the playground equipment at Seabrook Park, and \$161,318.00 has been allocated to assist Development Services with blight removal projects for unsafe buildings.

In FY24-FY25, nearly 8,000 residents were served by community partners through the assistance of ECD, and the goal is to continue that level of service. CDBG Public Services has been allocated \$251,471.00 to assist programs that support low-to-moderate income individuals, while ESG grant funding has been allocated \$142,126.00 to help shelters and individuals experiencing homelessness. ECD received 30 applications from nonprofits requesting a total amount of \$6,228,202. 12 of those applications were recommended, requesting a total of \$1,160,682.00. The available amount in grants was \$661,471.00 and was dispersed to those 12 programs based on needs, leaving \$499,211.00 in unmet needs.

The ESG makes available \$142,126.00 for FY27. From that total, Cumberland HealthNet Street Outreach is receiving \$20,000.00, Myrover-Reese Fellowship Homes Street Outreach is receiving \$40,000.00, and Fayetteville Urban Ministry Homeless Prevention is receiving \$50,000.00. There is \$67,848.00 in unallocated ESG funds. Council has approved support of the Salvation Army, and ECD is working with the Salvation Army to assist them in making them eligible for federal grants, and then the City and County will not have to fully fund the Salvation Army.

Discussion ensued.

This is the advertised public hearing set for this date and time; the public hearing was opened. There being no speakers, the public hearing was closed.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA AUTHORIZING SUBMISSION OF THE HOUSING AND URBAN DEVELOPMENT ANNUAL ACTION PLAN APPLICATION FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM, HOME INVESTMENTS PARTNERSHIPS PROGRAM (HOME), AND EMERGENCY SOLUTIONS GRANTS (ESG) FOR \$3,657,200 AND THE CONDUCT OF RELATED PROGRAM ACTIVITIES FOR THE 2026-2027 FISCAL YEAR. RESOLUTION NO. R2026-026.**

**MOTION:** Council Member McNair moved to adopt the resolution authorizing the proposed 2026-2027 HUD Annual Action Plan, which guides the implementation of the CDBG, HOME, and ESG programs.

**SECOND:** Council Member Ferguson

**VOTE:** UNANIMOUS (9-0)

### **8.05 Approve Appointment Committee Recommendations for Boards and Commissions**

Mayor Pro Tem Thompson presented this item and stated the Appointment Committee met on April 17, 2026, to review applications for appointments to two Boards and Commissions.

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It is from that meeting the Appointment Committee presents the recommendations for three appoints to the City Of Fayetteville Boards and Commissions.

The Appointment Committee consists of the following members: Mayor Colvin, Mayor Pro Tem Thompson, Council Member Davis, Council Member Haire (Chair), and Council Member Hondros.

The Appointment Committee recommended the following individuals:

### Historic Resources Commission

Keosha Brown April 27, 2026 – March 31, 2028

### Senior Citizens Advisory Commission

Julia White April 27, 2026 – March 31, 2028

Sherale Golden-Thomas April 27, 2026 – March 31, 2028

**MOTION: Mayor Pro Tem Thompson moved to approve the Appointment Committee recommendations**

**SECOND: Council Member Davis**

**VOTE: UNANIMOUS (9-0)**

### **8.06 Consider Proposed Amendments to Parades, Motorcades, Special Events and Demonstrations Ordinance**

**MOTION: Mayor Pro Tem Thompson moved to table this item for the City Attorney's Office to bring back peer city comparisons.**

**SECOND: Council Member Jones**

**VOTE: PASSED by a vote of 7 in favor to 2 in opposition (Council Members Greene and McMillan)**

### **8.07 Presentation on North Carolina Development Moratoria**

Ms. Victoria Curtis, Assistant City Attorney, presented this item with the aid of a PowerPoint presentation and stated at the April 13, 2026, City Council Regular Meeting, Council directed the City Attorney's Office to bring back a presentation on information regarding moratoria. In the land use context, moratorium is a temporary pause on development approvals. This applies to permits and approvals and is time limited. A moratorium does not stop all development. The City's authority to adopt a moratorium comes from North Carolina General Statute 160D-107(a). Council will have to define the scope and purpose of the moratorium, and then staff will develop findings and draft a moratorium ordinance. Then a notice will be given, and a public hearing will be held. The final step is the adoption of the ordinance and implementation.

The moratorium ordinance requires a clear statement of the problem or conditions and alternatives considered, a statement of the development approvals subject to the moratorium, a termination date, jurisdiction, and a statement of the actions to be taken during the moratorium, to include a schedule for those actions. The City can limit the moratorium by geography, zoning district, or citywide. Moratoriums lasting 60 days or less require one public hearing, and those lasting longer than 60 days require two public hearings, one at the Planning Commission and one before City Council. In the circumstances of an imminent threat to public health, a moratorium can be adopted without notice or public hearing. Statutory exemptions from moratoria include projects with valid building permits, completed special use permit applications, approved site-specific vesting plans, substantial expenditures made in reliance on prior approvals, and subdivision plats accepted for review prior to the hearing.

Permit choice applies to completed applications submitted before a moratorium. This limits how a moratorium affects pending projects by allowing the applicant to choose which regulations apply; by either at the time of the application or to move forward at the time a decision is made. Protections may be lost after prolonged inactivity of 6 months or more. Other legal considerations include moratoriums cannot function as a de facto down-zoning, as stated in North Carolina General Statute, state and federal law may limit local regulatory authority, and the application of a moratorium depends on project-specific facts and timing.

Discussion ensued.

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**MOTION:** Mayor Pro Tem Thompson moved to have a 120 day stay for the Planning Commission to collaborate on an ordinance and hold a public hearing and have the City-County Liaison Committee collaborate.

**SECOND:** Council Member Hondros

**FRIENDLY AMENDMENT:** Council Member McNair made a friendly amendment for Council Members to make site visits to data centers to learn more information during the 120-day stay

Mayor Pro Tem Thompson accepted the friendly amendment.

**VOTE:** PASSED by a vote of 6 in favor to 3 in opposition. (Council Members Jones, Greene, and McMillan)

### 9.0 REPORTS FROM BOARDS AND COMMISSIONS

#### 9.01 Receive Planning Commission Annual Report

Mr. Craig Harmon, Senior Planner, presented this item with the aid of a PowerPoint presentation. The Planning Commission is an appointed citizen advisory board that conducts public meetings on matters related to long-range, continuing, and comprehensive planning. The Planning Commission reviews and make recommendations to City Council on text amendments on the Unified Development Ordinance (UDO), planned developments, subdivision waivers, and development agreements. The Commission decide and handle appeals on major and minor site plans, subdivision plans, final plats, and subdivision exemptions. The Commission also reviews requests for alternative sign plans and neighborhood compatibility plans. The Planning Commission is comprised of nine members and two alternate members. In 2025, they held five public hearings, made recommendations on five UDO text amendments, and reviewed one alternative signage plan request.

**MOTION:** Council Member Hondros moved to accept the Planning Commission annual report.

**SECOND:** Council Member Davis

**VOTE:** UNANIMOUS (9-0)

#### 9.02 Receive Zoning Commission Annual Report

Mr. Craig Harmon, Senior Planner, presented this item with the aid of a PowerPoint presentation. The Zoning Commission is an appointed citizen board that conducts public meetings on matters relation to zoning. The Commission is comprised of five regular members and two alternative members. The Zoning Commission makes recommendations to City Council on rezonings and conditional rezonings and hold quasi-judicial evidentiary hearings and makes decisions on variances. The Commission is responsible for appeals related to signs, clear-cutting and temporary use permits, as well as administrative adjustments, certificates of occupancy and interpretations. In 2025, the Zoning Commission reviewed 38 map amendments, 17 variances and 1 appeal. They rezoned a total of 385.03 acres and annexed 54.89 acres.

**MOTION:** Council Member Hondros moved to accept the Zoning Commission annual report.

**SECOND:** Council Member Jones

**VOTE:** UNANIMOUS (9-0)

### 10.0 STAFF REPORTS

#### 10.01 Public Infrastructure General Obligation Bond Project Update

Mr. Byron Reeves, Deputy Public Services Director, presented this item with the aid of a PowerPoint presentation. On November 8, 2022, voters approved \$25 million dollars in a General Obligation (GO) Bonds to fund transportation and mobility improvements, including roads, sidewalks, streetscapes, bridges, bicycle lanes, traffic controls, greenways, and related right-of-way acquisitions. The first phase of the street resurfacing was complete in October 2024 and totaled 20.72 miles, at a cost of \$6,937,879.16. Phase 2 was completed in August 2025 and covered 8.72 miles, at a cost of \$3,979,176.96. Phase 3 is under construction and is anticipated to be completed in January 2027 for a total of 9.89 miles, at a cost of \$9,945,758.70. By using the GO Bond funding, the City's resurfacing program was accelerated and approximately 5 percent (%) of the City's street network was resurfaced.

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Addition sidewalk locations were selected from the 2018 Pedestrian Plan and Sidewalk Capital Improvement Plan (CIP) then approved by Council on September 25, 2023. In addition to the GO Bond funding, the City also received North Carolina Department of Transportation's (NCDOT) Locally Administered Project Program (LAPP) for several projects and the LAPP funds covers up to 80% of the cost, with the remaining 20% coming from the Public Infrastructure GO Bond.

There have been seven sidewalk projects completed from December 2025 to March 2026, and two currently under construction. There are four sidewalk projects being advertised for bids in May 2026 and three projects in the design phase. The City is collaborating with NCDOT to complete three large projects, titled BL-0137, BL-0138, and EB-6030, with plans being reviewed and easements acquired.

Proposed bicycle lane locations were presented and approved by Council on June 26, 2023. \$340,000.00 was appropriated for bicycle lanes. Four projects were selected and two have been completed. The Winslow Street project is being designed, the Hogan Street shared use path is being designed, and Public Services is coordinating with NCDOT regarding their Project U-4900 Murchison Road to ensure compatibility.

The GO Bond appropriated \$35,184.00 for the Dam Safety & Preservation Program. The funds are going towards The Lakes Dam inspection and repairing the downstream embankment and gabion baskets located underneath East Loch Haven Drive.

The City maintains 19 bridges and \$423,047.00 has been appropriated for Bridge Preservation. Repairs have been complete on the Cool Spring Street Bridge and bids are being advertised in June 2026 for bridge deck repairs to Hawley Lane, Campbell Avenue, and Filter Plant Road, at an estimated cost of \$300,000.00. The remaining funds will go towards bridge maintenance needs identified by the recent Municipal Bridge Inspection report received in January 2026.

\$100,000.00 has been appropriated for intersection improvements at Rosehill Road and McArthur Road, as identified in the 2018 Pedestrian Plan. These improvements include high visibility cross walks and pedestrian signals.

Five locations have been identified for thoroughfare street lighting improvements and \$136,933.00 has been appropriated and the projects are all at different stages of design.

Approximately \$1,950,000.00 has been appropriated for municipal agreements with NCDOT. Municipal agreements with NCDOT allow for public improvements to be included on NCDOT projects at the request of the City. There are currently several municipal agreement projects in different phases throughout the City.

The Roadway Safety Action Plan Grant appropriated the City \$101,216.00 from the Safe Streets for All Grant (SS4A). The Roadway Safety Action Plan is an opportunity to identify roadway safety improvements and access to economic opportunity for underserved communities. Public Services will be creating a roadway improvement action plan using the Vision Zero Safe System approach. Public Services is currently in the public engagement portion of the plan, and they anticipate the finalized plan coming to Council for adoption in December 2027.

Discussion ensued.

**MOTION:** Council Member Thomson moved to accept the Public Infrastructure General Obligation Bond Project Update  
**SECOND:** Council Member Hondros  
**VOTE:** UNANIMOUS (9-0)

### 11.0 OTHER ITEMS OF BUSINESS

11.01 THIS ITEM WAS MOVED TO ITEM 8.05

11.02 THIS ITEM WAS MOVED TO ITEM 8.06

11.03 THIS ITEM WAS MOVED TO ITEM 8.07

### 12.0 ADMINISTRATIVE REPORTS

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**12.01 Downtown Municipal Service District FY26 Third Quarter Update from Cool Spring Downtown District, Inc**

Consensus of Council was to move this item to the May 4, 2024, Work Session.

**13.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 9:37 p.m.

Respectfully submitted,

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SABINA WELLS  
Deputy City Clerk  
042726

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MITCH COLVIN  
Mayor

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**FAYETTEVILLE CITY COUNCIL  
AGENDA BRIEFING MINUTES  
TEAMS  
MAY 20, 2026  
5:00 P.M.**

Present: Council Members Antonio Jones (District 3); D.J. Haire (District 4); Derrick Thompson (District 6) (arrived at 5:30 p.m.); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Absent: Mayor Mitch Colvin; Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Lynne Greene (District 5)

Others Present: Douglas Hewett, City Manager  
Lachelle Pulliam, City Attorney  
Jodi Phelps, Assistant City Manager  
Jeffrey Yates, Assistant City Manager  
Michael Gibson, Interim Assistant City Manager  
Roberto Bryan, Jr., Police Chief  
Gerald Newton, Development Services Director  
Dereke Planter, Code Enforcement Administrator Supervisor  
Jennifer Baptiste, Development Ombudsman Manager/Special Project Coordinator  
David Steinmetz, Assistant Development Services Director  
Willie Henry, Chief Information Officer  
Christopher Cauley, Economic & Community Development Director  
Albert Baker, Assistant Economic & Community Development Director  
Shawn Strepay, Police Department Chief of Staff  
Craig Harmon, Senior Planner  
Andrew Mansell, Senior Assistant to the City Manager  
Angelica McDonald, Assistant City Attorney  
Victoria Curtis, Assistant City Attorney  
Jennifer Ayre, City Clerk

**1.0 CALL TO ORDER**

Council Member Haire called the meeting to order, and it was noted a quorum was not present. A quorum became present at 5:30 p.m.

**2.0 AGENDA BRIEFING – Review of Items for the May 26, 2026, City Council Meeting**

Mr. Craig Harmon, Senior Planner, stated *Item 7.0A5 - P26-10: A request to rezone the property at 2025 Hope Mill Rd (0416123213000) consisting of 0.31 acres and owned by Franco, Kimberly from Single Family Residential 10 (SF-10) to Office & Institutional (OI) is on the consent agenda as a request to go from SF-10 to OI. The property has OI on both sides and would conform to future land use plan.*

Ms. Jennifer Baptiste, Development Ombudsman Manager/Special Project Coordinator stated *Item 7.0A6 - P26-16. Rezoning of seven parcels currently zoned as Downtown 2 (DT-2) (REID numbers 0437249598000, 0437342994000, 0437344946000, 043735419000, 0437345972000, 0437345969000, and 0437355055000), addressed as 227 Fountain Head Lane/150 Robeson Street, 615 Franklin Street, 625 Hay Street, 0 Hay Street, 116 Robeson Street, 0 N/A Drive, and 621 Hay Street; five parcels zoned Community Commercial (CC) (REID numbers 0531814927000, 0531811468000, 051716373000, 0531717651000, and 0531718967000), addressed as 6387 Ramsey Street, 0 Drive, 6369 Rosser Drive, 6387 Rosser Drive, and 0 Driver; two parcels zoned Office and Institutional (REID numbers 0416966493000 and 0416879025000), addressed as 1638 Owen Drive and 3416 Melrose Road; two zoned Limited Commercial (LC) (REID numbers 0426061055000 and 0407980597000), addressed as 3360 Village Drive and 1930 Skibo Road; and one parcel zoned as Downtown 1 (DT-1) (REID number 0437440908000) addressed as 101 Robeson Street to a Medical Arts Campus District (MAC) and removing properties from the hospital Overlay District, totaling over 50 acres ± and being the properties of the Cumberland County Hospital System, Inc, represented by Macklyn Sellers is on consent as a request for rezoning from the hospital community. They have requested rezoning for five campuses that includes the main campus on Owen Drive, and additional campuses on Robeson Street, Skibo Road, and Ramsey Street. This is a completely new zoning district that has been created to complement the needs of the hospital. The text*

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amendment to officially create the Medical Arts Campus District is a public hearing. It conforms with the future land use plan and the Council's strategic plan.

Ms. Baptiste stated *Item 7.0A7 - P26-17. Conditional Rezoning of a parcel addressed as 120 N. Cool Springs Street, REID number 0437738825000 currently zoned as Downtown - 2 (DT-2) to Downtown - 2/Conditional Zoning (DT-2/CZ), consisting of .42 acres ± and being the properties of the J & L REI Holdings, LLC., represented by Jonathan Acevedo* is a consent item for a property in the downtown area off N. Cool Spring Street. The owner is requesting to rezone from DT-2 to DT-2 Conditional for additional density on the property. Currently, the property is limited to four townhomes and would like to increase it to ten townhomes. The proposal would still meet all setbacks and landscaping requirements with ten townhomes.

Mr. Dereke Planter, Code Enforcement Administrator Supervisor, stated there are four residential structures being recommended for demolition, with three in District 2 and one in District 4.

104 Fleishman Street is deemed dangerous, has no utilities, and has had no 911 calls for services. The property currently has a foreclosure warning due to \$9,288.53 in delinquent property taxes. The property also has \$364.88 in city assessments. It is not enrolled in the blight removal program, nor is it in a qualified census tract.

419 Hall Street is deemed dangerous, has no utilities, calls for service, nor taxes due. There have been nine code violations in last 24 months and \$1,836.92 in city assessments. In March, a permit was pulled to begin repairs but no work has been done on it recently and the project appears to have been abandoned. It is not enrolled in the blight removal program but is it in a qualified census tract.

429 Chatham Street is deemed dangerous and has been a source of high criminal activity. On May 8, 2026, staff spoke with the property owner who has requested the City demolish the property as she can no longer maintain it. The property owner was provided the steps required to receive a city ordered demolition. There are no utilities, or city assessments. There have been nine code violations, and the property has \$4,059.61 in delinquent taxes. The calls for service information was unavailable. It is not enrolled in the blight removal program but is it in a qualified census tract.

1701 North Street is deemed dangerous. Repairs had been started before a fire took place and no further efforts have been made. There are no utilities or calls for services. There have been five code violations in the last 24 months and includes \$301.83 in city assessments and \$1,130.91 in delinquent property taxes. There has been no communication with the owner. It is not enrolled in the blight removal program but is it in a qualified census tract. Discussion ensued.

Ms. Baptiste stated *Item 9.02 – Text Amendments to Article 30 of the Unified Development Ordinance to include a Medical Arts Campus Zoning District* is to create the medical arts campus district. Staff worked very closely with hospital staff to develop the zoning district. The zoning district will provide the hospital with additional flexibility compared to their current office and institutional (OI) zoning, as it relates to allowable uses, buffers and setbacks for internal buildings, and height of buildings. Dr. Gerald Newton, Development Services Director, stated there will be individuals from the hospital to speak at the public hearing.

Dr. Newton stated there are two evidentiary hearings for special use permits. These types of hearings must occur as sworn evidence and cannot be discussed in any detail prior to the public hearing. The applicant must prove they meet the findings of fact standards. Mr. Harmon stated *Item 10.01 – SUP26-01: Special Use Permit to allow Transitional Housing at 707 Murchison Road containing 3.62 acres owned by UNITED GOSPEL FELLOWSHIP COVENANT MINISTRIES* is for transitional housing at 707 Murchison Road. The property was an assisted living center many years ago and the property owners now want to create a 40-bed transitional housing. Discussion ensued regarding the process for evidentiary hearings. Ms. Lachelle Pulliam, City Attorney, stated the decision must solely be based on the testimony provided during the public hearing. *Item 10.02 - SUP26-02: Evidentiary Hearing for a Special Use Permit to allow for Salvage or Junkyard at 610 E Russell Street (0437915580000) owned by Russell Street, LLC* is a request to change a vacant lot of almost ten acres into a salvage yard at the intersection at Russell Street and Highway 301 behind the Pep boys.

Ms. Jennifer Ayre, City Clerk, provided an overview of the remaining agenda items.

Discussion ensued regarding *Item 7.0A3 - Adopt Resolution Authorizing a Lease for the Central District Office of the Fayetteville Police Department*. Mr. Roberto Bryan, Chief of Police,

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stated the Police Department has been very successful in using the location which is ideal for coverage in the City. Ms. Pulliam stated she is not aware of anyone asking to purchase the property. This is for a 5-year lease with a 90-day exit clause.

Council Member Jones asked what the impetus was for *Item 7.0A2 - Approve Work Session Start Time from 3:00 p.m. to 2:00 p.m.* Mayor Pro Tem Thompson stated there have been discussions amongst the Mayor and some Council Members that the 3:00 p.m. start time makes it difficult to complete all Work Session items before the Public Forum. Changing it back to 2:00 p.m. will give ample enough time to address all the items on the Work Session agenda instead of stopping for the Public Forum and returning to the agenda items afterwards. Discussion ensued.

Council Member Hondros asked who the partner is for *Item 7.0A10 - Adopt Resolution to Convey Real Property and Issue Loans for the Affordable Single-Family Housing Development Program.* Mr. Christopher Cauley, Economic and Community Development Director, stated there are multiple partners that includes non-profit and for-profit organizations. The City put out a Request for Proposals (RFP) to develop single family homes for sale on city-owned property. Part of the program is the City conveying the lots to the organizations and providing \$50,000.00 in interest-free construction financing. Once the house is built and a qualified buyer purchases the property, the construction financing is rolled into down payment assistance. Discussion ensued regarding the organizations that received the lots and locations of the properties.

Council Member Hondros asked for confirmation that Cumberland County Schools will continue to reimburse the City for the cost of the program contracted in *Item 7.0A12 - Authorize the City Manager to renew the Memorandum of Agreement with Cumberland County Schools. to provide Resource Officer (SRO) and Traffic Control Officer (TCO) - Renewal of Memorandum of Agreement with Cumberland County Schools.* Dr. Douglas Hewett, City Manager stated yes, they will continue to reimburse the City, and it is one-year contract with two one-year renewal options.

There being no further business, the meeting adjourned at 6:02 p.m.

Respectfully submitted,

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JENNIFER L. AYRE  
City Clerk  
052026

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MITCH COLVIN  
Mayor

**DRAFT**

**FAYETTEVILLE CITY COUNCIL  
BUDGET WORK SESSION MINUTES  
COUNCIL CHAMBER, CITY HALL  
MAY 21, 2026  
10:00 A.M.**

**Present:** Council Members Stephon Ferguson (District 1) (departed at 1:30 p.m.); Malik Davis (District 2); Antonio Jones (District 3); D. J. Haire (District 4) (departed at 12:30 p.m.); Lynne Greene (District 5) (arrived at 10:02 a.m.); Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

**Absent:** Mayor Mitch Colvin

**Others Present:** Douglas Hewett, City Manager  
Lachelle Pulliam, City Attorney  
Jeffrey Yates, Assistant City Manager  
Jodi Phelps, Assistant City Manager (arrived at 10:29 a.m.)  
Michael Gibson, Interim Assistant City Manager  
Roberto Bryan, Jr., Police Chief  
Kevin Dove, Fire Chief  
Willie Henry, Chief Information Officer  
Tiffany Murray, Chief Financial Officer  
Tyffany Neal, Transit Director  
Rose Rasmussen, Internal Audit Director  
Andrew LaGala, Airport Director  
Jerry Clipp, Human Resources Director  
John Jones, Office of Community Safety Director  
Byron Reeves, Deputy Public Services Director  
Brian McGill, Assistant Public Services Director  
Michelle Brooks, Interim Budget Director  
David Scott, Communications Manager  
Andrew Mansell, Senior Assistant to the City Manager  
Kimberly Toon, Assistant Finance Officer  
Amanda Mott, Assistant Finance Officer  
Jennifer Ayre, City Clerk  
Members of the Press

**1.0 CALL TO ORDER**

Mayor Pro Tem Thompson called the meeting to order at 10:00 a.m.

**2.0 INVOCATION**

The invocation was offered by Council Member McNair.

**3.0 PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by the Mayor Pro Tem and City Council.

**4.0 APPROVAL OF THE AGENDA**

**MOTION:** Council Member Haire moved to approve the agenda.  
**SECOND:** Council Member Jones  
**VOTE:** UNANIMOUS (8-0)

**5.0 CLOSED SESSION**

**MOTION:** Council Member Davis moved to enter into closed session for Attorney-Client Privilege regarding *City v. PCH* and economic development pursuant to N.C.G.S. § 143 318.11(a)(3) and (4).  
**SECOND:** Council Member Haire  
**VOTE:** UNANIMOUS (8-0)

The regular meeting recessed at 10:02 a.m.

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

The meeting reconvened at 10:36 a.m.

### 6.0 ITEMS OF BUSINESS

**MOTION:** Council Member Hondros moved to excuse Council Member Haire at 12:30 p.m.  
**SECOND:** Council Member Davis  
**VOTE:** UNANIMOUS (9-0)

#### 6.1 Transparency and Engagement Tool

Ms. Priscilla Xayaphet, Budget Analyst, presented a new transparency and engagement tool available on the City's website. The website provides a Portable Document Format (PDF) of the Fiscal Year 2027 (FY27) recommended budget and Capital Improvement Plan (CIP). Ms. Xayaphet stated the budget challenge tool is available for residents to provide feedback and recommendations on the FY27 budget. Additionally, the transparency tool will allow residents to review the budget down to the line-item level. Council Member Haire requested a link to the transparency module be placed on the City website homepage.

Discussion ensued regarding how the transparency and engagement tool can be used. Mr. Jeffrey Yates, Assistant City Manager, stated the plan is to roll out the full capabilities in the new year.

#### 6.2 Review of Budget Chronicles & Parking Lot Items

Mr. Jeffrey Yates, Assistant City Manager, stated based on Council's direction, the following items are in the parking lot, which are items requested by Council but not currently funded:

- Langdon Street Improvements estimated at \$350,000.00
- Housing Needs Assessment estimated at \$71,000.00
- Convention Center Study estimated at \$250,000.00
- 910 Fest estimated at \$350,000.00
- Dogwood Festival estimated at \$75,000.00
- Downtown Manager estimated at \$150,000.00

At the end of the Budget Work Sessions, the items will require Council action to either raise revenue or swap items.

Discussion ensued regarding the parking lot items. Dr. Douglas Hewett, City Manager, stated there will be a dedicated time to review and discuss each item. Mr. Yates stated the next two Budget Work Sessions will focus on discussing the parking lot items in detail.

Mr. Yates stated last week there were questions regarding the vacancy rates. The vacancy rate and vacancy savings are two different things. The vacancy rate represents the number of vacant positions against authorized positions. The vacancy savings is the amount of money saved from budgeted payroll against actual expenditure. \$8.9 million is the estimated vacancy savings for Fiscal Year 2027 (FY27). Discussion ensued regarding the Police Department vacancies.

Discussion ensued regarding the work completed prior to recommending a tax increase, which included assuming \$8.9 million in vacancy savings, \$1.2 million in early debt payoff, and identifying \$1.2 million in other limited reductions, which resulted in a recommended two-cent tax increase instead of six-cent and also includes \$26,000.00 for the residential survey.

Mr. Yates stated the Budget Department provides a targeted budget amount to each department, and the departments must review their current services and then provide a prioritized list of needs. Discussion ensued. Other appropriations are fund-level appropriations that are not funded directly to a department, such as transfers, salary increases, and vacancy savings.

Council Member Greene stated priorities are in place for a reason and public safety has continued to be the Council's number one priority. Public safety should be funded at the full amount, to include the 38 frozen positions, even if that means something else gets cut.

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Mr. Yates stated the General Fund fund balance is calculated from the total assets, liabilities, and commitments, which creates an appropriable fund balance. Council made a policy of keeping 12 percent (%) fund balance and a floor of 10%. There is \$6 million from the fund balance committed to the Stadium View Project and is considered un-appropriable unless Council takes action. Discussion ensued regarding the fund balance.

### 6.3 Compensation Philosophy

Mr. Jerry Clipp, Human Resource Development Director, presented this item with the aid of a PowerPoint presentation and stated the foundational tool for the City is the “Employer of Choice” framework. A 2026 study from the Society for Human Resource Management stated there is a clear intention between retention and engagement. Pay and security is what keeps people in their roles and are also top factors on a workers’ decision to join, stay, or leave an organization. To remain competitive in the job market, staff reviews 25% of positions in-house each year. This year, staff recommended 4 percent (%) of midpoint raise for all pay ranges and step increases for those in the step plan. A commissioned public safety salary study found that public safety salaries are approximately 6% below market, the study additionally provided options to maintain step plans or implement an open range pay plan.

Pay ranges for all employees have not been adjusted since 2022 and employees are approximately two pay ranges behind. Staff recommends considering adjustments to pay ranges in January and adjust pay ranges every year by 1% to get caught up or increase all salaries by 50% cost of living allowance (COLA) to keep up with market conditions.

Discussion ensued regarding the current public safety employees on step plans, which includes Fire, Police, and Telecommunicators. There is an issue with Police Department Lieutenants and staff are working to resolve it within the next month.

Discussion ensued regarding pay ranges and how they are adjusted overall.

### 6.4 Investment in Downtown – including Parking

Mr. Jeffrey Yates, Assistant City Manager, presented this item with the aid of a PowerPoint presentation and stated downtown investment aligns with all of the City’s strategic goals and priorities. Currently, the City invests in events, dedicated public safety, landscaping, support staff, parking, utilities and stormwater, and capital improvements. All of these investments total \$5.6 million for Fiscal Year 2027 (FY27). Without \$554,000.00 from the General Fund, the parking fund will not be able to be operate at its current service level and historically the General Fund has supported the parking fund. There are two major costs associated with the parking fund, which includes payment for the operator and contract fees, and operation and maintenance fees. The City is reaching a point where downtown investment has matured to a level that Council needs to identify how to continue the service. This discussion serves as an introduction to the idea and does not require decisions at this time. Downtown investment is fragmented in how we are managing our downtown development.

Discussion ensued regarding the Municipal Service District (MSD), the parking fund, downtown investment, and the need for a downtown plan. Dr. Douglas Hewett, City Manager, stated staff is asking Council to commit to a parking philosophy, such as not subsidizing parking over a certain amount and then staff will provide recommendations on what that would look like and how to accomplish it. The City has had studies done before on parking, but because adjustments have been made based on feedback and conditions, the City now has a subsidized parking fund. Dr. Hewett recommended Council review the special event parking rate as there are an estimated 77 special events throughout the year.

Discussion ensued regarding the operating costs and capital related to downtown investment. The parking contract services were reduced to the level of contract the City can afford.

### 6.5 Transit Funding Sustainability

Mr. Jeffrey Yates, Assistant City Manager, presented this item with the aid of a PowerPoint presentation and stated the policy question is how the Fayetteville Area System of Transit (FAST) can be expanded and improved over the next 20 years to be reliable, affordable, and equitable for all residents and how much should the City rely on market forces. To help offset the transfer, staff are working on maximizing the apportionment. However, until the system and usage can be improved the City will not be able to reduce reliance on the use of the General Fund. Staff are recommending \$9.5 million transferred from the General Fund to the Transit Fund, while the total Transit budget is \$15,373,508.00. The contribution breakdown per ride includes \$1.00 from riders, \$4.00 from the Federal Transit Administration (FTA), \$6.81 from the General Fund per rider, and

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an estimated 5 percent (%) in farebox recovery. An additional hub for western Fayetteville and additional amenities is not included in the recommended budget. Discussion ensued.

Ms. Tyffany Neal, Transit Director, stated there are currently 126 transit employees, with 170 positions budgeted. Discussion ensued regarding the cost of Transit personnel and how to utilize public-private partnerships.

Council Member Jones requested a budget proposal that does not include a tax increase and includes the funding of the 38 frozen police officer positions, build-out of the Office of Community Safety, increased Fire positions, and personnel salary 4% increase. Dr. Douglas Hewett, City Manager, stated if staff just funded the 38 officers, which would not include the required vehicles, it would be cost over \$4 million.

**7.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 2:09 p.m.

Respectfully submitted,

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JENNIFER L. AYRE  
City Clerk  
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MITCH COLVIN  
Mayor

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# DRAFT

**FAYETTEVILLE CITY COUNCIL  
DISCUSSION OF AGENDA ITEMS MEETING MINUTES  
ST. AVOLD CONFERENCE ROOM, CITY HALL  
MAY 26, 2026  
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); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Absent: Council Member Derrick Thompson (District 6)

Others Present: Douglas Hewett, City Manager  
Jodi Phelps, Assistant City Manager  
Jeffrey Yates, Assistant City Manager  
Victoria Curtis, Assistant City Attorney  
Michael Gibson, Interim Assistant City Manager  
Roberto Bryan, Jr., Police Chief  
Kevin Dove, Fire Chief  
Gerald Newton, Development Services Director  
Jerry Clipp, Human Resources Development Director  
Christopher Cauley, Economic and Community Development Director  
Brian McGill, Assistant Public Services Director  
Jennifer Baptiste, Ombudsman  
Jacqueline Abbott, Community Relations Manager  
David Scott, Communications Manager  
Kimberly Toon, Assistant Chief Financial Officer  
Kecia Parker, Real Estate Manager  
Andrew Mansell, Senior Assistant to the City Manager  
Jennifer Ayre, City Clerk

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

Mayor Colvin asked Council to review the regular agenda for the May 26, 2026, meeting.

Discussion ensued regarding Item 7.0A2 - Approve Work Session Start Time from 3:00 p.m. to 2:00 p.m. and how the recommended time change was added to the consent agenda. Discussion ensued regarding the process for moving items from a Committee to Council for discussion and approval. Dr. Douglas Hewett, City Manager, stated staff is developing a flowchart that will be provided via an administrative report. Council Member McMillan stated he will pull the item to move it to a work session.

Council Member McMillan stated he would like to pull Item 7.0A4 - Revised Charter and Reconstitution of the Community Public Safety Advisory Board (CPSAB) and Item 7.0A12 - Authorize the City Manager to renew the Memorandum of Agreement with Cumberland County Schools. to provide Resource Officer (SRO) and Traffic Control Officer (TCO) - Renewal of Memorandum of Agreement with Cumberland County Schools. Dr. Hewett stated the SRO agreement is a one-year renewal with an option to renew for up to three years, confirms Cumberland County Schools' (CCS) responsibility to cover the full cost of SROs and TCOs, cleans up language in the agreement, and confirms the number of schools assigned SROs. There are no dedicated SROs assigned to elementary schools. Additionally, the Office of Community Safety will also be incorporated through programming.

The public hearings and the individuals signed up to speak were reviewed. Dr. Hewett stated today is the statutorily required public hearing for the budget, and no official action is required, staff will track questions for discussion at the next Budget Work Session.

Ms. Victoria Curtis, Assistant City Attorney, stated there was a staff report that was initially submitted for Item 10.02 - SUP26-02 Evidentiary Hearing for a Special Use Permit to allow for Salvage or Junkyard at 610 E Russell Street (0437915580000) owned by Russell Street, LLC, and after discussion with the applicant's attorney, it was recommended that the report be stricken from the record. Ms. Curtis stated Council is not allowed to take that as evidence during the discussion. Dr. Hewett stated the Mayor will recognize staff and they will give the presentation, then the attorney will give guidance, and then the Mayor will open the public hearing. The findings of fact that must be met are in the packet for Council, as well as at their dais.

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Mr. Christopher Cauley, Economic and Community Development Director, stated Item 7.0A10 - Adopt Resolution to Convey Real Property and Issue Loans for the Affordable Single-Family Housing Development Program is a resolution to convey 16 City-owned lots that non-profit and private developers will build homes on and sell to low-to-moderate income residents. Each organization will receive a \$50,000.00 interest-free construction loan, which will then transition into downpayment assistance. Discussion ensued.

There being no further business, the meeting adjourned at 5:58 p.m.

Respectfully submitted,

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JENNIFER L. AYRE  
City Clerk  
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MITCH COLVIN  
Mayor

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**FAYETTEVILLE CITY COUNCIL  
REGULAR MEETING MINUTES  
COUNCIL CHAMBER, CITY HALL  
MAY 26, 2026  
6:30 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) (arrived at 6:34 p.m. departed at 8:10 p.m.); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Others Present: Douglas Hewett, City Manager  
Lachelle Pulliam, City Attorney (via TEAMS)  
Victoria Curtis, Assistant City Attorney  
Jeffrey Yates, Assistant City Manager  
Jodi Phelps, Assistant City Manager  
Michael Gibson, Interim Assistant City Manager  
Roberto Bryan, Jr., Police Chief  
Kevin Dove, Fire Chief  
Tiffany Murray, Chief Financial Officer  
Gerald Newton, Development Services Director  
Jerry Clipp, Human Resource Development Director  
David Scott, Communications Manager  
Jennifer Baptiste, Ombudsman  
Kimberly Toon, Purchasing Manager  
Andrew Mansell, Senior Assistant to the City Manager  
Richard King, PWC Chairman  
Timothy Bryant, PWC President and CEO  
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 Rabbi Scott Klein, U.S. Army Chaplain.

**3.0 PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by the Mayor and City Council. The National Anthem was sung by Ms. Nishi Chatpatwala.

**4.0 ANNOUNCEMENTS**

Council Member Jones announced the opening of Roots of Resilience Community Farmers Market at 4616 Murchison Road, Fayetteville, NC. The market is open on the 2nd and 4th Thursdays of the month from 5:30 p.m. – 8:30 p.m.

Council Member Jones announced Heroes of Cumberland County, a performance by select youth of Cumberland County Schools, presented by Greater Life of Fayetteville scheduled for Friday, May 29, 2026, 6:30 p.m. – 8:00 p.m. and Saturday, June 6, 2026, 2:00 p.m. – 4:00 p.m. at Fayetteville Technical Community College, Tony Rand Student Center, 2200 Hull Road, Fayetteville, NC.

Council Member Jones extended birthday wishes to his father in celebration of his 85th birthday.

Council Member Ferguson announced the 4th Annual Picnic in the Park at Lake Rim Park, 2214 Tar Kiln Drive, Fayetteville, NC, on Sunday, June 7, 2026, 3:00 p.m. – 8:00 p.m.

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**5.0 CITY MANAGER REPORT**

Dr. Douglas Hewett, City Manager, announced the next Doug in the District is scheduled for Thursday, May 28, 2026, at 6:00 p.m. at New Life Bible Church, 1420 Hoke Loop Road, Fayetteville, NC.

Dr. Hewett announced the ribbon cutting ceremony for The Courts at Glenville Lake, 730 Filter Plant Drive, Fayetteville, NC, is scheduled for June 3, 2026, at 10:00 a.m.

Dr. Hewett recognized and announced the upcoming retirements of several valued members of the City of Fayetteville. Their years of dedicated service, leadership, and commitment have made a lasting impact on our City and our community.

- Mr. Terrance Roberson, Street Maintenance Supervisor, 39 years of service.
- Mr. Derrick Bowens, Infrastructure Technology Solutions Officer, 25 years of service.
- Mr. Lemuel Ivey, Fire Captain, 40 years of service.
- Mr. Anthony Mathis, Equipment Operator, 17 years of service.
- Ms. Patricia Johnson, Permit Technician Supervisor, 14 years of service.
- Ms. Kisha Deal, 911 Communicator Supervisor, 22 years of service.
- Ms. Diana Engel, Forensic Technician, 21 years of service.
- Mr. James Roper, Transit Supervisor, 28 years of service.
- Mr. Timothy Ake, Fire Lieutenant, 31 years of service.
- Ms. Michele Smith-Riordan, Community Engagement Manager, 25 years of service.
- Mr. Darryl Smith, Equipment Operator III, 5 years of service.

**6.0 APPROVAL OF THE AGENDA**

**MOTION:** Council Member Hondros moved to approve the agenda.  
**SECOND:** Council Member Haire  
**VOTE:** UNANIMOUS (10-0)

**7.0A CONSENT AGENDA**

**MOTION:** Council Member McMillan moved to approve the consent agenda with the exception of Items 7.0A2, 7.0A4, and 7.0A12 for an up or down vote.  
**SECOND:** Council Member Ferguson  
**VOTE:** UNANIMOUS (10-0)

**7.0A1 Approval of Meeting Minutes:**

- May 4, 2026 – Work Session
- May 11, 2026 - Discussion of Agenda Items
- May 11, 2026 - Regular
- May 14, 2026 – Budget Work Session

City Council approved the four draft meeting minutes.

**7.0A2 PULLED FOR A SEPARATE VOTE**

**7.0A3 Adopt Resolution Authorizing a Lease for the Central District Office of the Fayetteville Police Department**

City Council adopted a resolution to authorize a property lease at 3811 Sycamore Dairy Road for the Central District Office of the Fayetteville Police Department. The current lease will expire on June 30, 2026, and the City would like to continue leasing the building and enter into a new five-year agreement. The new lease also adds a 192 square feet building for storage in addition to the current 7,000.00 square foot building. The rent will be \$9,385.00 monthly with an approximate 1.5 percent (%) increase annually during the term of the lease.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA AUTHORIZING A LEASE AGREEMENT FRO THE CENTRAL DISTRICT OFFICE OF THE POLICE DEPARTMENT LOCATED AT 3811 SYCAMORE DAIRY ROAD. RESOLUTION NO. R2026-029**

**7.0A4 PULLED FOR A SEPARATE VOTE**

**7.0A5 P26-10: A request to rezone the property at 2025 Hope Mill Rd (0416123213000)**

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**consisting of 0.31 acres and owned by Franco, Kimberly from Single Family Residential 10 (SF-10) to Office & Institutional (OI).**

City Council approved the rezoning of 0.31 acres at 2025 Hope Mills Road from Single Family 10 (SF-10) to Office and Institutional (OI). The surrounding properties are a mixture of detached-single family homes and various forms of businesses that occupy either OI or Limited Commercial (LC). The Future Land Use Plan 2040 (FLUP) designates the property to be Office and Institutional (OI). On April 14, 2026, the Zoning Commission voted unanimously to recommend City Council approve this conditional rezoning request.

**7.0A6 P26-16. Rezoning of seven parcels currently zoned as Downtown 2 (DT-2) (REID numbers 0437249598000, 0437342994000, 0437344946000, 043735419000, 0437345972000, 0437345969000, and 0437355055000), addressed as 227 Fountain Head Lane/150 Robeson Street, 615 Franklin Street, 625 Hay Street, 0 Hay Street, 116 Robeson Street, 0 N/A Drive, and 621 Hay Street; five parcels zoned Community Commercial (CC) (REID numbers 0531814927000, 0531811468000, 051716373000, 0531717651000, and 0531718967000), addressed as 6387 Ramsey Street, 0 Drive, 6369 Rosser Drive, 6387 Rosser Drive, and 0 Driver; two parcels zoned Office and Institutional (REID numbers 0416966493000 and 0416879025000), addressed as 1638 Owen Drive and 3416 Melrose Road; two zoned Limited Commercial (LC) (REID numbers 0426061055000 and 0407980597000), addressed as 3360 Village Drive and 1930 Skibo Road; and one parcel zoned as Downtown 1 (DT-1) (REID number 0437440908000) addressed as 101 Robeson Road to a Medical Arts Campus District (MAC) and removing properties from the Hospital Overlay District, totaling over 50 acres ± and being the properties of the Cumberland County Hospital System, Inc, represented by Macklyn Sellers.**

City Council approved the rezoning of over fifty (50) acres on seven parcels to a new zoning district - the Medical Arts Campus Zoning District (MAC) and remove the current Hospital Overlay District. The hospital properties include the Main Campus on Owen Drive, Downtown Campus on Robeson, Skibo Healthplex, and the Ramsey Street/Andrews Road Complex. The Future Land Use Plan (FLUP) designates the subject properties as Office/Institutional (O/I), Downtown (DTMXU), Regional Center (RC), and Community Center (CC). The rezoning to MAC matches the general intent of the Future Land Use Plan and the Unified Development Ordinance. On April 14, 2026, the Zoning Commission voted unanimously to recommend City Council approve this conditional rezoning request.

**7.0A7 P26-17. Conditional Rezoning of a parcel addressed as 120 N. Cool Springs Street, REID number 0437738825000 currently zoned as Downtown - 2 (DT-2) to Downtown - 2/Conditional Zoning (DT-2/CZ), consisting of .42 acres ± and being the properties of the J & L REI Holdings, LLC., represented by Jonathan Acevedo.**

City Council approved the conditional rezoning of 0.47 acres at 120 North Cool Springs Street from Downtown-2 (DT-2) to Downtown 2/Conditional Zoning (DT-2/CZ). The rezoning was approved with the conditions of increasing the maximum density allowed for the property from four (4) units to ten (10) units as consistent with the Downtown - 1 (DT-1) zoning district. The property is designated as Downtown (DTMXU) development on the City's 2040 Future Land Use Map. Development of this property with a use allowed in the DT - 2 zoning district is consistent with the intent and guiding policies of the Future Land Use Plan. On April 14, 2026, the Zoning Commission voted unanimously to recommend City Council approve this conditional rezoning request.

**7.0A8 Adopt Ordinances for Uninhabitable Structures: Demolition Recommendations**

- 104 Fleishman Street – District 4**
- 419 Hall Street – District 2**
- 429 Chatham Street – District 2**
- 1701 North Street – District 2**

City Council adopted demolition ordinances for four residential structures deemed dangerous.

**104 Fleishman Street – District 4**

**AN ORDINANCE OF THE CITY COUNCIL OF FAYETTEVILLE, NORTH CAROLINA REQUIRING THE CITY BUILDING INSPECTOR TO CORRECT CONDITIONS WITH**

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**RESPECT TO, OR TO DEMOLISH AND REMOVE A STRUCTURE PURSUANT TO THE DWELLINGS AND BUILDINGS MINIMUM STANDARDS CODE OF THE CITY OF FAYETTEVILLE, NC, 104 FLEISHMAN STREET, PIN 0419-20-9979. ORDINANCE NO. NS2026-014**

**419 Hall Street – District 2**

**AN ORDINANCE OF THE CITY COUNCIL OF FAYETTEVILLE, NORTH CAROLINA REQUIRING THE CITY BUILDING INSPECTOR TO CORRECT CONDITIONS WITH RESPECT TO, OR TO DEMOLISH AND REMOVE A STRUCTURE PURSUANT TO THE DWELLINGS AND BUILDINGS MINIMUM STANDARDS CODE OF THE CITY OF FAYETTEVILLE, NC, 419 HALL STREET, PIN 0437-61-2196. ORDINANCE NO. NS2026-015**

**429 Chatham Street – District 2**

**AN ORDINANCE OF THE CITY COUNCIL OF FAYETTEVILLE, NORTH CAROLINA REQUIRING THE CITY BUILDING INSPECTOR TO CORRECT CONDITIONS WITH RESPECT TO, OR TO DEMOLISH AND REMOVE A STRUCTURE PURSUANT TO THE DWELLINGS AND BUILDINGS MINIMUM STANDARDS CODE OF THE CITY OF FAYETTEVILLE, NC, 429 CHATHAM STREET, PIN 0437-56-3989. ORDINANCE NO. NS2026-016**

**1701 North Street – District 2**

**AN ORDINANCE OF THE CITY COUNCIL OF FAYETTEVILLE, NORTH CAROLINA REQUIRING THE CITY BUILDING INSPECTOR TO CORRECT CONDITIONS WITH RESPECT TO, OR TO DEMOLISH AND REMOVE A STRUCTURE PURSUANT TO THE DWELLINGS AND BUILDINGS MINIMUM STANDARDS CODE OF THE CITY OF FAYETTEVILLE, NC, 1701 NORTH STREET, PIN 0438-64-2424. ORDINANCE NO. NS2026-017**

**7.0A9 Adoption of Special Revenue Fund Project Ordinance 2026-13 to Appropriate McKinsey Settlement Funds**

City Council adopted Special Revenue Fund Project Ordinance 2026-13 to appropriate \$18,306.00 for the opioid strategies funded by McKinsey Settlement Funds. The City of Fayetteville received the funds from recent litigation concerning the national opioid epidemic.

**7.0A10 Adopt Resolution to Convey Real Property and Issue Loans for the Affordable Single-Family Housing Development Program**

City Council adopted a resolution authorizing the conveyance of sixteen City-owned residential lots and the issuance of related HOME Investment Partnerships Program construction loans under the City's Affordable Single-Family Housing Development Program. The conveyed lots are 203 and 205 B Street, 304, 306, and 308 South Cool Spring Street, 329 Cross Creek Street, 205 Deep Creek Road, 330 and 332 Lincoln Drive, and 208, 215, 216, 217, 220, 224, and 226 Nimocks Avenue.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA TO CONVEY REAL PROPERTY AND ISSUE LOANS FOR THE AFFORDABLE SINGLE-FAMILY HOUSING DEVELOPMENT PROGRAM. RESOLUTION NO. R2026-030**

**7.0A11 Accept the Juvenile Restitution Program Grant Awarded from North Carolina Department of Public Safety and Adopt Special Revenue Fund Project Ordinance Amendment**

City Council accepted the Juvenile Restitution Program Grant Award and adopted Special Revenue Fund Project Ordinance 2026-10 to appropriate \$92,273.00 for personnel and operating costs of the Fayetteville-Cumberland Juvenile Restitution Program. The \$92,273.00 appropriation includes the \$65,795.00 grant award, the City's local match of \$15,951.00 and Cumberland County's local match of \$10,527.00.

**7.0A12 PULLED FOR A SEPARATE VOTE**

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**7.0A13 Authorize the City Manager to execute a contract awarding the In-Ground Bus Lift Equipment Purchase and Installation to C&A Equipment Services, Inc. in the amount of \$209,270.00**

City Council authorized the City Manager to execute a contract awarding the in-ground bus lift equipment purchase and installation to C&A Equipment Services in the amount of \$209,270.00.

**7.0A14 PWC - Approve Bid Recommendation - Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank**

City Council approved the construction award for the Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank to Utility Service Co., Inc, Perry, GA, the lowest responsive, responsible bidder and in the best interests of PWC, in the total amount of \$600,500.00, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

**7.0A15 PWC - Approve Bid Recommendation - Materials Contract for Construction Ops and Storms**

City Council approved the purchase award recommendation for the Materials Contract for Construction Ops and Storms to Crowder Trucking LLC, Fayetteville, NC, the lowest responsive, responsible bidder and in the best interests of PWC in the total amount of \$264,700.00 and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

**7.0A16 PWC - Approve Sole Source Recommendation - Distribution Transformer Purchase**

City Council approved the Sole Source Recommendation for PWC's Electrical Engineering and Construction Department to purchase specific equipment pursuant to a sole source exception to the competitive bidding requirements.

The approval authorizes a one (1) year sole source agreement with the option to renew for two (2) additional one (1) year terms for the purchase of Distribution Transformers (Overhead, Single-Phase Padmount, and Three-Phase Padmount) manufactured by Electric Research Manufacturing Company (ERMCO) of Dyersburg, Tennessee for Fiscal Years 2027, 2028, and 2029, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

**7.0A17 PWC - Approve purchase award recommendation for purchase of Water Treatment and Water Reclamation Chemicals Annual Contract Year 2026**

City Council approved the purchase award for Water Treatment and Water Reclamation Chemicals Annual Contract Year 2026 and each contract may be extended for an additional one-year period upon the agreement of both parties and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

**7.0B ITEMS PULLED FROM CONSENT**

**7.0B2 Approve Work Session Start Time from 3:00 p.m. to 2:00 p.m.**

**MOTION:** Council Member McMillan moved to send this item to a future Work Session.  
**SECOND:** Council Member Davis  
**VOTE:** UNANIMOUS (10-0)

**7.0B4 Revised Charter and Reconstitution of the Community Public Safety Advisory Board (CPSAB)**

Council Member McMillan stated many of the changes to the Community Public Safety Advisory Board Charter are positive and recognizes a holistic approach to community safety rather than focusing on police, but requested the requirement to participate in the Police Citizens Academy be removed from the charter.

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**MOTION:** Council Member McMillan moved to adopt revised charter and reconstitution of the Community Public Safety Advisory Board, with the removal of the Police Citizens Academy requirement.

The motion died for lack of a second.

**MOTION:** Council Member McMillan moved to send this item to a future Work Session

The motion died for lack of a second.

**MOTION:** Council Member Thompson moved to adopt the revised charter and reconstitution of the Community Public Safety Advisory Board.

**SECOND:** Council Member Haire

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

**7.0B12 Authorize the City Manager to renew the Memorandum of Agreement with Cumberland County Schools to provide Resource Officer (SRO) and Traffic Control Officer (TCO) – Renewal of memorandum of Agreement with Cumberland County Schools**

Council Member McMillan stated the renewal of the School Resource Officers (SROs) is more serious than what should be on the consent agenda and needs further examination.

Dr. Douglas Hewett, City Manager, stated the contract largely remains the same with a few additions. The agreement is for three one-year renewals and the full funding of the SROs and Traffic Control Officers (TCOs) is the responsibility of Cumberland County Schools (CCS). Additionally, it identifies the schools within the City of Fayetteville where SROs will be provided, clarifies the roles of SROs and TCOs and states that, with the support of CCS, the Office of Community Safety (OCS) will work collaboratively with the school system. Discussion ensued.

**MOTION:** Council Member McMillan moved to send this item to a Work Session.

**SECOND:** Council Member Greene

**VOTE:** FAILED by a vote of 2 in favor to 8 in opposition (Mayor Colvin, Council Members Davis, Jones, Haire, Greene, McNair, Thompson and Hondros)

**MOTION:** Council Member Thompson moved to approve the renewal of the Memorandum of Agreement with Cumberland County Schools to provide School Resource Officer (SRO) and Traffic Control Officer (TCO)

**SECOND:** Council Member Haire

**VOTE:** PASSED by a vote of 8 in favor to 2 in opposition (Council Members Ferguson and McMillan)

**8.0 REPORTS FROM BOARDS AND COMMISSIONS**

**8.01 Receive the Personnel Review Board Report**

Mr. Jerry Clipp, Human Resources Development Director, stated the Personnel Review Board is comprised of six members from the community and meets to hear post termination appeals. The board only meets and convenes when a hearing is requested. The board has only met twice in six years, with the last hearing having been held in November 2025.

**MOTION:** Council Member Haire moved to receive the Personnel Review Board Report.

**SECOND:** Council Member Jones

**VOTE:** UNANIMOUS (10-0)

**8.02 Receive the Fayetteville Public Works Annual Report**

Mr. Richard King, Fayetteville Public Works Commission (PWC) Chairman, presented the Fayetteville Public Works Annual Report and stated it is a four-member board. PWC is strong, reliable, award-winning, and forward-looking through strong governance, strategic investments and community partnerships. In 2025, PWC celebrated 120 years and in Fiscal Year 2025, PWC provided \$52 million in contributions in support of the City of Fayetteville that reflects PWC's ongoing commitment to strengthen the City's infrastructure, economic growth, and quality of life. Other key investments include \$31.2 million in annexation related infrastructure and debt service, \$11.9 million in payment-in-lieu of taxes, \$4 million in supporting

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street lighting, and \$2.3 million in storm drainage improvements. Community assets include FayTV and shared parking infrastructure.

PWC received the American Public Power Association's Reliable Public Power Diamond Level Award for the 7th year, American Public Power Associations' Safety Award of Excellence, North Carolina Partnership for Safe Water 25-year Director's Award, North Carolina One Water Distribution Overall System of the Year Award and Waste Water Collections Large System of the Year Award, and eighth place in the National Association of Fleet Administrator's Top 100 Fleets in America Award.

PWC electric reliability metrics remain one of the best in the industry, experiencing less than one outage on average annually, with an average outage duration of 31 minutes. Continued modernization projects include smart substations, upgrades in automation technology, and an ongoing sub-transmission system improvement. The Butler Warren Generation Plan remains one of the community's greatest assets with a 98 percent (%) availability factor through a power supply agreement with Duke Energy Progress.

PWC continues to deliver drinking water that exceeds national standards and has experienced fewer sewer overflows and watermain breaks than the national average. Key water and wastewater improvement initiatives include investments into advanced treatment systems to help address emerging contaminants such as per- and polyfluoroalkyl substances (PFAS) by securing \$83.5 million in funding. PWC continues to support Phase V annexation expansion, expanding infrastructure for drinking water to Grays Creek and Alderman Road Elementary Schools, and opposed the Fuquay-Varina Interbasin transfer. PWC continues to collaborate with Fayetteville State University and Fayetteville Technical Community College to establish a regional training center supporting green economy jobs.

Discussion ensued regarding PFAS, forever chemicals, and future renewable power delivery opportunities.

**MOTION: Council Member Haire moved to receive the Fayetteville Public Works Annual Report.**

**SECOND: Council Member Davis**

**VOTE: UNANIMOUS (10-0)**

**9.0 PUBLIC HEARINGS**

**9.01 Public Hearing on the Renaming of North Street Baseball Field to Coach Donald Bennett Field**

Mr. Michael Gibson, Interim Assistant City Manager, presented this item with the aid of a PowerPoint presentation and stated this is for the renaming of a baseball field at North Street Park for a gentleman who has participated in making Parks and Recreation a better place for kids to participate in and strengthening young men and women. The park will remain named North Street Park, and the name change will only be for the baseball field. The Parks and Recreation Board endorsed the renaming of the baseball field.

Discussion ensued.

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

There being no speakers, the public hearing was closed.

**MOTION: Council Member Davis moved to approve the renaming of the North Street Baseball Field to the Coach Donald Bennett Baseball Field.**

**SECOND: Council Member Hondros**

**VOTE: UNANIMOUS (10-0)**

**9.02 Text Amendments to Article 30 of the Unified Development Ordinance to include Medical Arts Campus Zoning District**

Ms. Jennifer Baptiste, Ombudsman, and Mr. Chester Green, Senior Planner, presented this item with the aid of a PowerPoint presentation and stated the text amendments would define and create the Medical Arts Campus (MAC) Zoning District, add the MAC to the use table, adopt applicable development standards, and establish definitions for the district. The zoning district will include the zoning district, use standards, buffer types, and exterior lighting

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standards. Staff have worked diligently with Cape Fear Valley Hospital staff to create the standards.

Ms. Baptiste stated anyone seeking to rezone to the new district would require a minimum of five acres. Increased height and reduced setbacks will also be allowed for development. This would allow rear setbacks of three feet, or twenty feet if it is adjacent to residentially zoned property. Mr. Green stated the use table will allow for many of the Office and Institutional (OI) uses but provides the additional uses for a pharmacy with or without a drive-through, blood tissue centers, drug and alcohol treatment facility, and other minor uses. An additional accessory use that is not currently allowed in OI is for food trucks. The development standards for buffering would be the same as the current requirements for the hospital of a Type D when abutting single family residential, a Type A buffer when abutting multifamily residential, or no buffer when abutting commercial. The exterior lighting uses allow for an increase in pole height of 30-foot instead of 20-foot.

There would be no City capital cost or General Fund expenditures with this adoption. The regulation changes only define the district, identifies allowed uses, sets development standards, and identifies uses that require a special use permit. On March 17, 2026, the Planning Commission voted unanimously to recommend approval of the proposed Text Amendment as presented.

Discussion ensued.

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

Mr. Mack Sellers, 1638 Owen Drive, Fayetteville, NC, spoke in favor of this item.

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-3, ZONING DISTRICTS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2026-011**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-3, ZONING DISTRICTS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2026-012**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-3, ZONING DISTRICTS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2026-013**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-3, ZONING DISTRICTS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2026-014**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-4, USE STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2026-015**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-4, USE STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2026-016**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, USE STANDARDS,**

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**UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2026-017**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING VARIOUS SUBSECTIONS OF ARTICLE 30-5, USE STANDARDS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2026-018**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE AMENDING ARTICLE 30-9, DEFINITIONS, UNDER CHAPTER 30, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA. ORDINANCE NO. S2026-019**

**MOTION:** Council Member Hondros moved to approve the text amendments to Article 30 of the Unified Development Ordinance to include Medical Arts Campus Zoning District.  
**SECOND:** Council Member Ferguson  
**VOTE:** UNANIMOUS (10-0)

**9.03 Public Hearing on the Proposed Fiscal Year 2026-2027 Annual Operating Budget and Capital and Technology Improvement Plans**

Mr. Jeffrey Yates, Assistant City Manager, presented this item with the aid of a PowerPoint presentation and stated this is the statutorily required public hearing. This allows residents to give feedback on the proposed budget. The City Manager presented the proposed budget two weeks ago and the Capital Improvement Plan (CIP) on April 8, 2026. The proposed budget and CIP are posted online for review, and transparency tools are also online.

The recommended tax rate is 47.95 and is a three-cent tax increase. The overall total budget is down by half a percent from \$325 million last year to \$323 million. Expenditures by department and General Fund investments were presented. Investments of an additional penny for operations has 52 percent (%) in safe and secure community, 22% in diverse and strong economy, 18% in desirable place to live, work, and play, 5% in a financially strong City with high-quality services, and 1% in community and business engagement.

The recommended CIP is for two cents and has about \$97 million in projects recommended for Fiscal Year 2027. Over the life of the CIP including appropriations today there has been over \$670 million in projects. The additional pennies for capital projects include 45% for transit, 31% for public safety, 18% for general government capital projects, and 6% for Parks and Recreation.

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

Mr. Benjamin Hultquist, 801 Rim Road, Fayetteville, NC, spoke in favor of this item.

Mr. Toriano Riddick, 404 Pilot Avenue, Fayetteville, NC, spoke in favor of this item.

Ms. Bobbie Burgess, 2108 Constitution Drive, Fayetteville, NC, spoke in opposition of this item.

Mr. Kurt Ballash, 701 Murray Hill Road, Fayetteville, NC, spoke in opposition of this item.

Ms. Lisette Rodriguez, 1701 Cherokee Drive, Fayetteville, NC, spoke in opposition of this item.

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

**10.0 EVIDENTIARY HEARINGS**

**10.01 SUP26-01: Special Use Permit to allow Transitional Housing at 707 Murchison Road containing 3.62 acres owned by UNITED GOSPEL FELLOWSHIP COVENANT MINISTRIES.**

Mr. Craig Harmon, Senior Planner, presented this item with the aid of a PowerPoint Presentation and stated this is in District 3 at 707 Murchison Road by Bishop Jerry Porter to

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request transitional housing. The property was an assisted living facility previously and includes offices. The current zoning is a mix of Mixed Residential 5 (MR-5), Office and Institutional (OI), and Limited Commercial (LC). Much of the property is in the 100-year floodplain and the Future Land Use Map calls for the property to be Parks and Open Space. There is also a floodway located on portions of the property. Building is not permitted in the floodway but can be built in the floodplain, however, some of the existing buildings are in the floodway. Photos of the surrounding properties were presented.

The proposed use generally aligns with adopted City objectives related to corridor reinvestment, neighborhood stabilization, community development, and the expansion of community-serving services. The proposed facility is intended to provide workforce support, life-skills development, mentorship, and 40-bed transitional housing services that promote personal stability and self-sufficiency.

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

Bishop Jerry Porter, 707 Murchison Road, Fayetteville, NC, spoke in favor of this item and stated the vision is to provide a structural, transitional environment that restores dignity, stability, accountability, and hope to men in need. The proposed project meets all of the required findings of fact because it complies with the Unified Development Ordinance, it will not disturb the surrounding community through structured mentorship, the program will not endanger public health or safety because clear rules, supervision, and structured programming will be in place, it will support the City's goals related to community development and homelessness, it will not harm the surrounding community value because structured transitional programs help individuals achieve stability, and the applicant commits to comply with all applicable City, State, and Federal laws and regulations.

Mr. John Russell, 5546 Ridgecrest Drive, Hope Mills, NC, spoke in favor of this item.

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

Council Member Haire requested clarification on what can be done in a floodway and floodplain. Mr. Harmon stated the current structures can be utilized on the property, but there could be issues if there is a flood and nothing new is permitted to be built in the floodway.

**MOTION:** Council Member Davis moved to approve the Special Use Permit to allow Transitional Housing on residentially zoned property conforming to the current Unified Development Ordinance standards using the existing structure, as presented by staff, based on the standards of the City's development code and the evidence presented during this hearing. And that the application is consistent with applicable plans because: (1) the development is located in an Office and Institutional (OI) zoning district and (2) that this use complies with the findings listed below and (3) the proposed permit is in the public interest because the proposed SUP does fit with the character of the area.

This Special Use Permit shall become effective with the approval of the Order of Findings by the City Council. The Special Use Permit shall expire one year from its effective date if a building permit is not issued within that time.

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards because the site will house no more than 40 residents;
2. The special use will be in harmony with the area in which it is located because the property will be professionally managed and maintained contributing to the overall appearance and stability of the corridor;
3. The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved because the facility will comply with all applicable building, fire, and life-safety codes, including occupancy limits, emergency egress, and required inspections prior to operation;
4. The special use is in general conformity with the City's adopted land use plans and policies because the public benefit and quality of life supports self-sufficiently, reduces negative social outcomes, and enhances the quality of life for residents within the community;

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5. The special use will not substantially injure the value of the abutting land, or the special use is a public necessity because the use will not introduce conditions typically associated with negative impacts on property value such as excessive noise, uncontrolled traffic or congestion, outdoor storage or industrial activity, and unsupervised or disorderly gatherings; and
6. The special use complies with all other relevant City, State, and Federal laws and regulations because the structure will meet all applicable North Carolina Building Code and Fire Code requirements, including occupancy limits, life-safety measures, emergency egress, and fire inspections.

**SECOND:** Council Member Jones  
**VOTE:** UNANIMOUS (9-0)

**10.02 SUP26-02 Evidentiary Hearing for a Special Use Permit to allow for Salvage or Junkyard at 610 E Russell Street (043791558000) owned by Russell Street, LLC.**

Mr. Craig Harmon, Senior Planner, presented this item with the aid of a PowerPoint Presentation and stated the property is owned by Russell Street, LLC, who is requesting a special use permit (SUP) for a salvage/junkyard for 10.91 acres at 610 East Russell Street in District 2. The property is located on East Russell Street and Highway 301. The property is currently zoned Industrial and borders Mixed Residential 5 (MR-5) and other industrial properties are located across the road. The Future Land Use Map calls for the property to be Industrial Employment Center (OI/EC). Photos of the subject and surrounding properties were presented.

Ms. Victoria Curtis, Assistant City Attorney, stated the City consents to striking the previously submitted City Staff report. Staff's presentation should be factually only and should not include any recommendations. Council's decision should be based only on the evidence presented during the hearing.

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

Ms. Robin Tatum, Attorney, stated she is an attorney with Smith Anderson in Raleigh and is representing the applicant. Ms. Tatum presented a PowerPoint presentation regarding the property, including the zoning, the request for a salvage/junkyard special use permit, surrounding property uses, and case law on recycling centers and salvage/junkyards. Ms. Tatum stated she would call three expert witnesses and Mr. Dan Walls, the owner of the property, will be available to answer any additional questions if needed.

Ms. Tatum stated the applicant purchased the property in 2023 with the original plan to rent it to an industrial user or clean it up. The property has had a lot of vandalism and trespassing that make it difficult to repair the property unless someone is on site daily. The request is to allow for a salvage/junk yard that will accept discarded materials, such as scrap metal, paper, and wood, to be sorted and made smaller and then taken by truck to Sanford, North Carolina. No selling will take place on the property.

Ms. Tatum stated through expert witnesses she plans to prove each finding of fact. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards because the concept plan will show layout, setbacks, and landscaping in compliance with other Unified Development Ordinance (UDO) standards, and the applicant is offering a condition that the development shall be in compliance with all applicable standards, conditions, and specifications of the UDO. Property owner will install a 6-foot screening berm with trees planted on top and will visually protect and buffer the Russell Street side and turn the existing fence into a solid opaque fence. The special use will be in harmony with the area in which it is located because the surrounding uses include other industrial and commercial uses. The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved because it will comply with the UDO, Technical Review Committee (TRC) requirements, state and federal regulation, and traffic safety issues. The special use is in general conformity with the City's adopted land use plans and policies because the evidence is the area is deemed commercial and industrial, which is what is being proposed. The property is not in the Central Campbellton Neighborhood Plan, Cape Fear River Plan, or the Downtown Urban Design Plan. Additionally, inconsistency with the comprehensive land plan cannot support the denial of a special use permit based on North Carolina General Statute 160D-501(c) and *American Towers, Inc v. Town of Morrisville*. The special use will not substantially injure the value of the abutting land, or the special use is a public necessity because an expert witness will

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present an impact report that shows the special use will not substantially injure the value of the abutting land. The special use complies with all other relevant City, state, and federal laws and regulations because Russell Street has offered a condition of approval that the development shall be in compliance with all standards, conditions, and specifications of the UDO and state and federal law at the time of development.

Mr. Roland Norris, 400 38<sup>th</sup> Avenue North, Myrtle Beach, SC, spoke in favor of this item as owner of ELM Site Solutions and testified as an expert witness. ELM Site Solutions is a civil and environmental engineering consulting firm. Mr. Norris is a licensed civil engineer on the site plan. Mr. Norris provided an overview of the preliminary sketch plan. Mr. Norris stated based upon the above facts, his training, research, and experience, it is his professional opinion that the proposed salvage yard will be in compliance with applicable standards, conditions, and specifications of the UDO, as well as state and federal law requirements at the time of development. Additionally, the special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved. The affidavit of Roland B. Norris II, that includes Mr. Norris's qualifications, and a site sketch plan was admitted as evidence as Exhibit 1.

Ms. Morgan Cook, 421 Fayetteville Street, Raleigh, NC, spoke in favor of this item as a traffic engineer for Kimley-Horn and testified as an expert witness. Ms. Cook stated a traffic assessment on the proposed site was completed on existing daily traffic volumes and future growth expectations to see the impact of the site to ensure it is within North Carolina Department of Transportation (NCDOT) level of service standards. Additionally, a safety analysis was completed on the site to determine what safety incidents were found through NCDOT Traffic Engineering Accident Analysis Program. It was determined the incident rate is below NCDOT thresholds. Ms. Cook stated based on a review of existing traffic conditions and current traffic and safety data, the land use associated with the proposed SUP is expected to have minimal impact on traffic conditions on the surrounding street network. Likewise, existing roadways in the site vicinity operate at traffic volumes well below their capacities, and a review of traffic incidents indicates no safety concerns in the site vicinity that would warrant further investigation or mitigation. Ms. Cook stated based upon the facts, and upon her training, research, and experience, it is her professional opinion that the proposed salvage yard will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved. The affidavit of Morgan A.R. Cook, that includes Ms. Cook's qualifications and a traffic assessment of the site, was admitted as evidence as Exhibit 2.

Mr. Richard Ryan Shively, 2508 Brandt Forest Court, Greensboro, NC, spoke in favor of this item as principal with Sutton Shively Appraisals. Mr. Shively is a state certified general appraiser, as a residential appraiser since 2006 and commercial appraiser since 2016. Mr. Shively stated the impact analysis report is an analysis of the impact of the proposed use on nearby uses. The method used for an impact analysis is a compared sales analysis by reviewing matched pairs of properties that are impacted by external things and then compare them to similar properties that are not impacted in the same way to determine if there is an impact on property value. Mr. Shively stated he reviewed, analyzed, and signed the report for the proposed Russell Street project. The impact analysis relies on acceptable appraisal methodology including the match pair analyses as well as reasoning for the conclusions. Market impacts of plus or minus 5 percent (%) are within the typical market imperfection and do not support any impact at all. The data supports no impact on adjacent properties or land, particularly given the highest and best uses as industrial and higher density residential in nature. The report offers good support for compatibility for the proposed use and the existing nearby uses, including residential uses, which are set back and buffered from the nearest proposed building by a range of 190-445 feet distance, including vegetation, landscaping, and elevation changes. It will not substantially injure the value of abutting land, and the property will be in harmony with the area in which it is located. The affidavit of Ryan Shively, that includes Mr. Shively's qualifications and impact report, was admitted as evidence as Exhibit 3.

The May 13, 2026, Technical Review Committee Meeting transcript was admitted as evidence as Exhibit 5.

Mr. Dennis Chisum, 3305 Amber Drive, Wilmington, NC, spoke in opposition of this item and stated he and Mr. William Troutman are the owners of All-Climate Control Storage, which abuts the property. Mr. Chisum stated he is not opposed to a salvage junk yard, but the proposed location is not a good location. The proposed junk yard is not in harmony with the clean and secure storage business. It could impact visual blight, noise due to outdoor dismantling, dust, debris, increase theft concerns, could be a fire hazard, and devalue their property.

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Mr. William Troutman, 6247 Glynmoor Lakes Drive, Charlotte, NC, spoke in opposition of this item and stated the salvage yard will diminish the downtown area, as well as the improvements they have input into their business. Mr. Troutman shared concerns with potential oil leakage and other environmental contamination concerns.

Cross-examination and discussion ensued.

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

**MOTION:** Council Member Davis moved to table this item to the June 8, 2026, Council Meeting.  
**SECOND:** Council Member Hondros  
**VOTE:** PASSED by a vote of 8 in favor to 1 in opposition (Council Member Haire)

Mayor Colvin recessed the meeting at 9:45 p.m. Mayor Colvin reconvened the meeting at 10:01 p.m.

### 11.0 STAFF REPORTS

#### 11.01 Fayetteville Fire Department 2026 1st Quarter Report

Mr. Kevin Dove, Fire Chief, presented this item with the aid of a PowerPoint presentation and reminded Council that due to federal and state reporting requirements, the Fire Department reports on the calendar year, not the fiscal year. First quarter highlights include welcoming their second crisis response dog "Lucy", completing the annual physicals and cancer screenings, updated the City Emergency Operations Plan, and participating in Fayetteville Beautiful.

Call volumes increased to a total of 6,892, with March being the busiest month. Emergency medical services and rescue continue to be the highest incident responses at 4,316 and 33 fire responses. Fire calls and medical responses by district was presented. The total response time improved to 7 minutes and 19 seconds and in the 90th percentile. There was a total of 91 structure fires, with many starting in the kitchen and 8 of them being intentionally set, 1 civilian fatality, 10 civilian injuries, and 6 firefighter injuries. The top three losses were 3715 Ramsey Street commercial storage at \$998,101.00, 1014 Windward Cove apartment at \$250,000.00, and 1111 Cagle Court residential structure at \$169,100.00. There was a slight decrease in overall medical responses, but a moderate increase in overdose responses. Total hazardous materials responses increased by one from last year to 66, with 50 being natural gas responses, 3 carbon monoxide responses, and 10 hydrocarbon spill responses.

32 firefighters were recognized for cardiac arrest saves at the Cape Fear Valley Heartfelt banquet that connects the responders and the patient together. There were 2 vacancies at the end of the first quarter in the Fire Marshal's Office, but at this time are fully staffed. The allotted over hires worked as intended to cover resignations and retirements. There are a handful of retirements upcoming and are preparing to seat the 26.2 academy in late summer. The breakdown of employees by demographics were presented. 12 firefighters have been hired from Academy Class 26.1, and the department has completed 32,303 hours of training. The Fire Marshal's Office showed increased fire code violations at 6,537, reviewed 621 new plans, conducted 3,678 fire inspections, distributed 1,086 educational flyers, and issued 162 new certificates of occupancy. Top fire code violations include electrical equipment and wiring at 1,269. Community Risk Reduction engaged over 7,000 residents, installed 311 smoke alarms, 73 Carbon Monoxide alarms, checked and installed 171 child safety seats, and taught 61 hands-only Cardiopulmonary Resuscitation (CPR). Smoke Alarms Save Lives flyers are now posted inside buses. The Fire Department will give and install fire alarms for free.

Discussion ensued.

**MOTION:** Council Member Jones moved to receive the Fire Department 2026 1st Quarter Report  
**SECOND:** Council Member Haire  
**VOTE:** UNANIMOUS (9-0)

#### 11.02 Fayetteville Police Department 2026 1st Quarter Review

Mr. Roberto Bryan, Jr., Police Chief, presented this item with the aid of a PowerPoint presentation and stated there has been an increase of 3 percent (%) in total crime. However, there has been a significant decrease from last year to this year related to homicides by 46%, rape by 46%, and aggravated assault by 8%. There have been 7 homicides, 10 overdoses, and 6 suicides this year. Domestic aggravated assault has increased for misdemeanors by 18% but

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decreased by 41% in felonies. This is due to targeted efforts and collaboration with the Phoenix Center. From 35 Soundthinking alerts, 1 gun was recovered and 1 resulted in an arrest. In property crimes, motor vehicle theft decreased by 48%, robbery has decreased by 10%, however, there has been an increase in burglaries by 6% and larceny by 5%.

There has been a significant increase of 86% in field contacts with juveniles but a decrease in incident charges and reports. Incidents include weapons, assaults, drugs, breaking and entering, robbery, shoplifting, motor vehicle theft, and vandalism. However, not all field contacts are negative. The Youth Curfew has seen 13 field contacts and 5 incident reports. The School Resource Officer (SRO) program presents data from August 2025 - March 2026 and has had 334 incident reports and 1,091 calls for service.

Federal and state task force results include 11 individuals federally sentenced, 1 federally indicted, \$284,313.71 seized, and 43 illegal firearms seized. The narcotics seizures included 3.96 kilos of cocaine, 16.16 kilos of methamphetamine, 4.14 kilos of fentanyl/heroin, 402.84 pounds of marijuana, and 12 firearms seized.

There were over 90,000 calls processed by 911 telecommunications and over 50,000 calls dispatched for service. There have been 6 fatal crashes, that included 1 pedestrian, 1 drugs/alcohol related, 2 motorcycles, and 1 speeding related. Traffic stops have increased slightly from last year to 13,907. The demographics of traffic stops between 2025 and 2026 were presented. The search percentages among demographic groups remain similar. Operation Speed Kills 2026 will begin soon, and PD is stepping up enforcement. There were 527 citations with 483 for speeding.

Internal Affairs has addressed 19 use of force, 25 departmental investigations, 7 resident complaints, 8 compliments, 8 vehicle pursuits, 17 crashes, and the resulting dispositions of those investigations were presented. Departmental staffing as of March 31, 2026, included 45 vacant officers, 6 professional staff, 17 911-telecommunicators, 16 part-time positions, for a total of 84 vacancies. The total does not include the 38 frozen police officer positions. Photos from community events were presented that included FascinateU, senior living facilities, school career days, and Basic Law Enforcement Training Graduation.

Discussion ensued.

- MOTION:** Council Member Davis moved to receive the Police Department 2026 1st Quarter Report.
- SECOND:** Council Member Haire
- VOTE:** UNANIMOUS (9-0)

**12.0 ADMINISTRATIVE REPORTS**

**12.01 Fayetteville Cares Day Resource Center FY26 Third Quarter Update**

This item was for informational purposes only and not presented.

**13.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 10:41 p.m.

Respectfully submitted,

\_\_\_\_\_  
JENNIFER L. AYRE  
City Clerk  
052626

\_\_\_\_\_  
MITCH COLVIN  
Mayor



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

**File Number: 26-0334**

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Consent

**Agenda Number:** 7.0A2

**TO: Mayor and Members of City Council**

**THRU: Jodi Phelps, Assistant City Manager**

**FROM: Jennifer Ayre, MMC, City Clerk**

**DATE: June 8, 2026**

**RE:**  
**Approve Changes to the December Meeting Schedule**

**COUNCIL DISTRICT(S):**

All

**Relationship To Strategic Plan:**

Goal III: The City of Fayetteville will be a city invested in today and tomorrow.

**Executive Summary:**

City Council provided consensus to change the December meeting schedule from two meetings to one. To be held on Monday, December 7, 2026, at 2:00 p.m.

**Background:**

City Council approved the 2026 City Council Meeting Dates Calendar by Resolution (R2025-038) during the October 27, 2025, Council Meeting.

At the April 27, 2026, Discussion of Agenda Items meeting, consensus of City Council was to change the December meetings from two meetings to one meeting.

Staff are recommending the cancellation of both the December 7, 2026, Work Session and December 14, 2026, Regular Meeting and calling a special meeting on December 7, 2026. A special meeting will allow for Council to take action as City Council Policy 115.15 - Protocol 10 states City Council does not take formal votes at Work Sessions unless Council makes a motion to suspend the rules.

**Issues/Analysis:**

None.

**Budget Impact:**

None.

**Options:**

1. Approve the cancellation of the December 7, 2026, Work Session and December 14, 2026, Regular Meeting and call a special meeting for December 7, 2026, at

2:00 p.m.

2. Do not approve the cancellation the December 7, 2026, Work Session and December 14, 2026, Regular Meeting and provide further direction to staff.

**Recommended Action:**

Approve the cancellation of the December 7, 2026, Work Session and December 14, 2026, Regular Meeting and call a special meeting for December 7, 2026, at 2:00 p.m.

**Attachments:**

2026 City Council Meeting Dates Calendar

Resolution R2025-038

April 27, 2026, Discussion of Agenda Items Minutes

# 2026 City Council Meeting Dates

## JANUARY

**Thurs., Jan 1**  
 Mon., Jan. 5  
 Mon., Jan. 12  
**Mon., Jan 19**  
 Tues.-Wed  
 Jan. 20-21  
 Wed., Jan. 21  
 Mon., Jan. 26

**New Year's Day—City Offices Closed**  
 Council Work Session, 2 p.m., Council Chamber  
 Regular Council Meeting, 6:30 p.m., Council Chamber  
**MLK Jr. Day - City Offices Closed**  
 Strategic Planning Retreat, Gilmore Recreation Center  
 Agenda Briefing, 5 p.m., Teams  
 Regular Council Meeting, 6:30 p.m., Council Chamber

## FEBRUARY

Mon., Feb. 2  
 Mon., Feb. 9  
 Wed., Feb. 18  
 Mon., Feb. 23

Council Work Session, 2 p.m., Council Chamber  
 Regular Council Meeting, 6:30 p.m., Council Chamber  
 Agenda Briefing, 5 p.m., Teams  
 Regular Council Meeting, 6:30 p.m., Council Chamber

## MARCH

Mon., March 2  
 Mon., March 9  
 Mon. - Wed.  
 March 16-18  
 Wed., March 18  
 Mon., March 23

Council Work Session, 2 p.m., Council Chamber  
 Regular Council Meeting, 6:30 p.m., Council Chamber  
 NLC Congressional Cities Conference, Washington, D.C.  
 Agenda Briefing, 5 p.m., Teams  
 Regular Council Meeting, 6:30 p.m., Council Chamber

## APRIL

**Fri., April 3**  
 Mon, April 6  
 Mon., April 13  
 Wed., April 22  
 Mon., April 27

**Good Friday - City Offices Closed**  
 Council Work Session, 2 p.m., Council Chamber  
 Regular Council Meeting, 6:30 p.m., Council Chamber  
 Agenda Briefing, 5 p.m., Teams  
 Regular Council Meeting, 6:30 p.m., Council Chamber

## MAY

Mon., May 4  
 Tues.-Thur.,  
 May 5-7  
 Mon., May 11  
 Thurs., May 14  
 Wed., May 20  
 Thurs., May 21  
**Mon., May 25**  
 Tues., May 26  
 Thurs., May 28

Council Work Session, 2 p.m., Council Chamber  
 NCLM City Vision — Raleigh  
 Regular Council Meeting, 6:30 p.m., Council Chamber  
 Council Budget Work Session, 10 a.m., Council Chamber  
 Agenda Briefing, 5 p.m., Teams  
 Council Budget Work Session, 10 a.m., Council Chamber  
**Memorial Day - City Offices Closed**  
 Regular Council Meeting (Budget Public Hearing), 6:30 p.m.,  
 Council Chamber  
 Council Budget Work Session, 10 a.m., Lafayette Room

## JUNE

Mon., June 1  
 Mon., June 8  
 Wed., June 17  
**Fri., June 19**  
 Mon., June 22

Council Work Session, 2 p.m., Council Chamber  
 Regular Council Meeting, 6:30 p.m., Council Chamber,  
 Adopt FY 26-27 Budget  
 Agenda Briefing, 5 p.m., Teams  
**Juneteenth - City Offices Closed**  
 Regular Council Meeting, 6:30 p.m., Council Chamber

## JULY

**No City Council Meetings Established**  
**Fri., July 3**

**Independence Day - City Offices Closed**

## AUGUST

Mon., Aug. 3  
 Mon., Aug. 10  
 Wed., Aug. 19  
 Mon., Aug. 24

Council Work Session, 2 p.m., Council Chamber  
 Regular Council Meeting, 6:30 p.m., Council Chamber  
 Agenda Briefing, 5 p.m., Teams  
 Regular Council Meeting, 6:30 p.m., Council Chamber

## SEPTEMBER

**Mon., Sept. 7**  
 Tues., Sept. 8  
 Mon., Sept. 14  
 Wed., Sept. 23  
 Mon., Sept. 28

**Labor Day - City Offices Closed**  
 Council Work Session, 2 p.m., Council Chamber  
 Regular Council Meeting, 6:30 p.m., Council Chamber  
 Agenda Briefing, 5 p.m., Teams  
 Regular Council Meeting, 6:30 p.m., Council Chamber

## OCTOBER

Mon., Oct. 5  
 Mon., Oct. 12  
 Wed., Oct. 21  
 Mon., Oct. 26

Council Work Session, 2 p.m., Council Chamber  
 Regular Council Meeting, 6:30 p.m., Council Chamber  
 Agenda Briefing, 5 p.m., Teams  
 Regular Council Meeting, 6:30 p.m., Council Chamber

## NOVEMBER

Mon., Nov. 2  
 Mon., Nov. 9  
**Wed., Nov. 11**  
 Wed., Nov. 18  
 Wed.—Sat.  
 Nov. 18-21  
 Mon., Nov. 23  
**Thurs. - Fri.,  
 Nov. 26-27**

Council Work Session, 2 p.m., Council Chamber  
 Regular Council Meeting, 6:30 p.m., Council Chamber  
**Veteran's Day - City Offices Closed**  
 Agenda Briefing, 5 p.m., Teams  
 NLC Conference, Nashville, TN  
 Regular Council Meeting, 6:30 p.m., Council Chamber  
**Thanksgiving - City Offices Closed**

## DECEMBER

Mon., Dec. 7  
 Mon., Dec. 14  
**Thurs. - Fri.  
 Dec. 24—25**

Council Work Session, 2 p.m., Council Chamber  
 Regular Council Meeting, 6:30 p.m., Council Chamber  
**Christmas - City Offices Closed**

## January

| Su | M  | T  | W  | T  | F  | S  |
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| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

## February

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| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |

## March

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| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 |    |    |    |    |

## April

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| 26 | 27 | 28 | 29 | 30 |    |    |

## May

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| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 |    |    |    |    |    |    |

## June

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| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 |    |    |    |    |

## July

| Su | M  | Tu | W  | T  | F  | S  |
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| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 |    |

## August

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| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 |    |    |    |    |    |

## September

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| 27 | 28 | 29 | 30 |    |    |    |

## October

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| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

## November

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| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 |    |    |    |    |    |

## December

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| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 |    |    |



## City Council Work Session/Meeting Information

- Work Sessions are held at 2 p.m. in the Council Chamber, City Hall, generally on the first Monday of each month.
- Regular meetings are held at 6:30 p.m. in the Council Chamber, City Hall, and the Council's Discussion of Agenda Items is held at 5:30 p.m. preceding the regular meetings in the St. Avoid Conference Room, third floor, City Hall. Regular meetings are broadcast live on FAYTV and are re-broadcasted on Wednesdays following the meetings at 10 p.m. Archived meetings are also available on the City's YouTube channel at [www.FayTV.net](http://www.FayTV.net)
- The Public Forum shall be held on the first scheduled regular Council meeting each month, which is usually the second Monday.
- Agenda briefings are held at 5 p.m. via Teams, generally on the third Wednesday of each month. Login information is located on the City's website calendar of events tab.

|                 |
|-----------------|
| NLC Conferences |
| NCLM Conference |

|                            |
|----------------------------|
| Regular Meeting            |
| Work Session               |
| Strategic Planning Retreat |

|                     |
|---------------------|
| Agenda Briefing     |
| Budget Work Session |
| Holidays            |

Resolution No. R2025-038

**RESOLUTION OF THE CITY COUNCIL, CITY OF FAYETTEVILLE, NORTH CAROLINA TO ADOPT THE 2026 CITY COUNCIL MEETING DATES CALENDAR TO CLARIFY THE TIME AND LOCATION OF THE CITY COUNCIL REGULAR MEETINGS**

**WHEREAS**, the Fayetteville City Council has enacted a strategic plan that promotes efficient and effective government; and

**WHEREAS**, the City's strategic plan includes targets for action that require significant commitments on City resources and time to complete; and

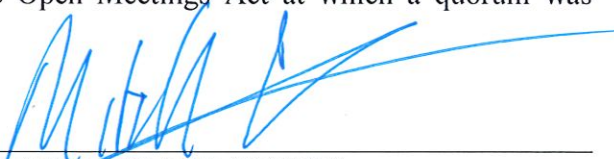
**WHEREAS**, North Carolina General Statutes require a public body to provide notice of its regular meetings; and

**WHEREAS**, adopting an annual meeting schedule provides clarity for the Council, staff, and the public regarding the dates and times for the conduct of City business; and

**WHEREAS**, it is in the best interest of the City to formalize its regular meeting schedule for the calendar year 2026;

**NOW THEREFORE, BE IT RESOLVED** to adopt the attached calendar titled City Council Meeting Dates to clarify the time and location of the City Council regular meetings for 2026; and **RESOLVES** that any deviations of these regular meetings will be done consistent with the North Carolina Open Meetings Law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA**, this the 27<sup>th</sup> day of OCTOBER, 2025; such meeting was held in compliance with the Open Meetings Act at which a quorum was present and voting

By:   
\_\_\_\_\_  
MITCH COLVIN, MAYOR

ATTEST:   
\_\_\_\_\_  
JENNIFER L. AYRE, CITY CLERK



**DRAFT**

**FAYETTEVILLE CITY COUNCIL  
DISCUSSION OF AGENDA ITEMS MEETING MINUTES  
ST. AVOLD CONFERENCE ROOM, CITY HALL  
APRIL 27, 2026  
5:30 P.M.**

Present: Mayor Mitch Colvin

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Absent: Council Member D.J. Haire (District 4)

Others Present: Douglas Hewett, City Manager  
Lachelle Pulliam, City Attorney  
Jodi Phelps, Assistant City Manager  
Jeffery Yates, Assistant City Manager  
Michael Gibson, Interim Assistant City Manager  
Kevin Dove, Fire Chief  
Christopher Joyce, Assistant Chief of Police  
Gerald Newton, Development Services Director  
Byron Reeves, Assistant Public Service Director  
Michelle Brooks, Budget and Evaluation Director  
Christopher Cauley, Economic & Community Development Director  
Alex Baker, Assistant Economic & Community Development Director  
Jennifer Baptiste, Ombudsman  
Dereke Planter, Code Enforcement Administrator Supervisor  
Kecia Parker, Real Estate Manager  
Angelica McDonald, Assistant City Attorney  
Victoria Curtis, Assistant City Attorney  
Craig Harmon, Senior Planner  
Sabina Wells, Deputy City Clerk  
Members of the Press  
Members of the Public

Mayor Colvin called the meeting to order at 5:31 p.m.

Mayor Colvin asked the Council to review the regular agenda for the April 27, 2026, meeting.

Council Member Hondros stated he would like to pull Item 7.0A2 - Approve Dogwood Festival Funding Support of \$75,000.00 for a separate vote and asked how the \$75,000.00 amount was determined. The City already contributes close to \$90,000.00 to \$100,000.00 in in-kind donations. The City does not get any percentage of the alcohol tax, hotel tax, and only a small amount from food & beverage sales. The Dogwood Festival has not had any other partners make investments in the festival, such as the County, Arts Council, and the Tourism Development Authority. Mayor Pro Tem Thompson stated that some of the expenses the Festival incurred was because of the new mandatory security measures Council approved. Discussion ensued.

Mayor Colvin stated he has a follow-up meeting with PWC later this week and would like to table Items 7.0A10 - PWC - Approve Bid Recommendation - Coating Repairs to the 1 MG Clinton Road Elevated Water Storage Tank, 7.0A11 - PWC - Approve Bid Recommendation - Materials Contract for Construction Ops and Storms, and 7.0A12 - PWC - Approve Sole Source Recommendation - Distribution Transformer Purchase, until a future Council meeting.

Mayor Pro Tem Thompson stated the property associated with Item 7.0A5 - Approve P26-08 - Wiley Bunce has asked to change the zoning map. He wants to change about 11.78 acres at 603 Covey Drive and 618 Covey Drive from SF-10 and SF-6 (Single-Family Residential 6 and 10) to MR-5 (Mixed Residential 5)., appears to be in need of better upkeep. Council Member McNair stated that she contacts Code Enforcement when the property gets to that level.

Mayor Pro Tem Thompson asked if the City Attorney's Office has researched Raleigh's picketing ordinance regarding Item 11.02 - Consider Proposed Amendments to Parades, Motorcades, Special Events and Demonstrations Ordinance. Ms. Lachelle Pulliam, City Attorney, stated her office has not conducted that research and Council can make a motion to table the item or make any changes to the proposed ordinance that they would like. Discussion ensued.

**DRAFT**

Mayor Colvin stated he would like to move Item 12.01 - Downtown Municipal Service District FY26 Third Quarter Update from Cool Spring Downtown District, Inc., to a work session.

Council Member Greene stated she would like to combine the December Work Session and Regular Meeting into one day on December 7, 2026, holding the work session earlier in the day and the regular meeting later that same day. Dr. Douglas Hewett, City Manager, stated the City Clerk's Office can provide options for Council to review and approve.

Consensus of Council was to move forward with the City Clerk's Office bringing back options for the December Council meetings.

**CLOSED SESSION**

**MOTION:** Council Member Davis moved to enter into closed session for 143.18.11(a)(3) attorney-client privilege *City v. Luck*.  
**SECOND:** Council Member Hondros  
**VOTE:** UNANIMOUS (9-0)

The regular meeting recessed at 6:08 p.m.

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

The meeting reconvened at 6:34 p.m.

There being no further business, the meeting adjourned at 6:34 p.m.

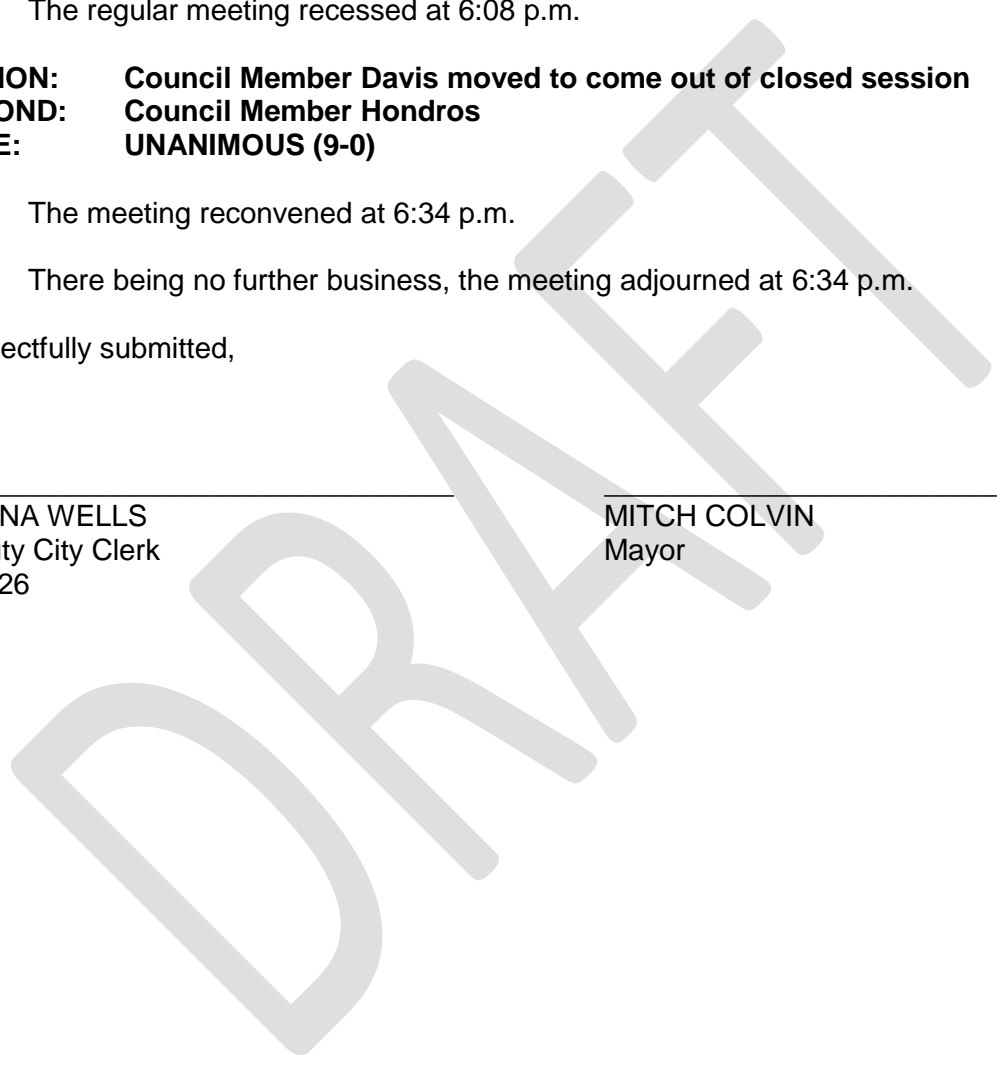
Respectfully submitted,

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SABINA WELLS  
Deputy City Clerk  
042726

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MITCH COLVIN  
Mayor





# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0335

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Consent

**Agenda Number:** 7.0A3

**TO: Mayor and Members of City Council**

**THRU: Jodi Phelps, Assistant City Manager**

**FROM: Jennifer Ayre, MMC, City Clerk**

**DATE: June 8, 2026**

**RE:**

**Approve Recommended Revisions to City Council Policies 115.15 and 135.1**

**COUNCIL DISTRICT(S):**

All

**Relationship To Strategic Plan:**

Goal III: A city invested in Today and Tomorrow

**Executive Summary:**

The City Council Policies Review Committee met on Thursday, March 19, 2026. During the meeting the Committee unanimously approved revisions to three Council policies. During the April 13, 2026, Council Meeting, this item appeared on the Consent Agenda. A motion was made by Council Member Greene and seconded by Council Member Hondros to move this item to the May Work Session.

At the May 4, 2026, Work Session, City Council made a consensus motion to adopt City Council Policies 115.15 and 135.1 and take City Council Policy 155.2 back to the Council Policies Review Committee.

**Background:**

Staff presented City Council Policy 115.15 - Mayor and City Council Protocol and Code of Conduct, 135.1 - Outside Organizations Funding. Policy 115.15 was created on April 8, 2013, with revisions in 2023 and 2025. Policy 135.1 was created on January 23, 1995, and has never been revised.

**Issues/Analysis:**

**City Council Policy 115.15 - Mayor and City Council Protocol and Code of Conduct**

The recommended change is to add a paragraph at the beginning of the policy stating “information or research requiring staff time of more than one hour requires a City Council Agenda Item Request and consensus of City Council.”

**City Council Policy 135.1 - Outside Organizations - Funding**

The recommended changes include:

- Section I outlines the purpose and intent of this policy. The City does not give out grants; rather, it contracts with private organizations to carry out public purposes.
- Section II defaults to the Internal Revenue Service's (IRS) definition of what a nonprofit is and now refers to them as nonprofit community partners, explains what the General Fund is and the public purpose.
- Section III outlines the eligibility requirements for a nonprofit contract and has updated the requirement for a nonprofit to have a central office in the City, changing it to "located in" or "provides direct services in" the City. This change reflects those larger nonprofits, such as the Salvation Army, may have a headquarters located outside the City. The section will also allow for a volunteer board, rather than a board of trustees or board of directors and requires the nonprofit to provide a clear public benefit that aligns with Council's priorities.
- Section IV states that nonprofits must apply through the process designated by the City Manager, or their designee, and they must submit the list of required documents.
- Section V states that appropriations will be made for a fiscal year period beginning July 1 and ending June 30. Paragraph B discusses the Chief Financial Officer's responsibilities in the disbursement of monies and setting the minimum required documentation. Paragraph C states that the City Manager or their designee shall establish performance measures and deliverables.
- Section VI states that at the end of the fiscal year, the nonprofit will provide, or make available, an audit of funds and anything left over will be returned to the General Fund, unless otherwise designated by the City Manager.

**Budget Impact:**

N/A

**Options:**

1. Approve recommended revisions to City Council Policies 115.15 and 135.1
2. Do not approve recommended revisions to City Council Policies 115.15 and 135.1 and provide further direction to staff.

**Recommended Action:**

Approve recommended revisions to City Council Policies 115.15 and 135.1

**Attachments:**

City Council Policy 115.15  
Proposed Revised City Council Policy 115.15  
City Council Policy 135.1  
Proposed Revised City Council Policy 135.1

|   |                                |  |  |   |                    |
|---|--------------------------------|--|--|---|--------------------|
| <b>SUBJECT – CITY COUNCIL</b><br><b>Mayor and City Council Protocol and Code of Conduct</b> | <b>Number</b><br><b>115.15</b> | <b>Revised</b><br><b>05-08-23</b><br><b>08-11-25</b> | <b>Reviewed</b><br><b>Date</b><br><b>5-13-25</b> | <b>Effective</b><br><b>Date</b><br><b>4-08-13</b> | <b>Page 1 of 5</b> |
|---|--------------------------------|--|--|---|--------------------|

**City Council Requests for Information from Staff:**

**Protocol 1 – Simple Information (Readily available – Typically taking less than 5 minutes but occasionally up to 20 minutes)**

- a. Contact the appropriate Assistant City Manager, Department Director or designated departmental employee
- b. City Manager may choose to handle matters personally whenever he/she deems it appropriate
- c. Not necessary to share with entire City Council

**Protocol 2 – Complex Information or Research (Requiring staff time of more than 20 minutes but less than one hour)**

- a. Contact the City Manager or appropriate Assistant City Manager
- b. City Manager will seek City Council direction if necessary
- c. City Manager must respond with information to entire City Council

**Protocol 3 – Question on Agenda Item**

- a. Contact the City Manager, appropriate Assistant City Manager or the City Attorney
- b. The City Manager’s Office or City Attorney will respond with information to entire City Council
- c. “Okay” to re-ask the question at the City Council meeting
- d. Motions are to be clear and concise and should be restated by the Mayor or City Clerk to ensure the motion is correctly recorded and appropriate and clear direction is provided to staff.

**Protocol 4 – City Council Request for Lobbying or Legislative Advocacy**

- a. Council Member should submit request to City Manager for assignment to staff or lobbyist as appropriate. This ensures the City is able to coordinate efforts.
- b. City Manager shall generally use previous City Council positions, Strategic Plan, and NCLM Legislative Advocacy Goals to guide current legislative positions in the absence of specific direction
- c. In the event the City Manager determines that the legislative interest of the City is unclear, City Manager will refer the issue to City Council for direction

**Protocol 5 – City Council Request of PWC for Information**

- a. Council Member should submit information request to City Manager for assignment to staff.

|   |                                |  |  |   |                    |
|---|--------------------------------|--|--|---|--------------------|
| <b>SUBJECT – CITY COUNCIL</b><br><b>Mayor and City Council Protocol and Code of Conduct</b> | <b>Number</b><br><b>115.15</b> | <b>Revised</b><br><b>05-08-23</b><br><b>08-11-25</b> | <b>Reviewed</b><br><b>Date</b><br><b>5-13-25</b> | <b>Effective</b><br><b>Date</b><br><b>4-08-13</b> | <b>Page 2 of 5</b> |
|---|--------------------------------|--|--|---|--------------------|

**City Council Service Request From Citizens:**

**Protocol 6 – Citizen Service Requests**

**Intent:**

- Help citizens to understand the City’s process and City Council responsibility
- Provide a timely, accurate response
- Be accountable for City actions
- Recognize that some citizens have special needs – limited capacity to learn, use the system or access to technology

**Protocol:**

- a. If the Citizen has not contacted the City:
  1. Refer the citizen to Fay-Fix-It, 433-1FAY or www.1fay.com work order system or,
  2. Link the citizen to appropriate person or department
  3. The Chief of Staff or Designee is the City Council point of contact for follow-up tracking
  
- b. If the Citizen has an unresolved or unsatisfactory response to an issue:
  1. Ask citizen for name and/or department of concern
  2. Contact the Corporate Communications Director for follow up
  3. Chief of Staff or Designee will coordinate with appropriate Department Director or Assistant City Manager
  4. Chief of Staff or Designee will respond to City Council Member with resolution
  
- c. For police matters, Council Members should request citizens call the Police Department (9-1-1) directly

**City Council Staff Expectations:**

**Protocol 7 – City Staff Response Time**

- a. Staff will acknowledge City Council email or voicemail within 48 hours (refers to business days; excludes weekends)
- b. Staff will respond with information to the entire Council if protocol 2 or 3 applies
- c. Response not required on weekends unless it is an emergency
- d. **Emergency** – Place call to the City Manager

|   |                                |  |  |   |                    |
|---|--------------------------------|--|--|---|--------------------|
| <b>SUBJECT – CITY COUNCIL</b><br><b>Mayor and City Council Protocol and Code of Conduct</b> | <b>Number</b><br><b>115.15</b> | <b>Revised</b><br><b>05-08-23</b><br><b>08-11-25</b> | <b>Reviewed</b><br><b>Date</b><br><b>5-13-25</b> | <b>Effective</b><br><b>Date</b><br><b>4-08-13</b> | <b>Page 3 of 5</b> |
|---|--------------------------------|--|--|---|--------------------|

**Protocol 8 – Public Meetings Held by Staff**

- a. The ranking City Council Member (Mayor, Mayor Pro Tem, District Council Member, or Senior Member) should be invited to give welcoming remarks of less than 1 minute. This also applies when staff is invited to meetings held by others.
- b. All City Council Members present should be recognized by the ranking member of City Council in the welcoming remarks. If no remarks are given, staff shall recognize members of Council present.
- c. City Council Member will not campaign or make stump speeches.

**City Council Interactions:**

**Protocol 9 – Communication among Mayor and City Council**

- a. To be determined by City Council
- b. Adhere to Code of Conduct
- c. It is recommended for Council Member Requests, that Council Members reach out to one another in advance of the Work Session.

**Protocol 10 - Council Work Session Policy**

- a. Council does not take formal votes.
  - 1. Formal Votes at Work Sessions are only permissible in the event a final policy decision is required prior to the next regular City Council meeting.
  - 2. In the event Council desires to take a formal binding vote during a Work Session:
    - i. A procedural motion must be made and approved to add the agenda item. (Requires ¾ of Body or 8)
    - ii. A substantive motion and vote can then be taken on the item. (Requires simple majority)
- b. Normal options include:
  - 1. No Action – Council simply accepts information and provides comment as appropriate
  - 2. Forward for Action – Majority of Council votes to forward item to Regular Council meeting for action.
  - 3. Additional Information – Council directs staff to obtain additional information or develop revised proposal(s). Item will be brought back by staff to a future Work Session.
  - 4. No Direction – Staff work completed. No majority of Council to move item forward.

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| <b>SUBJECT – CITY COUNCIL</b><br><b>Mayor and City Council Protocol and Code of Conduct</b> | <b>Number</b><br><b>115.15</b> | <b>Revised</b><br><b>05-08-23</b><br><b>08-11-25</b> | <b>Reviewed</b><br><b>Date</b><br><b>5-13-25</b> | <b>Effective</b><br><b>Date</b><br><b>4-08-13</b> | <b>Page 4 of 5</b> |
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- c. Once discussion of item has ended, the item can come back to future Work Session via Council Request Process. (see below)

**Protocol 11 – Council Member Request to Add Agenda Items (Replaces current code)**

- a. All Council agenda requests will be presented at a monthly Work Session.
- b. The request will be submitted prior to close of business Monday one week prior to the Work Session meeting.
- c. The Councilmember making the request will be given 5 minutes at the end of the Work Session to make a presentation in support of their request and 5 minutes will be allotted for questions for a total of 10 minutes
- d. It requires a majority vote to direct staff to incorporate the requested item into staff’s work plan and bring it back to a future Work Session or regular Council meeting.

**Protocol 12 – Council Modification of Existing Agenda**

- a. In the event Council desires, or the City Manager requests to add an item to a published regular meeting agenda:
  - 1. A procedural motion must be made and approved to add the agenda item. (Requires ¾ of Body or 8)
  - 2. A substantive motion and vote can then be taken on the item. (Requires simple majority)
  - 3.

**Protocol 13 – Review of Agenda Items**

Consistent with Section 2-3(b) of the City Code, the agenda for any meeting of the City Council shall be prepared by the City Manager. The City Manager shall make agenda items available for review by the Mayor and Mayor Pro Tem prior to the items being placed on the agenda.

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Code of Conduct

1. Adhere to the City’s Core values. Serve the citizens and lead the organization with R.E.S.P.E.C.T.
2. Focus on what is “best for the City”
3. Communicate in an open, transparent, direct and truthful manner
4. Share information openly
5. Do not speak for another City Council Member
6. Treat each other with trust and respect; avoid personal criticism
7. Make direct contact with individuals for conflict resolution
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9. Focus on the future, not the past
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**City Council Requests for Information from Staff:**

Information or research requiring staff time of more than one hour requires a City Council Agenda Item Request and consensus of City Council.

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**Protocol 1 – Simple Information (Readily available – Typically taking less than 5 minutes but occasionally up to 20 minutes)**

- a. Contact the appropriate Assistant City Manager, Department Director or designated departmental employee
- b. City Manager may choose to handle matters personally whenever he/she deems it appropriate
- c. Not necessary to share with entire City Council

**Protocol 2 – Complex Information or Research (Requiring staff time of more than 20 minutes but less than one hour)**

- a. Contact the City Manager or appropriate Assistant City Manager
- b. City Manager will seek City Council direction if necessary
- c. City Manager must respond with information to entire City Council

**Protocol 3 – Question on Agenda Item**

- a. Contact the City Manager, appropriate Assistant City Manager or the City Attorney
- b. The City Manager’s Office or City Attorney will respond with information to entire City Council
- c. “Okay” to re-ask the question at the City Council meeting
- d. Motions are to be clear and concise and should be restated by the Mayor or City Clerk to ensure the motion is correctly recorded and appropriate and clear direction is provided to staff.

**Protocol 4 – City Council Request for Lobbying or Legislative Advocacy**

- a. Council Member should submit request to City Manager for assignment to staff or lobbyist as appropriate. This ensures the City is able to coordinate efforts.
- b. City Manager shall generally use previous City Council positions, Strategic Plan, and NCLM Legislative Advocacy Goals to guide current legislative positions in the absence of specific direction
- c. In the event the City Manager determines that the legislative interest of the City is unclear, City Manager will refer the issue to City Council for direction

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**Protocol 5 – City Council Request of PWC for Information**

- a. Council Member should submit information request to City Manager for assignment to staff.

**City Council Service Request From Citizens:**

**Protocol 6 – Citizen Service Requests**

Intent:

- Help citizens to understand the City’s process and City Council responsibility
- Provide a timely, accurate response
- Be accountable for City actions
- Recognize that some citizens have special needs – limited capacity to learn, use the system or access to technology

Protocol:

- a. If the Citizen has not contacted the City:
  1. Refer the citizen to Fay-Fix-It, 433-1FAY or www.1fay.com work order system or,
  2. Link the citizen to appropriate person or department
  3. The Chief of Staff or Designee is the City Council point of contact for follow-up tracking
  
- b. If the Citizen has an unresolved or unsatisfactory response to an issue:
  1. Ask citizen for name and/or department of concern
  2. Contact the Corporate Communications Director for follow up
  3. Chief of Staff or Designee will coordinate with appropriate Department Director or Assistant City Manager
  4. Chief of Staff or Designee will respond to City Council Member with resolution
  
- c. For police matters, Council Members should request citizens call the Police Department (9-1-1) directly

**City Council Staff Expectations:**

**Protocol 7 – City Staff Response Time**

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- a. Staff will acknowledge City Council email or voicemail within 48 hours (refers to business days; excludes weekends)
- b. Staff will respond with information to the entire Council if protocol 2 or 3 applies
- c. Response not required on weekends unless it is an emergency
- d. **Emergency** – Place call to the City Manager

**Protocol 8 – Public Meetings Held by Staff**

- a. The ranking City Council Member (Mayor, Mayor Pro Tem, District Council Member, or Senior Member) should be invited to give welcoming remarks of less than 1 minute. This also applies when staff is invited to meetings held by others.
- b. All City Council Members present should be recognized by the ranking member of City Council in the welcoming remarks. If no remarks are given, staff shall recognize members of Council present.
- c. City Council Member will not campaign or make stump speeches.

**City Council Interactions:**

**Protocol 9 – Communication among Mayor and City Council**

- a. To be determined by City Council
- b. Adhere to Code of Conduct
- c. It is recommended for Council Member Requests, that Council Members reach out to one another in advance of the Work Session.

**Protocol 10 - Council Work Session Policy**

- a. Council does not take formal votes.
  - 1. Formal Votes at Work Sessions are only permissible in the event a final policy decision is required prior to the next regular City Council meeting.
  - 2. In the event Council desires to take a formal binding vote during a Work Session:
    - i. A procedural motion must be made and approved to add the agenda item. (Requires ¾ of Body or 8)
    - ii. A substantive motion and vote can then be taken on the item. (Requires simple majority)
- b. Normal options include:
  - 1. No Action – Council simply accepts information and provides comment as appropriate

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Code of Conduct

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| <b>SUBJECT – OUTSIDE ORGANIZATIONS<br/>Funding</b> | <b>Number<br/>135.1</b> | <b>Revised</b> | <b>Review<br/>Date</b> | <b>Effective<br/>Date<br/>1-23-95</b> | <b>Page 1 of 3</b> |
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I. Definition:

- A. An outside organization is defined as a nonprofit organization incorporated by the State of North Carolina and which is not a Joint City-County Agency.

II. Eligibility:

- A. Eligibility is limited to nonprofit organizations which have a central office in the City and which have a community service function considered to be of significant importance to the City and which have been established for at least 90 days.
- B. The organization must be governed by a Board of Trustees or a Board of Directors. Either Board must have minority representation.
- C. The organization must assure that it does not aid or perpetuate discrimination on the basis of handicap in providing any aid, benefit, or service as pursuant to Section 504 of the Rehabilitation Act of 1973, as amended.

III. Application:

- A. Each applying organization must submit a copy of its Bylaws, a list of the membership on the governing board, a satisfactory statement of problem definition and anticipated solution and a proposed budget showing anticipated revenues and expenditures. These materials along with the request for appropriation must be submitted by March 22 to the City Manager’s Office. Along with the proposed budget the agency must submit a statement of previous funding sources as well as funding sources for the fiscal year for which funding is requested in such detail as may be required by the City Manager.

IV. Funding:

- A. Appropriations shall be made for a fiscal year period beginning July 1 and ending June 30.

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| <b>SUBJECT – OUTSIDE ORGANIZATIONS<br/>Funding</b> | <b>Number<br/>135.1</b> | <b>Revised</b> | <b>Review<br/>Date</b> | <b>Effective<br/>Date<br/>1-23-95</b> | <b>Page 2 of 3</b> |
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- B. Monetary disbursements shall be made by quarter and only after a review of quarterly operations and financial statements and pre-audit by the Internal Audit office of the Finance Department. Quarterly operational and financial statements shall be in such detail as required by the Finance Director acting in compliance with the fiscal control laws of the State of North Carolina pertaining to local government. These quarterly reports must be submitted to the office of Internal Audit in the Finance Department, City Hall, 433 Hay Street, Fayetteville, North Carolina. If after a review of the previous quarterly financial report, it is determined that expenditures were made which were not in compliance with the fiscal control laws, the amount of those expenditures may either be deducted from the next quarter's appropriation or the next quarter's appropriation may be withheld, depending on whichever is recommended by the City Manager.
- C. At any time the City Manager deems necessary or appropriate, an Internal Audit may be made of the organization's books or records to assure the accuracy and reliability of the financial condition of the organization.
- V. Early Termination:
  - A. The City Council may terminate any grant at the end of any quarterly period.
- VI. End of Fiscal Year:
  - A. Organizations must provide the City a certified audit or other audit by independent auditors approved by the City Manager of their financial operation for the grant period.
  - B. All unused funds, on a proposed basis of the entire certified revenue and expenditure audit, must be returned to the City's General Fund.
  - C. Application for renewal grants, for each one-year period, must be made on the same requirement basis as the original grants. The City Council, at its option, may deny renewal grants.

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| SUBJECT – OUTSIDE ORGANIZATIONS<br><u>Nonprofit</u> Funding | Number<br><b>135.1</b> | Revised | Review<br>Date | Effective<br>Date<br><del>1X-23XX-</del><br>9525 | Page 1 of<br><b>35</b> |
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I. Purpose and Intent:

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- A. Under §160A-20.1 of North Carolina General Statutes, a local government may contract with a nonprofit to carry out any public purpose that the local government is authorized by law to engage in.
- B. This policy establishes the framework for funding nonprofit community partners through the General Fund to carry out a public purpose while ensuring transparent and equitable allocation of funds.
- C. This policy applies to all nonprofit community partners that do not fall under other North Carolina General Statutes that prescribe a process to fund and are not Joint City/County Agencies, regardless of award size.
- D. This policy does not apply to the funding of nonprofit organizations through state or federal grants where the granting agency prescribes the process to evaluate and allocate funds.

II. Definitions:

- A. Nonprofit Community Partner: ~~An outside organization is defined as a~~ nonprofit organization incorporated by the State of North Carolina and ~~which is not a Joint City County Agency~~ determined by the Internal Revenue Service (IRS) to be organized under Section 501c3 of the United States Tax Code or other relevant tax-exempt organizations.
- B. General Fund: The General Fund is the principal fund of the City of Fayetteville. This fund accounts for all financial transactions except those more appropriately recorded in another fund. This fund includes the majority of city services including police, fire, emergency communications, inspections, streets, parks, recreation, and administrative functions. Revenues come from intergovernmental revenues, property taxes, user fees, permits and licenses, internal transfers, and other sources of revenue.

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C. Public Purpose: Defined as projects, services, or activities that the local government is authorized by law to fund and undertake.

III. Eligibility:

A. Eligibility is limited to Nonprofit Community Partners organizations which are located in or provide direct services to ~~have a central office in~~ the City and which have a community service function considered to be of significant importance to the City and which have been established and active in providing services to the community for at least 90 days.

B. The organization must be governed by a volunteer Board of Trustees or a Board of Directors that includes a majority of members with no familial or business relationships as further defined by the IRS and is representative of the community. ~~Either Board must have minority representation.~~

C. The organization must provide a clear public benefit that aligns with City priorities identified through Council direction, strategic plans, or community needs and agree to comply with reporting, documentation, and contractual obligations established by the City. ~~assure that it does not aid or perpetuate discrimination on the basis of handicap in providing any aid, benefit, or service as pursuant to Section 504 of the Rehabilitation Act of 1973, as amended.~~

D. The organization must comply with all applicable local, state, and federal laws to ensure nondiscrimination when providing services and appropriate record keeping of financial and operational information.

IV. Application:

A. Organizations must apply through the process designated by the City Manager or their designee.

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~~B. Each applying Organizations must shall submit at least the following: IRS Determination letter, most recent financial statement, a copy of its bylaws, a list of the membership on the governing board, a satisfactory statement of problem definition and anticipated-proposed solution, and a proposed budget showing anticipated revenues and expenditures. These materials along with the request for appropriation must be submitted by March 22 to the City Manager's Office. Along with the proposed budget the agency must submit a statement of previous funding sources as well as funding sources for the fiscal year for which funding is requested in such detail as may be required by the City Manager.~~

IV. Funding:

- A. Appropriations shall be made for a fiscal year period beginning July 1 and ending June 30. The amount and intent of such appropriations will serve as the basis for the application process designated by the City Manager or their designee.
  
- B. Monetary disbursements shall be made in accordance with each funding agreement and by quarter and only after shall be subject to a review of quarterly operations and financial statements, and pre-audit by the Internal Audit office of the Finance Department. Quarterly Operational and financial statements shall be in such detail as required by the Chief Financial Director-Officer acting in compliance with the local government budget and fiscal control act laws of the State of North Carolina. Each funding agreement shall include at a minimum clear guidelines and directives to the nonprofit community partner as to how and for what purposes public monies may be spent, and require documentation to demonstrate the use of city funds and delivery of services, pertaining to local government. These quarterly reports must be submitted to the office of Internal Audit in the Finance Department, City Hall, 433 Hay Street, Fayetteville, North Carolina. If after a review of the previous quarterly financial report, it is determined that expenditures were made which were not in compliance with the fiscal control laws, the amount of those expenditures may either be deducted from the

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~~next quarter's appropriation or the next quarter's appropriation may be withheld, depending on whichever is recommended by the City Manager.~~

C. The City Manager or their designee shall establish appropriate performance measures and deliverables in sufficient detail as to determine the effectiveness of the funding to provide a public purpose. These performance measures shall be incorporated into the funding agreement and may be provided as summary reports to Council as requested.

~~D. The funding agreement shall impose requirements upon each nonprofit community partner that the City's funding be acknowledged in advertising, media, or literature associated with the funded program. At any time the City Manager deems necessary or appropriate, an Internal Audit may be made of the organization's books or records to assure the accuracy and reliability of the financial condition of the organization.~~

~~V. Early Termination:~~

~~A. The City Council may terminate any grant at the end of any quarterly period.~~

VI. End of Fiscal Year:

A. ~~Organizations~~ Nonprofit community partners receiving \$5,000 or more annually must provide or make available to the City any member of the public a certified audit or other financial statement audit by an independent auditor third party in accordance with S.L 2012-169. Pursuant to G.S. §159-40(a), the City may require an audit or an independently prepared financial statement from nonprofit community partners receiving \$1,000 or more in public funds, as specified in the funding agreement approved by the City Manager of their financial operation for the grant period as required by North Carolina General Statutes. The City Manager or their designee may, through the funding agreement, require the same for those receiving smaller amounts establish such requirements through the funding agreement.

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B. ~~All Any unused unspent funds, on a proposed basis of the entire certified revenue and expenditure audit,~~ must be returned to the City’s General Fund unless otherwise authorized by the City Manager or their designee. Funding agreements should be structured as reimbursement-based whenever possible. Alternatively, funding may be provided on a quarterly basis, with the first quarter advanced and all subsequent quarterly payments issued on a reimbursement basis.

~~C. Application for renewal grants, for each one year period, must be made on the same requirement basis as the original grants. The City Council, at its option, may deny renewal grants.~~



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0364

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Consent

**Agenda Number:** 7.0A4

**TO: Mayor and Members of City Council**

**THRU: Douglas Hewett, ICMA-CM, City Manager**

**FROM: Jodi W. Phelps, Assistant City Manager**

**DATE: June 8, 2026**

**RE:**  
**Approve Standardization of Peer City Analysis**

**COUNCIL DISTRICT(S):**

All

**Relationship To Strategic Plan:**

This item supports all adopted City Council strategic goals and objectives.

**Executive Summary:**

This report informs Council on the standardization of peer city benchmarking across the City and the operationalization of the list. This work is the result of a Council Member Request that gained the consensus of Council at the April 6, 2026 Work Session. This list serves as the consistent reference group when staff evaluates programs, services, policies, fees, compensation structures and other municipal functions against comparable North Carolina municipalities. In addition, it provides guidance and context on how the City will evaluate the use of other U.S. cities to ensure a full review of best practices nationwide.

**Background:**

Benchmarking against peer municipalities is a widely recognized best practice in local government management. It enables evidence-based decision-making, promotes competitive positioning, and supports accountability to residents and elected officials. Previously, peer city comparisons were conducted on an ad hoc basis, resulting in inconsistent reference groups across departments and analytical efforts.

To promote consistency, credibility, and efficiency in benchmarking activities, the City Manager's Office has established a standard list of peer cities to be applied uniformly across all City departments and analytical functions.

**Issues/Analysis:**

**PEER CITY LIST**

The standard peer city list consists of the ten (10) largest municipalities in North Carolina by population, including the City of Fayetteville. This population-based criterion was selected because it provides an objective, data-driven, and publicly verifiable basis for

peer group composition.

The list is as follows:

| Rank     | City                | Approx. Population |
|----------|---------------------|--------------------|
| 1        | Charlotte           | ~925,000           |
| 2        | Raleigh             | ~482,000           |
| 3        | Greensboro          | ~302,000           |
| 4        | Durham              | ~299,000           |
| 5        | Winston-Salem       | ~251,000           |
| <b>6</b> | <b>Fayetteville</b> | <b>~210,000</b>    |
| 7        | Cary                | ~185,000           |
| 8        | Wilmington          | ~125,000           |
| 9        | High Point          | ~120,000           |
| 10       | Concord             | ~110,000           |

*Population figures are approximate and based on the most recent U.S. Census Bureau estimates. The composition of this list will be reviewed periodically and updated as warranted by significant changes in population rankings.*

## **IMPLEMENTATION**

The standard peer city list has been communicated to all City department directors and will be incorporated into the following analytical and planning activities:

- Compensation and classification studies
- Fee schedule analyses and rate-setting reviews
- Budget comparisons and fiscal benchmarking
- Service level evaluations and performance measurement
- Policy and program development research
- Grant applications and funding analyses requiring comparative data

Departments may supplement this standard peer list with additional comparators when justified by the specific nature of an analysis (e.g., subject-matter-specific peers or regional context); however, the standard list shall always be included as the baseline reference group in such cases.

### ***Flexibility to Include Additional Peer Cities***

The City recognizes that certain analyses may benefit from a broader or more tailored peer group beyond the standard ten North Carolina cities. Accordingly, staff retains the flexibility to incorporate additional peer cities on a research-specific basis when any of the following conditions apply:

- The analysis involves a specialized service, function, or industry sector where relevant comparators are best identified by operational characteristics rather than

geography or population size alone;

- A funding agency, accrediting body, or professional association prescribes a specific peer group as part of a grant, certification, or compliance requirement;
- A department director or the City Manager determines that demographic, geographic, economic, or service-delivery similarities make an out-of-state or non-ranked municipality a meaningful comparator for the purpose at hand; or
- A research request originating from Council indicates programs, services or operations of interest in additional cities not included in the standard ten.

When additional peer cities are incorporated, staff reports shall identify the supplemental comparators and provide a brief rationale for their inclusion. The standard ten-city list shall remain the baseline and shall always be reported alongside any expanded peer group to ensure consistency and comparability across analyses.

### ***Incorporation of National Best Practices***

Peer city benchmarking will not be limited to comparative data alone. Where applicable, staff will supplement local peer comparisons with national best practice research to ensure that Fayetteville's policies, services, and programs are evaluated against the highest standards in municipal government. Sources for national best practice guidance may include, but are not limited to:

- International City/County Management Association (ICMA) research, standards, and performance benchmarking programs;
- National League of Cities (NLC), Government Finance Officers Association (GFOA), American Public Works Association (APWA), and other recognized professional associations;
- Academic and policy research institutions specializing in local government, urban management, and public administration; and
- Nationally recognized high-performing municipalities identified through awards programs, peer networks, or industry publications as leaders in a given service area or functional domain.

This approach ensures that Fayetteville is not only competitive among its North Carolina peers but is also actively learning from and positioning itself alongside leading municipalities across the country. Staff reports incorporating national best practices shall clearly distinguish between local peer comparisons and national benchmark references.

### **Budget Impact:**

There is no budget impact to this item.

### **Options:**

1. Accept the recommendation and allow staff to continue implementation of the standard-ten peer city list.
2. Provide guidance and send item back to staff for further review.

**Recommended Action:**

Accept the recommendation and allow staff to continue implementation of the standard-ten peer city list.

**Attachments:**

Draft standardization memo to SLT, formally affirming peer city list and process.



To: Senior Leadership Team  
 From: Dr. Douglas J. Hewett, ICMA-CM, City Manager  
 Date: May 28, 2026  
 Re: Standardizing Peer City Benchmarking List

This memo constitutes a directive to all members of the Senior Leadership Team (SLT) to operationalize the City’s standard peer city benchmarking list within your respective departments, effective immediately. This action is taken in response to a Council Member request from April 6, 2026, and reflects a commitment to evidence-based, consistent, and credible analysis across all City functions.

Please review the guidance below, share it with your direct reports and relevant staff, and ensure that all future benchmarking and comparative analyses conform to this framework.

### BACKGROUND

Peer city benchmarking is a recognized best practice in local government management, supporting evidence-based decision-making, competitive positioning, and accountability to residents and elected officials. Previously, peer city comparisons were conducted on an ad hoc basis, resulting in inconsistent reference groups across departments and limiting the reliability and comparability of analytical work.

To address this, the City Manager’s Office has established a standard peer city list to be applied uniformly across all departments. Consistency in our reference group strengthens the credibility of our analyses, whether presented to Council, used in budget deliberations, or applied in grant applications.

### PEER CITY LIST

The standard peer city list consists of the ten (10) largest municipalities in North Carolina by population, including the City of Fayetteville. This population-based criterion provides an objective, data-driven, and publicly verifiable basis for peer group composition:

| Rank     | City                | Approx. Population |
|----------|---------------------|--------------------|
| 1        | Charlotte           | ~925,000           |
| 2        | Raleigh             | ~482,000           |
| 3        | Greensboro          | ~302,000           |
| 4        | Durham              | ~299,000           |
| 5        | Winston-Salem       | ~251,000           |
| <b>6</b> | <b>Fayetteville</b> | <b>~210,000</b>    |
| 7        | Cary                | ~185,000           |
| 8        | Wilmington          | ~125,000           |

| Rank | City       | Approx. Population |
|------|------------|--------------------|
| 9    | High Point | ~120,000           |
| 10   | Concord    | ~110,000           |

*Population figures are approximate and based on the most recent U.S. Census Bureau estimates. The composition of this list will be reviewed periodically and updated as warranted by significant changes in population rankings.*

## **YOUR RESPONSIBILITIES**

Each member of the SLT is expected to take the following steps to operationalize this framework within their department:

- Communicate this directive to all relevant staff who conduct or contribute to comparative research;
- Ensure the standard ten-city list is incorporated as the baseline reference group in all future analyses, reports, and presentations involving peer city comparisons; and
- Document all benchmarking analyses to show that the standard peer list was consulted, even when supplemental cities are also included.

## **FLEXIBILITY AND SUPPLEMENTAL PEERS**

### ***Incorporating Additional Peer Cities***

The City recognizes that certain analyses may benefit from a broader or more tailored peer group. Staff may incorporate additional peer cities on a research-specific basis when any of the following conditions apply:

- The analysis involves a specialized service, function, or sector where relevant comparators are better identified by operational characteristics than by geography or population size alone;
- A funding agency, accrediting body, or professional association prescribes a specific peer group as part of a grant, certification, or compliance requirement;
- A department director or the City Manager determines that demographic, geographic, economic, or service-delivery characteristics make another municipality a meaningful comparator; or
- A research request originating from Council identifies programs, services, or operations of interest in cities not included in the standard ten.

When supplemental cities are used, staff reports must identify those comparators and provide a brief rationale for their inclusion. The standard ten-city list should always be reported alongside any expanded peer group.

### ***Incorporating National Best Practices***

Benchmarking will not be limited to comparative peer data. Where applicable, staff should supplement local peer comparisons with national best practice research to ensure Fayetteville's policies and programs are evaluated against the highest standards in municipal government. Examples of recognized sources include, but are not limited to the following:

- International City/County Management Association (ICMA) research, standards, and performance benchmarking programs;

- National League of Cities (NLC), Government Finance Officers Association (GFOA), American Public Works Association (APWA), and other relevant professional associations;
- Academic and policy research institutions specializing in local government, urban management, and public administration; and
- Nationally recognized high-performing municipalities identified through awards programs, peer networks, or industry publications as leaders in a given service area or functional domain.

Staff reports incorporating national best practices must clearly distinguish between local peer comparisons and national benchmark references.

## **QUESTIONS AND IMPLEMENTATION SUPPORT**

If your department has questions about applying this framework, or encounters a situation not clearly addressed by this guidance, please reach out to your respective Assistant City Manager or the City Manager directly. We will work with you to ensure consistent application across all departments.



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0320

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Consent

**Agenda Number:** 7.0A5

**TO: Mayor Colvin and Members of City Council**

**THRU: Lachelle H. Pulliam, City Attorney**

**FROM: Kecia N. Parker, Real Estate Manager**

**DATE: June 8, 2026**

**RE:**

**Adopt Resolution Authorizing Condemnation of Permanent and Temporary Easements on Property Needed for the Eastwood Avenue Sidewalk Project**

**COUNCIL DISTRICT(S):**

2

**Relationship To Strategic Plan:**

Goal IV: Desirable place to live, work and recreate.

**Executive Summary:**

The Eastwood Avenue sidewalk project was presented to City Council at the September 25, 2023 City Council meeting. Funding was made available with the adoption of the FY24 budget utilizing the GO-Bond funded infrastructure initiative. There was a total of 33 parcels that permanent and temporary easements were needed on. Staff has acquired the easements on 24 of the parcels. Negotiations have been unsuccessful in acquiring the easements on nine of the parcels. The contract for this project is currently out for bid. Staff is requesting authority to begin the condemnation process on the property to acquire the remaining easements allowing the City to begin the notice period and reduce any potential project delay.

**Background:**

The Eastwood Avenue sidewalk project is a voter-approved, GO-Bond funded infrastructure initiative that involves the construction and installation of approximately 5,700 linear feet of new sidewalk along both sides of Eastwood Avenue, spanning the full length from Ramsey Street to Rivercliff Road. This improvement effort directly corresponds to Plan Number 21 identified in the City's 2018 Pedestrian Plan, which outlined priority corridors where additional pedestrian facilities would substantially benefit mobility, safety, and long-term connectivity throughout the community. The project is intended to create a more continuous, accessible, and pedestrian-friendly route for residents, visitors, and daily commuters who rely on walking as part of their regular transportation needs.

In addition to advancing broader walkability and transportation goals, the estimated cost of construction for this project is approximately \$460,000.00. This investment reflects the City's ongoing commitment to expanding pedestrian safety, enhancing neighborhood

accessibility, and improving community infrastructure in a manner consistent with long-range planning objectives identified by the 2018 Pedestrian Plan.

**Issues/Analysis:**

- The City needs to acquire permanent and temporary easements on nine more parcels for the Eastwood Avenue sidewalk project to move forward.
- Staff has acquired easements on 24 of the 33 parcels.
- The project is currently out for bid and staff is requesting authority to move forward with the condemnation process to acquire the remaining permanent and temporary easements to enable the project to remain on schedule and be completed.

**Budget Impact:**

The budget for this project has been allocated through the FY24 budget utilizing GO-Bond funding. The estimated cost of construction for this project is approximately \$460,000.00.

**Options:**

- Adopt the Resolution declaring Council’s intent to authorize condemnation of the remaining permanent and temporary easements needed for the Eastwood Avenue sidewalk project.
- Deny the request and provide further guidance on the project.

**Recommended Action:**

Staff recommends that Council adopt the Resolution declaring Council’s intent to authorize condemnation of the remaining permanent and temporary easements needed for the Eastwood Avenue sidewalk project.

**Attachments:**

Resolution Authorizing Condemnation of Eastwood Avenue Project Easements  
Eastwood Avenue Project Map

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE,  
NORTH CAROLINA AUTHORIZING THE CONDEMNATION OF PERMANENT AND  
TEMPORARY EASEMENTS ON PROPERTIES NEEDED FOR THE EASTWOOD AVENUE  
SIDEWALK PROJECT

WHEREAS, the City of Fayetteville, NC, is a municipal corporation existing under and by virtue of the Constitution, statutes and laws of the State of North Carolina; and

WHEREAS, the governing body of the City of Fayetteville hereby determines that it is necessary and in the public interest to acquire easements on certain property for the following public purpose:

Permanent and Temporary Easement Interests for the Eastwood Avenue Sidewalk Project

WHEREAS, North Carolina General Statute §160A-240.1 authorizes the City to acquire property by condemnation procedures; and

WHEREAS, the acquisition of the easements on the properties is consistent with the strategic planning goal of a desirable place to live, work and recreate; and

WHEREAS, the acquisition of the easements on the properties is consistent with the City’s commitments; and

WHEREAS, the City of Fayetteville shall acquire by condemnation, for the purpose stated above, the property and easement interests as listed below:

| <u>Property Address/Parcel ID Number</u> | <u>Temporary Easement</u> | <u>Permanent Sidewalk Easement</u> |
|--|---------------------------|------------------------------------|
| 114 Eastwood Avenue/0438-79-1609         | None                      | 248 square feet                    |
| 212 Eastwood Avenue/0438-79-6556         | None                      | 175 square feet                    |
| 228 Eastwood Avenue/0438-89-0550         | 785 square feet           | 306 square feet                    |
| 240 Eastwood Avenue/0438-89-1583         | 642 square feet           | 93 square feet                     |
| 2741 Rivercliff Road/0448-09-1269        | 199 square feet           | 130 square feet                    |
| 323 Eastwood Avenue/0438-89-9436         | 263 square feet           | 180 square feet                    |
| 327 Eastwood Avenue/0438-89-9494         | 497 square feet           | 180 square feet                    |
| 2811 Copenhagen/0438-99-7421             | 559 square feet           | 72 square feet                     |
| 5.3 Acres Eastwood Avenue/0439-70-5080   | 137 square feet           | 749 square feet                    |

NOW THEREFORE, BE IT RESOLVED on behalf of the citizens of Fayetteville, the City Council directs the City Attorney to institute the necessary proceedings under Article 1 of Chapter 40A of the North Carolina General Statutes.

IN WITNESS WHEREOF, the City of Fayetteville has caused this instrument to be signed in its name by its Mayor, attested by its City Clerk, and its corporate seal hereto affixed, all by order of its City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, on this, the 8<sup>th</sup> day of June 2026; such meeting was held in compliance with the Open Meetings Act, at which meeting a quorum was present and voting.

CITY OF FAYETTEVILLE

(SEAL)

By: \_\_\_\_\_  
MITCH COLVIN, Mayor

ATTEST:

\_\_\_\_\_  
JENNIFER L. AYRE, City Clerk





# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0333

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Consent

**Agenda Number:** 7.0A6

**TO: Mayor and Members of City Council**

**THRU: Douglas J. Hewett, ICMA-CM, City Manager  
Jeffery Yates, ICMA-CM, Assistant City Manager**

**FROM: John Jones, Office of Community Safety Director  
Michelle Brooks, Interim Budget & Evaluation Director**

**DATE: June 8, 2026**

**RE:  
Adopt Capital Project Ordinance to Appropriate Funding for the Blue Street  
Facility Renovation**

**COUNCIL DISTRICT(S):**

All

**Relationship To Strategic Plan:**

Goal 1: Safe and Secure Community

**Executive Summary:**

The former Senior Center East facility on Blue Street has been identified as the future home of the Office of Community Safety. Renovations are necessary to prepare the facility for operational use and to support implementation of the program's expanding service delivery and community coordination functions.

Council is asked to adopt Capital Project Ordinance 2026-41 to appropriate \$850,000 from the Office of Community Safety's fiscal year 2026 operating budget for the purpose of renovating the future Office of Community Safety facility located at the former Senior Center East on Blue Street.

**Background:**

The Office of Community Safety was established to coordinate non-enforcement public safety strategies focused on prevention, intervention, crisis response, and community stabilization. As implementation continues, the facility will serve as a centralized location for staff operations, community engagement, coordination meetings, training, and service connection activities.

The Blue Street Senior Center renovation plans and blueprints were originally presented to City Council during its February 6, 2026, Work Session. The City Council Capital Improvement Projects (CIP) Committee subsequently received updates on the renovations at their February 10, 2026, April 14, 2026, and May 12, 2026, meetings.

Additionally, during the March 12, 2026, Legislative Delegation Special meeting, it was

announced that the former Blue Street Senior Center would be renovated to accommodate the Office of Community Safety.

**Issues/Analysis:**

N/A

**Budget Impact:**

The General Fund transfer will be provided by the Office of Community Safety's existing operating budget. There is no impact to the General Fund fund balance.

**Options:**

1. Adopt Capital Project Ordinance 2026-41 to appropriate funding for the Blue Street Facility Renovation.
2. Do not adopt Capital Project Ordinance 2026-41 and provide further guidance to staff.

**Recommended Action:**

Staff recommends that Council adopt Capital Project Ordinance 2026-41 as presented.

**Attachments:**

Capital Project Ordinance 2026-41

**CAPITAL PROJECT ORDINANCE  
ORD 2026-41**

BE IT ORDAINED by the City Council of the City of Fayetteville, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1. The authorized project is for the funding of the Blue Street Facility Renovation. This project is for the renovation of the Blue Street facility to house the Office of Community Safety.

Section 2. The project director is hereby directed to proceed with the project within the terms of the various agreements executed and within the funds appropriated herein.

Section 3. The following revenues are anticipated to be available to the City to complete the project:

|                       |                   |
|-----------------------|-------------------|
| General Fund Transfer | <u>\$ 850,000</u> |
|-----------------------|-------------------|

Section 4. The following expenditures are anticipated to be available in the Transit Capital Projects Fund to the City to complete the project:

|                            |                   |
|----------------------------|-------------------|
| Total Project Expenditures | <u>\$ 850,000</u> |
|----------------------------|-------------------|

Section 5. Copies of this capital project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out the project.

Section 6. The City Manager is hereby authorized and directed to take such action as he may deem necessary or appropriate to execute this ordinance. The City Manager is hereby authorized to execute the agreement, subject to any necessary amendments, as well as any ancillary agreements necessary to implement the project.

Adopted this 8th day of June, 2026.



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0357

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**Agenda Date:** 6/8/2026

**Version:** 2

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Consent

**Agenda Number:** 7.0A7

TO: Mayor and Members of City Council

THRU: Michael Gibson, Assistant City Manager

FROM: Daniel Edwards, Assistant Director of Public Services,  
Sheila Thomas-Ambat, Director of Public Services

DATE: June 8, 2026

RE:  
Waste Management Contract Extension Approval

COUNCIL DISTRICT(S):

All

..b

Relationship To Strategic Plan:

Goal 4: Desirable Place to Live, Work and Recreate

Goal 5: Financially Sound City Providing Exemplary City Services

Executive Summary:

The Council is requested to approve and authorize the execution of a two-year contract with Waste Management for cart recycling collection services for households and City-owned facilities.

The approximate annual cost for household recycling collection is approximately \$2,548,089.36 a year. In addition recycling cart collection at City-owned facilities will be billed at \$5.00 per cart per month for once-per-week service and \$10.05 per cart per month for twice-per-week service.

Background:

On November 23, 2016, the City issued a Request for Bids for curbside collection of recyclable materials. Following the solicitation process, Waste Management submitted a bid and was determined to be the most qualified and responsible bidder to provide the requested services.

In April 2017, the City and Waste Management entered into an agreement for curbside recycling collection services. The initial contract term was for sixty (60) months, beginning July 4, 2017, and ending June 30, 2022, contingent upon annual appropriation of funds and satisfactory contractor performance. The agreement also included the option for up to two additional two-year extensions upon mutual written agreement of both parties prior to the expiration of the current term.

On March 30, 2021, the City and Waste Management amended the agreement to transition recycling collection services from once-per-week collection to every-other-week collection. The initial amended contract term was for sixty (60) months, beginning July 1, 2021, and ending June 30, 2026.

Approval of this contract amendment will constitute the first of the two available two-year extension terms under the amended agreement.

Issues/Analysis:

Budget Impact:

- Approximate Annual Contract Cost for Household Carts: \$2,548,089.36
- Contract Term: Two (2) years

- Approximate Total Contract Value: \$5,096,178.72
- New Cost for City Carts:
  - o \$5.00 per cart per month for once-per-week service
  - o \$10.05 per cart per month for twice-per-week service

Options:

1. Council is requested to authorize the City Manager to approve the two (2) year Contract Extension with Waste Management for recycling cart collections for the following dates: July 1, 2026 - June 30, 2028.
2. Do not authorize the City Manager to approve the two (2) year Contract Extension with Waste Management for recycling cart collections and provide guidance to staff.

Recommended Action::

It is recommended that Council authorize the City Manager to approve the two-year contract extension with Waste Management for recycling cart collection services at an approximate annual cost of \$2,548,089.36 for household recycling collection and recycling cart collection services for City-owned facilities at a rate of \$5.00 per cart per month for once-per-week service and \$10.05 per cart per month for twice-per-week service.

Attachments:

Waste Management Contract Extension

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

FIRST TERM EXTENSION  
AGREEMENT

**THIS FIRST TERM EXTENSION AGREEMENT** (the “First Term Extension”), made and entered into the 1<sup>st</sup> day of July, 2026 by and between the **City of Fayetteville**, a North Carolina municipal corporation (the “City”), by and through its Public Services Department Solid Waste Division and **Waste Management of Carolinas, Inc.**, with a principal business office located at 800 Capitol Street, Suite 3000, Houston, TX 77002 and a local office located at 420 I Distribution Drive, Fayetteville, North Carolina 28301 (the “Contractor”) (collectively, the “Parties”).

WITNESSETH:

WHEREAS, the City solicited a Request for Bids dated November 23, 2016 for the curbside collection of recyclable materials; and

WHEREAS, Contractor submitted a bid to the City in response to the Request for Bids; and

WHEREAS, the City determined that Contractor was the most qualified and responsible bidder and as such selected Contractor to perform certain services for the City as described in the Agreement (“Agreement”) between the Parties dated April 2017; and

WHEREAS, the City and Contractor amended the Agreement (“Exhibit A”) on March 30, 2021; and

WHEREAS, Article 10. Term of Exhibit A provides that the Parties may extend the Agreement up to two (2) two-year terms upon the Parties’ mutual written agreement following the Initial Term; and

WHEREAS, the Initial Term of Exhibit A ends on June 30, 2026; and

NOW THEREFORE, in consideration of the mutual promises recited in this First Term Extension, the Parties agree as follows:

AGREEMENT PROVISIONS

1.0 **TERM:** Under the provisions of Exhibit A of the Agreement dated March 30, 2021 (“Exhibit A”), the Parties agree to exercise the first two-year extension of the Renewal Term. Services under Exhibit A shall commence the 1<sup>st</sup> day of July, 2026 (the “Effective Date”). There is one remaining two-year extension of the Renewal Term.

2.0 **SCOPE OF SERVICES:** City added Juneteenth as an annual holiday that will be observed.

### 3.0 COMPENSATION

#### 1. Recycling Cart Collection Rates

- a) The rate for every other week residential curbside recycling cart collections shall be three dollars and thirty-three cents (\$3.33) per cart per month.
- b) The rate for once per week recycling cart collections at City-owned facilities shall be five dollars (\$5.00) per cart per month.
- c) The rate for twice per week recycling cart collections at City-owned facilities shall be ten dollars and five cents (\$10.05) per cart per month.

#### 2. Modification of Rates

- a) The fees or compensation payable to Contractor for subsequent years of the Term hereof shall be adjusted upward and downward to reflect the percentage change in the cost of doing business, as measured by fluctuations in the Consumer Price Index for Water, Sewer, and Trash, Not Seasonally Adjusted, All Areas (WST CPI), as published by the Bureau of Labor Statistics of the United States Department of Labor, for the most recently available 12-month period. Any annual adjustments described herein shall take effect on each anniversary of the Effective Date during the Term of this Agreement.
- b) In addition to the foregoing, the fees which may be charged by Contractor may be increased or decreased to reflect fluctuation in the number and type of Recyclable Materials that Contractor is required to collect. City will make a determination of which materials will be included in the program. If, during the Agreement, either Party desires to add or remove a material from the program (due to changes to market availability, low participation, etc.), the Party may make a written request to the other Party and the material may be added or deleted, if mutually agreed upon by both Parties.

### 4.0 LIQUIDATED DAMAGES

1. Contractor shall not be charged or responsible for any liquidated damages before the Effective Date.
2. Incidents. Quality customer service is of the utmost important to City. It is the intent of the Parties that Contractor shall provide high quality Recycling Collection services to City. Thus, Contractor shall provide service timely in accordance with this Agreement. City, without waiving other remedies it may have under this Agreement, at law or in equity, may deduct from any amounts otherwise payable to Contractor as liquidated damages. The amount of the liquidated damages set forth below is not intended as a penalty and is reasonably calculated based upon City's potential costs in completing the work or otherwise interfering with City's operations and public services.

- a) For damages to carts caused by Contractor, Contractor will pay the current contracted costs to City to repair carts to include damages lids, wheels, and whole cart replacement.
- b) Contractor will pay fifty dollars (\$50.00) per incident for its failure to respond to service complaints from the SeeClickFix Application, City's Call Center, City's Solid Waste Division, or other City departments within twenty-four (24) hours, and for reporting unresolved complaints as having been resolved.
- c) Contractor will fifty dollars (\$50.00) per building for its failure to respond to service complaints from the SeeClickFix Application, City's Call Center, City's Solid Waste Division, or other City departments within twenty-four (24) hours, and for reporting unresolved complaints as having been resolved.
- d) Contractor will pay fifty dollars (\$50.00) per day for repeat misses for its failure to respond to reported service complaints misses that are continually not collected from the SeeClickFix Applications, City's Call Center, City's Solid Waste Division, or other City departments within twenty-four (24) hours, and for reporting unresolved complaints as having been resolved.
- e) Contractor will pay one hundred dollars (\$100.00) per incident, for its failure to respond to service complaints for repeated Back Door Misses (requesting Back Doors be picked in route sequence) from the SeeClickFix Applications, City's Call Center, City's Solid Waste Division, or other City departments within twenty-four (24) hours, and for reporting unresolved complaints as having been resolved.
- f) Contractor will pay the greater of one hundred dollars (\$100.00) per missed collection or three hundred dollars (\$300.00) missed streets or neighborhoods per incident for its failure to collect missed collections of a street or neighborhood within twenty-four (24) hours of being notified of the missed collection.
- g) Contractor will pay fifty dollars (\$50.00) per incident for its failure to tag house/cart for leaving the Recycling Container either for non-compliance of the ordinance or contamination.
- h) Contractor will pay fifty dollars (\$50.00) per incident for its failure to collect cardboard set out with the cart but outside of the cart.
- i) Contractor will pay two hundred fifty (\$250.00) per incident in any rolling ninety (90) calendar day period for its failure to repair damage to customer property and/or clean spillage (oil, hydraulic fluid, Recyclable Materials, etc.) on the day Contractor receives written notice of needed repairs or spillage.

**5.0 CITY'S TERMS SUPERSEDE:** To the extent a conflict exists between the terms of this First Term Extension and the terms and conditions in any of the attachments to this First Term Extension, including Exhibit A, the terms of this First Term Extension shall govern and supersede any conflicting terms in such attachments.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties have executed this First Term Extension as of the date written above.

ATTEST:

CONTRACTOR

BY: [Signature]  
Name Richard Huckabee  
Title Director of Operations

BY: [Signature]  
Name Trocey Shrader  
Title Area V.P.

Date: 5/20/24

Date: 5/20/26

CITY OF FAYETTEVILLE

ATTEST:

BY: \_\_\_\_\_  
JENNIFER L. AYRE  
City Clerk

BY: \_\_\_\_\_  
DR. DOUGLAS J. HEWETT, ICMA-CM  
City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act

BY: \_\_\_\_\_

## EXHIBIT LIST

Exhibit A: Services Agreements



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0362

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Consent

**Agenda Number:** 7.0A8

**TO: Mayor and Members of City Council**

**THRU: Jodi Phelps, Assistant City Manager**

**FROM: Christopher L. Cauley, Director of Economic & Community Development**

**DATE: June 8, 2026**

**RE: Accept HOME Program HUD Findings and Authorize Voluntary Grant Reduction**

**COUNCIL DISTRICT(S):**

All

**Relationship To Strategic Plan:**

GOAL II: The City of Fayetteville will have a Responsive City Government supporting a diverse and viable economy.

Objective 2.2: To invest in community places to ensure revitalization and increase quality of life.

GOAL IV: The City of Fayetteville will be a desirable place to live, work and recreate.

Objective 4.5: To ensure a place for people to live in great neighborhoods.

Objective 4.6: To reduce poverty and homelessness.

GOAL V: The City of Fayetteville will be a financially sound city providing exemplary city services.

Objective 5.1: To ensure strong financial management with fiduciary accountability and plan for future resource sustainability by aligning resources with City priorities.

Objective 5.2: To identify and achieve efficiencies through innovation and technology utilization, by increasing data driven decisions and using business intelligence strategies.

**Executive Summary:**

City Council is asked to approve a voluntary reduction of future HOME Investment Partnerships Program funding totaling \$321,446.21, subject to U.S. Department of Housing and Urban Development (HUD) approval, to resolve two legacy HOME findings requiring corrective financial action, and authorize the Mayor and City Manager, as appropriate, to execute all necessary documentation.

Staff presented the findings, corrective actions completed to strengthen HOME Program compliance, and the proposed financial resolution approach at the June 1, 2026, City Council Work Session. The proposed voluntary grant reduction avoids an immediate General Fund impact while resolving the remaining financial requirement through a phased reduction of future HOME entitlement funding.

**Background:**

HUD issued two HOME Investment Partnerships Program findings requiring corrective financial action by the City. Although the findings were issued in 2025 and 2026, they relate to legacy HOME activities that date back approximately to the 2017 to 2019 program period, before the City's current HOME compliance framework was established. The July 1, 2025, finding involved HOME activities #1407 and #1563, where HUD determined that valid HOME written agreements were not executed with the homeowners before HOME funds were expended, requiring repayment of \$198,009.14. The January 8, 2026, finding involved HOME activities #1356, #1371, and #1425, where HUD determined that HOME written agreements were not properly executed or amended to reflect the specific amount and use of HOME funds, requiring repayment of \$123,437.07.

Together, the two findings require corrective financial action totaling \$321,446.21. Under current ECD leadership, staff assumed responsibility for resolving these legacy findings, correcting the underlying program structures, and establishing updated procedures to support ongoing HOME compliance. The work session item provided Council with background on the findings, corrective actions completed, and financial resolution options.

**Issues/Analysis:**

The findings relate to legacy HOME activities and prior written agreement, documentation, and financial control practices. Under current ECD leadership, staff assumed responsibility for resolving the findings and correcting the underlying program structures that created the compliance exposure.

Since these matters were identified, staff have undertaken substantial corrective action to align current HOME administration with HUD requirements. The City terminated the former HOME-funded rehabilitation program and replaced it with a CDBG-funded Emergency Home Repair Program administered under revised CDBG policies and procedures. Staff also worked with the City's CDBG/HOME technical assistance consultant to revise HOME policies and procedures, update HOME written agreements, develop standard operating procedures for HOME-funded purchase assistance and homebuyer underwriting, strengthen CHDO application and certification tools, improve underwriting guidance, and provide IDIS, financial management, and federal compliance training.

These corrective actions have also been reviewed through HUD technical assistance. HUD's March 4, 2026 technical assistance summary documented progress toward resolving the open HOME findings, noted that the City had completed extensive updates to HOME written agreements, found the City's updated HOME commitment policy consistent with program regulations, and recognized that updated drawdown and financial procedures help ensure HOME funds are not drawn before a valid written agreement is executed for a specific project. HUD also identified additional process improvements related to written agreement amendments and clearer affordability period dates, which staff will incorporate into ongoing policy updates.

At the June 1, 2026, City Council Work Session, Staff presented how the City could

satisfy the required financial corrective action totaling \$321,446.21. Staff identified two available options for Council discussion before returning for formal action.

**Direct Repayment from Non-Federal Local Funds.** This option would require the City to repay \$321,446.21 to the local HOME account using non-federal local funds. This would satisfy the financial requirement immediately and preserve future HOME entitlement capacity. However, it would create an immediate and unbudgeted local fund impact.

**Voluntary Grant Reduction.** This option would allow the City to request that HUD reduce future HOME entitlement funds by \$321,446.21 over multiple fiscal years, subject to HUD approval, in lieu of immediate repayment from non-federal local funds. This approach satisfies the remaining financial requirement without an immediate General Fund impact and distributes the fiscal effect over time. The tradeoff is that future HOME program capacity would be reduced, requiring staff to prioritize eligible HOME activities within a smaller future funding allocation.

Staff recommends the voluntary grant reduction for formal Council action because it provides a compliant financial resolution method, avoids an immediate General Fund impact, and allows the City to close these legacy findings while continuing to operate under the corrected HOME compliance framework. This action does not create a new HOME program or change current housing policy direction.

**Budget Impact:**

If approved, the voluntary grant reduction would reduce future HOME entitlement funding by \$321,446.21 over a multi-year period, subject to HUD approval of the final reduction schedule. The draft request proposes reductions of \$121,446.21 in FY2028, \$100,000 in FY2029, and \$100,000 in FY2030.

This option avoids an immediate repayment from non-federal local funds but reduces future HOME program capacity. Staff will need to account for the reduced HOME availability when planning eligible housing activities such as homebuyer assistance, CHDO development, single-family production, LIHTC gap financing, and other HOME-assisted affordable housing activities.

If Council instead directs direct repayment, the full \$321,446.21 would need to be repaid from non-federal local funds to the City's local HOME account. That option would create an immediate local budget impact but preserve future HOME entitlement capacity.

**Options:**

1. Approve a voluntary reduction of future HOME Investment Partnerships Program funds in the amount of \$321,446.21, subject to U.S. Department of Housing and Urban Development approval, in lieu of repayment from non-federal local resources, and authorize the Mayor and City Manager, as appropriate, to execute all necessary documentation with HUD.
2. Direct staff to identify non-federal local funds for repayment of \$321,446.21 to the City's local HOME account and return with any required budget action.

3. Provide other direction to staff.

**Recommended Action:**

Staff recommends that City Council approve authorizing a voluntary reduction of future HOME Investment Partnerships Program funds in the amount of \$321,446.21, subject to U.S. Department of Housing and Urban Development approval, in lieu of repayment from non-federal local resources, and authorize the Mayor and City Manager, as appropriate, to execute all necessary documentation necessary to complete the financial resolution of the HUD HOME findings.

**Attachments:**

Draft HOME Voluntary Grant Reduction Request Letter  
HUD Finding of Non-Compliance, HOME Activities #1356, #1371, and #1425, January 8, 2026  
HUD Resolution of Findings, HOME Activities #1407 and #1563, July 1, 2025  
HUD FY2026 Onsite Technical Assistance Summary, March 4, 2026  
Civitas Technical Assistance Memorandum, February 12, 2026  
Extension Request for Repayment of HOME Findings



Harry Miles  
Director, Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
1500 Pincroft Road, Suite 401  
Greensboro, NC 27407

Re: Request for a Voluntary Grant Reduction and HUD Acknowledgement

Dear Director Miles:

HUD notified the City of Fayetteville by letters dated July 1, 2025, and January 8, 2026, that monetary repayment was required as corrective action for HOME Investment Partnerships Program non-compliance findings. The findings relate to required HOME written agreements and written agreement amendments associated with HOME-assisted rehabilitation and homebuyer development activities.

Pursuant to 24 CFR 92.552(a)(1), HUD may reduce grant amounts as a remedy for non-compliance. To satisfy the required monetary repayment, the City of Fayetteville requests that HUD reduce its grant(s) in the amount of \$321,446.21 over three years in lieu of repayment from non-federal funds and according to the following schedule:

|                         |                     |
|-------------------------|---------------------|
| <u>Fiscal Year 2028</u> | <u>\$121,446.21</u> |
| <u>Fiscal Year 2029</u> | <u>\$100,000.00</u> |
| <u>Fiscal Year 2030</u> | <u>\$100,000.00</u> |

The City of Fayetteville waives its right to notice and a hearing before HUD reduces its HOME grant(s), pursuant to 24 CFR 92.552(a). If City of Fayetteville requests a revision to this voluntary grant reduction, it will submit a new request.

Sincerely,

Name: Mitch Colvin, Mayor

Date: \_\_\_\_\_



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
Office of Community Planning & Development  
Greensboro Field Office  
1500 Pinecroft Road, 401, Asheville Building  
Greensboro, NC 27407-3838  
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January 8, 2026

Douglas J. Hewett, City Manager  
City of Fayetteville  
433 Hay Street  
Fayetteville, NC 28301-5537

SUBJECT: Issuance of Findings for IDIS Activity Numbers 1356, 1371, and 1425

Dear Mr. Hewett:

HUD appreciates your patience during our review of the events surrounding Integrated Disbursement and Information System (IDIS) activity #1356, 1371, and 1425. HUD blocked activity #1356 in IDIS on November 20, 2021, and activity# 1425 on July 1, 2023, for failing to meet the HOME Investment Partnerships Program's (HOME) 4-year project completion deadline. We thank you for promptly supplying documentation and answering questions to assist with our review. For the purposes of this letter, the terms "City" and "Participating Jurisdiction (PJ)" are used interchangeably with the City of Fayetteville.

After reviewing additional documentation for the activities, HUD made a determination of noncompliance and concluded that the City will have to repay a portion of the HOME funds committed to each activity. The determination was made based on the City's failure to execute HOME written agreements or amendments to existing agreements in compliance with the HOME requirements at [24 CFR 92.504\(c\)\(3\)](#), which requires that the project written agreement include the specific amount and use of the HOME funds and other funds for the project.

### **FINDING 1**

**CONDITION:** The PJ did not amend the written agreement for activity 1356 to reduce the amount of HOME funding by \$109,500 to then have that amount applied to 1371. As a result, the PJ lacked the authority to use the \$109,500 in grant funds for costs attributed to activity 1371 based upon the HOME requirements at [24 CFR 92.504\(c\)\(3\)](#) stating that the project written agreement must include the specific amount and use of the HOME funds and other funds for the project.

The HOME written agreement for activity 1425 was for \$500,000. The PJ expended \$513,937.07.

**CRITERIA:** [24 CFR 92.504\(c\)\(3\)](#)

**CAUSE:** Fayetteville funded HOME activity 1356 for \$455,500 through two written agreements and drew the activity for this amount in IDIS. However, the City asserts that this



activity was overfunded by \$109,500 and the City desired to revise te overfunded amount in IDIS and apply it to HOME activity 1371 (the next year’s homebuyer construction activity). The PJ attributes this error to having accidentally drawn extra funds that were intended to have been drawn for 1371. Activity 1371 was funded for \$474,500 but was amended to increase the project cost to \$650,000. This increase was due to the PJ asserting that activity 1371 was originally underfunded. However, the PJ did not amend their written agreement for activity 1356 to reduce the amount of HOME funding by \$109,500 to then have that amount applied to 1371.

For activity 1425, the PJ expended funds while no amendments were made to the written agreement to support increased costs.

**EFFECT:** The City was not compliant with the HOME commitment requirements found at [24 CFR 92.2](#) for activities #1356, #1371, and #1425 by not having written agreements, specifically written agreement amendments, in place specifying the amount and form of HOME assistance.

**REQUIRED CORRECTIVE ACTIONS:**

1. The City must repay a total of \$109,500.00 of HOME funds expended for the subject activity (\$109,500.00 for IDIS Activity #1356). This repayment must be made with non-federal funds and must occur in accordance with the requirements found at [24 CFR 92.503\(b\)](#). For guidance and instructions for the repayment process, please refer [to HOME FACTS - Vol. 7 No. 1, January 2016 \(Revised February 2019\) \(hud.gov\)](#); under “Repayments to the Local Account.” The repayment should be made to the City’s local HOME program account. Supporting documentation evidencing the return of funds must be provided to this Office within 30 days of receipt of this letter. See further instructions on pg. 4 of this letter.
2. The City must repay a total of \$13,937.07 of HOME funds expended for the subject activity (\$13,937.07 for IDIS Activity #1425). This repayment must be made with non-federal funds and must occur in accordance with the requirements found at [24 CFR 92.503\(b\)](#). For guidance and instructions for the repayment process, please refer [to HOME FACTS - Vol. 7 No. 1, January 2016 \(Revised February 2019\) \(hud.gov\)](#).
3. The City must develop policies and procedures to ensure compliance with the HOME written agreement requirements for including the specific amount and use of the HOME funds as stated by [24 CFR 92.504\(c\)\(3\)](#). A copy of the updated policies and procedures must be provided to this Office within 30 days of receipt of this letter.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
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(336) 547-4000  
[www.hud.gov](http://www.hud.gov)

We thank you for your cooperation and assistance in attempting to resolve this open finding. If the City disagrees with any of HUD's determinations or conclusions in this letter, please address the issues by writing to the Department within 30 days of receipt of this notification. Please contact Alisha Doulen at (336) 851-8042 or [Alisha.W.Doulen@hud.gov](mailto:Alisha.W.Doulen@hud.gov), if we can be of any assistance regarding this matter.

Sincerely,

A handwritten signature in blue ink that reads "Ashley Lowe".

Ashley Lowe, Acting Director  
Greensboro Field Office  
Office of Community Planning & Development

Cc: Christopher Cauley  
Albert Baker  
Michelle Haire



**INSTRUCTIONS ON REPAYING HOME PROGRAM INCOME FUNDS TO THE PJ'S LOCAL HOME ACCOUNT:**

1. For repayment, the PJ should follow the section of the [HOME FACTS - Vol. 7 No. 1, January 2016 \(Revised February 2019\)](#) under "Repayments to the Local Account (IU) Receipts".

Repayments to the Local Account (IU) Receipts

When the PJ selects "IU Repayment to the Local Account," the data entry requirements for the screen change in a number of ways.

| Recipient | Source Name | Source Type | Grant Year | Fund Type | Drawn Amount  | Previous Local Account Repayments | Remaining Balance | Local Account Repayment - Receipt Amount | Grantee Receipt # |
|-----------|-------------|-------------|------------|-----------|---------------|-----------------------------------|-------------------|--|-------------------|
| HAMMOND   | HUD         | MC          | 2013       | PI        | \$825.00      | \$0.00                            | \$825.00          | \$ 825                                   |                   |
| HAMMOND   | HUD         | MC          | 2009       | EN        | \$175.91      | \$0.00                            | \$175.91          | \$ 175.91                                |                   |
|           |             |             |            |           | <b>Total:</b> |                                   | <b>\$1,000.91</b> |  |                   |

1. In the "IDIS Activity ID" field, input the IDIS activity number for the activity that is in need of repayment and click the "Show Activity Funds" button.
  2. The system will refresh the screen and provide a table displaying the amounts drawn against the activity. Each combination of grant year and fund type is displayed on a separate line item.
  3. Review the information in the table provided, including "Drawn Amount," "Previous Local Account Repayments," and "Remaining Balance" (B). These amounts will determine the maximum amount to enter in the "Local Account Repayment - Receipt Amount" field (C) for each line item.
  4. Input the amount of funds that will be repaid in the "Local Account Repayment - Receipt Amount" field (C). PJs may optionally input a distinct "Grantee Receipt #" (D) for each line item.
  5. "Total Amount" field (E) is calculated by the system based on the total entered in the "Local Account Repayment - Receipt Amount" fields (C).
  6. If the repayment receipt will include more than one activity, click the "Add Activity" button (F) to input data for another activity.
  7. Provide a detailed comment in the "Comments" field (G), including the reason for the repayment, the amount required to be repaid, whether the repayment entered is a full or partial amount, and if additional repayments are necessary. Please note that the "Comments" field is required for IU receipts.
2. For verification, the PJ should submit to HUD a copy of the general ledger entry showing the repayment was made using non-federal funds to the PJ's local HOME program account.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
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July 1, 2025

Douglas J. Hewett, City Manager  
City of Fayetteville  
433 Hay Street  
Fayetteville, NC 28301-5537

**Re: Resolution of Findings for IDIS Activity Numbers 1407 and 1563**

Dear Mr. Hewett:

We thank the City of Fayetteville for its correspondence received on May 29, 2025, to address the HOME Program findings issued outside of monitoring on March 10, 2025. We have reviewed your submission and offer the following comments:

**Finding 1:** The City of Fayetteville did not execute valid HOME written agreements with the homeowners and therefore did not have authority to expend grant funds on IDIS activity #1407 and IDIS activity #1563.

**Criteria:** [24 CFR 92.504\(c\)\(5\)\(ii\)](#) and [24 CFR 92.254\(b\)](#).

**Required Corrective Action:**

- 1. The City must repay a total of \$198,009.14 of HOME funds expended for the subject activities (\$152,022.69 for IDIS Activity #1407 and \$45,986.45 for IDIS Activity #1563). These repayments must be made with non-federal funds and must occur in accordance with the requirements found at 24 CFR 92.503(b). For guidance and instructions for the repayment process, please refer to [HOME FACTS - Vol. 7 No. 1, January 2016 \(Revised February 2019\) \(hud.gov\)](#).*

**Fayetteville's Response:**

The City would like to request an alternate corrective action and cancel the two HOME activities in IDIS. The two activities were funded using HOME program income and no funding was drawn from the City's Treasury account. The City is requesting to repay the local HOME account, cancel the two activities, and apply the repayment to future HOME eligible activities. The City intends to fund these activities with CDBG funds under their CDBG-funded Emergency Housing Repair Program.

**HUD's Response:**

HUD will allow Fayetteville to make the required repayment (\$152,022.69 for IDIS Activity #1407 and \$45,986.45 for IDIS Activity #1563) to its local HOME account using non-federal funds.

HUD issued guidance provided in [HOME FACTS - Vol. 7 No. 1, January 2016 \(Revised February 2019\) \(hud.gov\)](#) allows activities funded with program income to be repaid to the PJ's local HOME account. Please provide confirmation of repayment to this office within 30 days of receipt of this letter. Once the notification of repayment has been received, Fayetteville will be able to cancel the activities in IDIS. The City may then create new activities using CDBG funds if it is established that the activities meet CDBG program eligibility requirements.

2. *The City must develop policies and procedures to ensure compliance with commitment requirements (24 CFR 92.2).*

**Fayetteville's Response:**

The City has developed written policies and procedures regarding HOME commitment requirements at 24 CFR 92.2.

**HUD's Response:**

The City must submit a copy of its updated policy regarding the commitment of HOME program to this office for review. Please provide documentation to this office within 30 days of receipt of this letter.

3. *The City must develop proper financial controls to ensure funds are not drawn prior to a valid HOME commitment; and*  
4. *The City must develop policies and procedures to ensure HOME funds are not drawn before a valid HOME written agreement is executed for a specific local project (24 CFR 92.502);*

**Fayetteville's Response:**

There are systematic changes in IDIS that helps to ensure that activity set up occurs with a valid executed HOME commitment date that staff understands and has operationalized that. The City and Finance department are creating policies and procedures around HOME draws that will be established by June 30, 2025. The City utilizes outside legal counsel to develop all HOME affordable housing development agreements and has a HOME written agreement template for homebuyer assistance.

**HUD's Response:**

The City must submit a copy of its updated policy regarding HOME drawdowns to this office for review. Please provide documentation to this office within 30 days of receipt of this letter.

5. *The City must develop rehabilitation standards in accordance with the [24 CFR 92.251\(b\)](#); and*  
6. *The City must develop policies and procedures to ensure they are determining the scope of work for rehabilitation projects in accordance with [24 CFR 92.251\(b\)\(3\)](#); and*  
7. *The City must develop written agreement templates for their homeowner rehabilitation program that comply with [24 CFR 92.504\(c\)\(5\)\(ii\)](#); and*

**Fayetteville’s Response:**

The City no longer has a HOME Housing Rehabilitation Program.

**HUD’s Response:**

HUD acknowledges that the City is no longer carrying out housing rehabilitation activities using HOME funds. If Fayetteville reestablishes its homeowner rehabilitation program in the future, it must satisfy the requirements under items 5, 6, and 7 of this corrective action.

8. *City staff administering the HOME program should take the web-based comprehensive HOME program training. The training can be found here: [Building HOME Online Training - HUD Exchange](#).*

**Fayetteville’s Response:**

The City staff administering the HOME programs have completed the Building HOME Online training. The City provided a list of staff and have incorporated this training as a part of their new staff onboarding.

**HUD’s Response:** HUD acknowledges that the City has completed this requirement.

This finding will remain open until all components of the correction action have been completed. We thank you for your cooperation and assistance in attempting to resolve this open finding. Please contact Alisha Doulen at (336) 851-8042 or [Alisha.W.Doulen@hud.gov](mailto:Alisha.W.Doulen@hud.gov), if we can be of any assistance regarding this matter.

Sincerely,

**TASLEEM  
ALBAARI**  Digitally signed by TASLEEM  
ALBAARI  
Date: 2025.07.02 15:40:03 -04'00'

Tasleem Albaari  
Acting CPD Director  
Greensboro Field Office  
Office of Community Planning and Development

Cc: Christopher Cauley, ECD Director  
Albert Baker, ECD Asst. Director  
Michelle Haire, ECD Business Manager



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
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March 4, 2026

Christopher Cauley  
Economic and Community Development Director  
City of Fayetteville  
433 Hay Street  
Fayetteville, NC 28301

**SUBJECT:** Fiscal Year 2026 Onsite Technical Assistance (TA)  
HOME Investment Partnerships Program (HOME) and Community Development Block  
Grant (CDBG) Program  
Date TA Provided: February 18, 2026

Dear Mr. Cauley,

On February 18, 2026, the Greensboro CPD field office provided onsite technical assistance to the City of Fayetteville for the HOME-funded affordable housing development program and the CDBG-funded emergency repair program. The purpose of the onsite technical assistance was to resolve open monitoring findings, improve performance, and provide guidance and expertise in program execution and design. This letter summarizes the technical assistance provided, the outcomes achieved, identified issues or opportunities for improvement, and next steps.

### **INTRODUCTION**

Specifics relating to this technical assistance visit are as follows:

|                                 |  |
|---------------------------------|--|
| HUD Reviewer(s):                | Alisha Doulen, CPD Representative<br>Sonya Green, CPD Representative   |
| Key Grantee Staff/Participants: | Christopher Cauley, Economic & Community Development<br>(ECD) Director<br>Michelle Haire, Business Manager<br>Jeffrey Morin, Housing Program Manager |

### **SCOPE OF TA**

Greensboro HUD Field Office staff provided targeted TA on HOME written agreements,

subrecipient management practices (CDBG and HOME), and overall financial policies and procedures. HUD staff reviewed the HOME Community Housing Development Organization (CHDO) written agreement between the City of Fayetteville and Fayetteville Area Habitat for Humanity. As a part of the HOME project, HUD also reviewed one homebuyer agreement. Program policies and procedures reviewed included: ECD Finance (Grants) Flowchart and the CDBG and HOME program manuals.

Areas of priority included:

- A review of HOME written agreements, subrecipient management practices, and financial recordkeeping systems. Review included recommendations for enhancements or adjustments.
- HUD staff discussed with City staff current policies and procedures for the HOME homebuyer program and CDBG rehabilitation program.
- HUD staff provided technical assistance for project management and execution of activities where barriers are present.
- A review of select project files to identify any areas that may result in non-compliance.

## **TA OUTCOMES**

### ***Outcomes Achieved***

The focus of the technical assistance was to facilitate the closure of open HOME program findings of non-compliance, improve performance, and provide guidance and expertise in program execution and design. During the TA engagement, the following outcomes were achieved:

#### **Outcome #1:**

**Description of Outcome:** Progress made to resolve open HOME program findings. The City expects to complete the corrective actions by April 30, 2026.

**Accomplishment:** The City completed extensive updates to its HOME written agreements prior to the issuance of HOME program findings. HUD staff reviewed the updates to the written agreements and offered recommendations where areas for improvement were identified. Following discussion with the City, it was recommended that the City submit an extension request to allow additional time to resolve the open findings. The City is in the process of updating many of its policies and procedures with the help of a consultant. The additional time will allow City staff an opportunity to obtain formal authorization to repay the funds.

**Needed Action:** The City will submit a formal request to the HUD Office requesting a short-term extension to complete the repayment process.

#### **Outcome #2:**

**Description of Outcome:** Reviewed policies and procedures to ensure compliance with

program regulations and identified areas for improvement.

**Accomplishment:** HUD staff provided clarity and guidance on HUD requirements related to the City's CDBG emergency repair program, documenting administrative costs, and recordkeeping requirements. HUD reviewed the City's updated policy related to the commitment of HOME funds requirements found at 24 CFR 92.2 and finds them to be consistent with program regulations. The City has developed a flowchart to reflect its procedures on the drawdown of funds and other financial processes. These updated policies and procedures will help to ensure that HOME funds are not drawn before a valid HOME written agreement is executed for a specific local project per 24 CFR 92.502.

**Needed Action:** HUD recommends that the City continue its work in making updates and revisions to existing policies and procedures.

### ***Outstanding Issues/Areas for Improvement***

During the provision of TA, the following issues/areas for improvement were identified that the City is strongly encouraged to address in order to ensure compliance and strengthen program performance. They may be subject to future compliance monitoring.

#### **Recommendation #1:**

**Description of Issue:** The updated HOME policies and procedures did not describe the City's process for amending written agreements. HUD acknowledges that the City may have this written policy in place and it was not reviewed at the time of the site visit.

**Next Steps:** If the City has not developed a written policy regarding its process for amending written agreements, it is recommended that the City includes a process to specify when formal amendments are triggered and how it will go about updating appropriate systems prior to the drawdown of additional HOME funds.

#### **Recommendation #2:**

**Description of Issue:** The HOME period of affordability was not clear in the homebuyer written agreement under the Fayetteville Area Habitat for Humanity CHDO activity.

**Next Steps:** It is recommended that the City include in its written agreement to the homeowner or in a subsequent formal written notice after project completion, the exact dates being referenced. The dates should include the completion date and resulting expiration date of the period of affordability. These dates may impact homeowners that desire to sell their property in future years, and the exact dates should be made clear.

#### **Opportunity for Improvement**

HUD reviewed one activity within the City's CDBG-funded emergency repair program. Based on a review of the project file for Fayetteville Urban Ministry, the following recommendations were noted:

1. The City should ensure that it has a process in place for how it will document the cost allowability of indirect costs charged to the grant by subrecipients. At a minimum, the City should require all subrecipients that plan to charge indirect costs to the grant to submit a cost allocation plan for the City review.
2. The City should have a process in place to ensure that subrecipient staff being paid with grant funds are identified and deemed essential to the project. This can be incorporated into the written agreement or provided by the subrecipient as a separate certifying document.

### **NEXT STEPS**

The Greensboro HUD Field Office will continue to provide technical assistance to the City as needs are identified. Several written policy and procedure updates were ongoing at the time of the site visit. Should the City wish HUD to review additional updates made, please contact the Greensboro field office.

I would like to thank you and your staff for your professionalism and cooperation during this TA engagement. You are supporting valuable programs that are successfully supporting housing and community development activities. Alisha Doulen, CPD Representative, is available to discuss the summary of conclusions from the TA and next steps. She can be reached at [Alisha.W.Doulen@hud.gov](mailto:Alisha.W.Doulen@hud.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Ashley Lowe".

Ashley Lowe, Acting Director  
Greensboro Field Office  
Office of Community Planning and Development



To: City Council  
City of Fayetteville  
433 Hay Street  
Fayetteville, NC 28301

From: Civitas LLC  
600 Salty Alley  
Mount Pleasant, SC 29464

February 12, 2026

**RE: Civitas Technical Assistance Services for the City of Fayetteville**

This memorandum provides a summary of the technical assistance, policy development, and compliance-related services that Civitas has provided to the City of Fayetteville in support of its Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. Civitas was initially retained to conduct a comprehensive review and update of the City's federally funded housing and community development programs to strengthen administrative procedures, internal controls, and regulatory alignment. This engagement was not solely focused on HUD's issuance of HOME monitoring findings, but Civitas' technical assistance has supported the City in implementing corrective actions.

Although Civitas has provided broader consulting and administrative support across CDBG, HOME, and ESG programs, the summary below highlights the work most directly associated with the HOME findings and related efforts to strengthen the program.

**Corrective Actions Related to HUD Findings**

**HOME Rehabilitation Program Finding**

The City formally terminated the HOME-funded rehabilitation program, thereby eliminating the need for a HOME rehabilitation agreement structure associated with the finding. The activity was replaced with a CDBG-funded Emergency Home Repair Program administered under revised CDBG policies and procedures. This structural change resolved the compliance concern tied to the original HOME-funded rehabilitation framework.

**Habitat for Humanity CHDO Project Finding**

The HOME Agreement associated with the Habitat CHDO project was reviewed and revised to ensure compliance with applicable HOME regulations. The updated agreement now incorporates all required HOME regulatory provisions governing project development, affordability, and compliance oversight.

Civitas performed the below actions in coordination with City staff to directly address HUD regulations and requirements and to strengthen long-term compliance systems.



## **Community Development Block Grant (CDBG) Program Support**

- Conducted technical review of the Nehemiah Project Rehabilitation Program structure, eligibility framework, and documentation standards; provided recommendations and developed program tools to support compliant administration.
- Reviewed and provided compliance guidance for the City's CDBG-funded Emergency Home Repair Program to ensure alignment with CDBG eligibility requirements and federal regulations.
- Provided technical assistance related to activity setup, documentation standards, financial management considerations, and regulatory interpretation under 24 CFR Part 570.

## **HOME Investment Partnerships (HOME) Program Support**

- Conducted review and revision of HOME policies and procedures to align with current regulatory requirements.
- Updated the City's process for awarding HOME funds to Habitat for Humanity, including revision of the HOME Agreement to incorporate all applicable regulatory provisions.
- Drafted Standard Operating Procedures (SOPs) for:
  - HOME-funded purchase assistance activities
  - HOME-funded homebuyer underwriting
- Provided Community Housing Development Organization (CHDO)-related support:
  - CHDO application templates
  - CHDO eligibility and certification checklists
  - Underwriting guidance for CHDO development projects
- Provided underwriting technical assistance for:
  - Habitat for Humanity projects
  - HOME-assisted projects layered with Low-Income Housing Tax Credits (LIHTC)
  - CHDO-sponsored development activities

## **Cross-Cutting & Financial Management Support**

- Financial Management & Federal Compliance Training, emphasizing HUD-funded programs
- Delivered IDIS training and IDIS technical support across CDBG, HOME, and ESG programs
- Provided technical assistance related to program income, underwriting, compliance documentation, and federal regulatory interpretation as requested by City staff

Through the comprehensive review and revision of CDBG and HOME policies, procedures, agreements, and administrative processes, the City has strengthened its compliance framework and implemented corrective measures responsive to HUD's monitoring findings. Based on the scope of services provided and the program materials reviewed and updated, the City's CDBG and HOME program documentation and administrative structures are aligned with applicable HUD regulatory requirements. Please let us know if additional clarification or documentation would be helpful.

Sincerely,

*Karl Erich Chatham*

Erich Chatham  
Civitas, LLC

[Erich.Chatham@civitassc.com](mailto:Erich.Chatham@civitassc.com) | (843) 573-7825



March 25, 2026

Ashley Lowe, Acting Director  
Greensboro Field Office  
Office of Community Planning & Development  
1500 Pinecroft Road, 401, Asheville building  
Greensboro, NC 27407

SUBJECT: Extension Request for Repayment of HOME Findings

Dear Ms. Lowe:


The City of Fayetteville received a HUD resolution of findings for IDIS activity numbers 1407 and 1563 dated July 1, 2025. Subsequently, the City of Fayetteville received a second resolution of findings for IDIS activity numbers 1356, 1371, and 1425.

The required corrective action for both HOME findings includes a total repayment of \$321,446.21 to the City's local HOME account.

The City respectfully requests an extension of the repayment deadline through May 29, 2026. This additional time is needed to present the findings to City Council and obtain formal authorization to repay the funds.

We appreciate your consideration of this request and remain committed to resolving these findings in a timely and compliant manner. Please let us know if any additional information is needed.

Sincerely,



Douglas J. Hewett, ICMA-CM  
City Manager  
City of Fayetteville

cc: Jodi Phelps, ACM  
Christopher Cauley, ECD Director  
Alisha Doulen, HUD CPD Representative



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0369

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**Agenda Date:** 6/8/2026

**Version:** 3

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Consent

**Agenda Number:** 7.0A9

**TO: Mayor and Members of City Council**

**THRU: Jodi Phelps, Assistant City Manager**

**FROM: Christopher Cauley, MPA, Economic & Community Development Director**

**DATE: June 8, 2026**

**RE:**

**Approval of Single Family Housing Development Loan for Kingdom CDC's Rosehill Road Project**

**COUNCIL DISTRICT(S):**

District 3 - Dr. Antonio Jones

**Relationship To Strategic Plan:**

Goal 3: City Investment in Today and Tomorrow

Objective 3.1: Increase City homeownership through programs for down payment assistance, working with developers to increase affordable housing options, efficient processes for home-building and home-buying, and through incentives which encourage home ownership.

**Executive Summary:**

Kingdom Community Development Corporation (Kingdom CDC) is a nonprofit developer proposing to develop 15 single family homes on a 3.5-acre site on Rosehill Road. City Council is asked to authorize a loan commitment letter and subsequent loan documents in the amount not to exceed \$430,000 from the City's General Obligation Bond - Housing Opportunity (Housing Opportunity Bond) funds allocated for housing to support the acquisition and infrastructure of the site. This commitment will be good until December 30, 2026, with a six-month extension allowed at the Director's discretion.

**Background:**

Kingdom CDC is a nonprofit community development corporation that specializes in single family housing development, homebuyer education, and leveraging Federal, State, and Local down payment assistance programs to create home ownership opportunities. The organization will be the developer for this project and will be the general contractor for the infrastructure and the development of 9 or more homes. Kingdom CDC will develop the land into 15 single family parcels with a road and infrastructure that meets the City's standards. Kingdom CDC has a long history of single-family housing development both within the County and the City limits of Fayetteville. They have also secured other financing from the National Institute of Minority Economic Development a Community Development Financial Institution. Of the 15 developed lots, 9 or more will be required to be sold to first time home buyers with a household income defined as low and moderate

by the Department of Housing and Urban Development.

**Issues/Analysis:**

The remaining six (6) lots shall be sold to households under 120% AMI. These six (6) lots and the homes constructed on them shall be subject to affordability restrictions for a fifteen-year period. The proceeds from the sale of the Housing Opportunity Bond Homes must be reinvested in the development of affordable housing on the property. Any of the Housing Opportunity Bond Affordable Homes that are not sold to a buyer within nine months of the issuance of a certificate of occupancy may be rented to families with incomes at or below 80% of the Area Median Income, subject to a 20-year affordability period.

Individuals who take Homebuyer Education courses will be recruited and developed into first time homebuyers for these proposed properties and any properties not sold within nine months, they may be rented to families with incomes at 50% to 60% of the Area Median Income and be required to maintain affordability for a 20 year period. The proceeds from the sale of the homes will be reinvested in the development of subsequent housing on site. As the project closes, the City's funds will be transitioned into down payment assistance for the qualified households. This down payment assistance will be in an amount that is required to keep the primary mortgage affordable to each household and take the form of a loan based on amount of assistance, forgivable over 5 to 15 years. Any funds not required for down payment assistance will be returned to the City and invested in future projects.

The contents of this memo and other underwriting documents will be used to draft the commitment letter and other legal documents to secure the City's investment. These documents will be executed at loan closing where the City will be represented by Banks Law Firm as outside legal counsel.

**Budget Impact:**

Initial funding for this project came from the City's American Rescue Plan Act funding allocated for housing programs. The total of \$4M as allocated and \$1.25M was approved for rehabilitation of Fayetteville Gardens, \$2M approved for the rehabilitation of Hillside Manor, and the remainder of \$750k could be allocated to this project. Of that \$750k, \$25k has been allocated for consultants to help develop this project and monitor the progress.

The additional \$430,000 in funding will come from the City of Fayetteville General Obligation Bond - Housing Opportunity (Housing Opportunity Bond). The total of \$12M has yet to be fully allocated. \$1.9M was approved for Central Park Villas, \$2.5M has been allocated for Choice Neighborhood Initiative on Murchison Road, leaving an available balance of \$7.6M.

**Options:**

- Authorize a loan commitment letter and subsequent loan documents in an amount not to exceed \$430,000 from the City of Fayetteville General Obligation Bond - Housing Opportunity (Housing Opportunity Bond) allocated for housing to the proposed Rosehill Road Development.

- Do not authorize a loan commitment letter and subsequent loan documents in an amount not to exceed \$430,000 from the City of Fayetteville General Obligation Bond - Housing Opportunity (Housing Opportunity Bond) allocated for housing to the proposed Rosehill Road Development.
- Direct Staff to some other action.

**Recommended Action:**

Staff recommends that Council move to authorize a loan commitment letter and subsequent loan documents an amount not to exceed \$430,000 from the City of Fayetteville General Obligation Bond - Housing Opportunity (Housing Opportunity Bond) allocated for housing to the proposed Rosehill Road Development.

**Attachments:**

Rosehill Road Single Family Housing Development Commitment Letter



**May 29, 2026**

Kingdom Community Development  
Corporation 129 North Main Street  
Spring Lake, NC 28390

Dear Mr. Manning:

The City of Fayetteville is pleased to commit a loan ("Loan") to assist in financing the construction of affordable housing along Rosehill Road, subject to the following terms:

**Borrower:** Kingdom Community Development Corporation, a North Carolina nonprofit company

**Property:** 4002 Rosehill Road, Fayetteville, North Carolina  
28311 PIN:0429767858

**Project:** The construction of fifteen (15) single-family homes, of which nine (9) shall be sold to households under 80% of the Area Median Income (AMI) and the remaining six (6) shall be sold to households under 120% AMI.

**Loan Amount:** \$430,000.00

**Source of Funds:** 2022 City of Fayetteville General Obligation Bond – Housing Opportunity (Housing Opportunity Bond)

**Affordability Period:** Fifteen (15) years for each homebuyer-assisted unit.

**Use of Funds:** To assist in financing the infrastructure required to develop fifteen (15) single-family homes. Nine (9) of the lots financed by this loan shall be used to construct affordable single-family homes to be sold to individuals or families earning no greater than 80% of the Area Median Income (the "ARPA Affordable Homes") and are subject to the terms and conditions of that ARPA Permanent Loan Agreement between the parties entered on June 14, 2024 and associated documents recorded in the Cumberland County Register of Deeds ("ARPA Loan Documents") as well as additional conditions imposed by the Loan. These nine (9) lots and the homes constructed on them shall be subject to affordability restrictions for a fifteen-year period. The proceeds from the sale of the ARPA Affordable Homes must be reinvested in the development of affordable housing on the property.

Any of the Affordable Homes that are not sold to a buyer within nine months of the issuance of a certificate of occupancy may be rented to families with incomes at or below 80% of the Area Median Income, subject to a 20-year affordability period.

The remaining six (6) lots shall be sold to households earning no greater than 120% of the Area Median Income (the "Housing Opportunity Bond Homes"). These six (6) lots and the homes constructed on them shall be subject to affordability restrictions for a fifteen-year period. The proceeds from the sale of the Housing Opportunity Bond Homes must be reinvested in the development of affordable housing on the property. Any of the Housing Opportunity Bond Affordable Homes that are not sold to a buyer within nine months of the issuance of a certificate of occupancy may be rented to families with incomes at or below 120% of the Area Median Income, subject to a 20-year affordability period.

Consistent with the requirements of the ARPA Loan Documents, the proceeds from the sale of the fifteen (15) homes must be reinvested in the development of affordable housing on the property. As the Project closes, the Borrower will transition any remaining Housing Opportunity Bond funds or sale proceeds from the Housing Opportunity Bond Homes into down payment assistance for the qualified households. This down payment assistance will be in an amount that is required to keep the primary mortgage affordable to each household and take the form of a loan based on the amount of assistance, forgivable over 5 to 15 years. Any funds not required for down payment assistance will be returned to the City, less a reasonable developer fee of not more than 15%.

Interest: No interest (0%).

Term/Payment: The Loan shall be for a 2-year term commencing on the date the Loan funds have been disbursed in full and maturing 2 years from such date ("Maturity Date").

During the term of the Loan, no monthly payments shall be due and payable as set forth in the Loan's promissory note. All outstanding principal and interest shall be due and payable in full on the Maturity Date

Disbursements: Intentionally Deleted.

Draws: The amount of \$430,000.00 shall be disbursed to Borrower as specified in the loan agreement.

Retainage: Intentionally Deleted.



Payment and

Performance Bond: The Borrower shall have provided to the City payment and performance bonds naming the City as obligee in amounts not less than the full value of the construction contract(s) entered to build the Project.

Collateral: The collateral shall consist of a no-less-than second lien Deed of Trust encumbering the Property. The City of Fayetteville shall execute such subordination agreements as shall be required by senior lenders for the development. The Loan will be senior to other City loans.

Costs: All costs pertaining to closing the Loan will be borne by the Borrower, including the City's attorneys' fees (not to exceed \$10,000.00) and recording fees, which shall be payable at closing. There shall be no loan fees or prepayment penalties associated with this Loan.

Requirements: Borrower agrees that Borrower and the Project shall meet the requirements of the ARPA Loan Documents and any additional requirements of the Loan throughout the Affordability Period. In the event the Project or Borrower does not meet these requirements throughout the Affordability Period, Borrower shall be required to repay the then-outstanding balance of the Loan.

Compliance  
Monitoring:

During the Affordability Period, Borrower and Borrower's members shall be required to submit documents and records reasonably necessary to confirm Borrower and the Project's compliance with the Loan requirements, as well as any other items which may be reasonably required or requested by the City or its counsel.

Other Conditions: This Loan may be subject to additional conditions set forth in the Loan's documents.

Expiration: This commitment expires on December 30, 2026.

We look forward to working with you as you develop affordable housing for individuals and families in the City of Fayetteville, North Carolina.

Sincerely,

---

Dr. Douglas J. Hewett, ICMA-CM  
City Manager  
City of Fayetteville, NC

[Additional Signature Page Follows]



**Accepted and Agreed to by:**

Kingdom Community Development Corporation,  
A North Carolina nonprofit company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0370

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Consent

**Agenda Number:** 7.0A10

**TO: Mayor and Members of City Council**

**THRU: Timothy L. Bryant, CEO/General Manager  
Fayetteville Public Works Commission**

**FROM: Fayetteville Public Works Commission**

**DATE: June 8, 2026**

**RE:  
PWC - Approve Sole Source Request - Purchase Specific Water Meters**

**COUNCIL DISTRICT(S):  
All**

**Relationship To Strategic Plan:**  
High Quality Built Environment

**Executive Summary:**  
Sole source request to purchase specific water meters, identified as 5/8 X 3/4 IPERL + 10 USG TRPL CUSTOM, 520M-F1-TC-X-E-MI 1P PIT W-ID/LD, 1-1/2 R2 CHMBR CUST 20' TRPL, 3" T2 OMNI CHMBR 20' TRPL, 4" T2 OMNI CHMBR 20" TRPL, and 8" T2 OMNI CHMBR 20" TRPL manufactured by Sensus USA, Inc. from Ferguson Waterworks in the amount of \$333,354.28.

**Background:**  
The Fayetteville Public Works Commission, during the meeting on May 27, 2026, approved the sole source request to purchase specific water meters, identified as 5/8 X 3/4 IPERL + 10 USG TRPL CUSTOM, 520M-F1-TC-X-E-MI 1P PIT W-ID/LD, 1-1/2 R2 CHMBR CUST 20' TRPL, 3" T2 OMNI CHMBR 20' TRPL, 4" T2 OMNI CHMBR 20" TRPL, and 8" T2 OMNI CHMBR 20" TRPL manufactured by Sensus USA, Inc. from Ferguson Waterworks in the amount of \$333,354.28, and forward to City Council for approval.

PWC's Utility Field Services Department seeks approval to purchase specific equipment pursuant to a sole source exception to the competitive bidding requirements. North Carolina law allows an exception from the competitive bidding requirements for "Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration." NCGS §143-129(e)(6).

Sensus has provided documentation establishing that Ferguson Waterworks is the sole

Authorized Distributor of Sensus products in North Carolina.

**Issues/Analysis:**

N/A

**Budget Impact:**

Warehouse Inventory

**Options:**

N/A

**Recommended Action:**

The Fayetteville Public Works Commission recommends the Fayetteville City Council approve the sole source request to purchase specific water meters, identified as 5/8 X 3/4 IPERL + 10 USG TRPL CUSTOM, 520M-F1-TC-X-E-MI 1P PIT W-ID/LD, 1-1/2 R2 CHMBR CUST 20' TRPL, 3" T2 OMNI CHMBR 20' TRPL, 4" T2 OMNI CHMBR 20" TRPL, and 8" T2 OMNI CHMBR 20" TRPL manufactured by Sensus USA, Inc. from Ferguson Waterworks in the amount of \$333,354.28 and authorize the CEO/General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

**Attachments:**

Sole Source Request - Purchase Specific Water Meters

**FAYETTEVILLE PUBLIC WORKS COMMISSION  
SOLE SOURCE REQUEST**

TO: Timothy L. Bryant, CEO/General Manager      DATE: May 18, 2026  
CC: Carolyn Justice-Hinson, Chief Customer Officer      *Carolyn Justice-Hinson*  
FROM: Corey Brown, Meter Services Manager      *Corey Brown*

.....  
PWC’s Utility Field Services Department seeks approval to purchase specific equipment pursuant to a sole source exception to the competitive bidding requirements. North Carolina law allows an exception from the competitive bidding requirements for “Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration.” NCGS §143-129(e)(6). Such an exception is only available in this instance if the Commission approves the purchase.

The request is specifically to authorize a one-time purchase of water meters, identified as 5/8 X 3/4 IPERL + 10 USG TRPL CUSTOM, 520M-F1-TC-X-E-MI 1P PIT W-ID/LD, 1-1/2 R2 CHMBR CUST 20" TRPL, 3" T2 OMNI CHMBR 20" TRPL, 4" T2 OMNI CHMBR 20" TRPL, and 8" T2 OMNI CHMBR 20" TRPL manufactured by Sensus USA, Inc. from Ferguson Waterworks. Two quotes from Ferguson dated April 14, 2026 (Quote No. B830227) in the amount of \$212,935.36 and May 14, 2026 (Quote No. B832499), in the amount of \$333,354.28 are attached. This request is based on the overriding consideration of standardization and compatibility with existing PWC metering infrastructure and systems.

PWC previously conducted a competitive bid process for the 2013 Connect Project (PWC1718064), which resulted in the selection and deployment of Sensus meters for water and electric metering applications. Since that time, Sensus meters and ERTs have been fully integrated into PWC’s operations and infrastructure. PWC also maintains an Advanced Metering Infrastructure (AMI) Agreement with Sensus USA Inc., which supports system integration, communication, and ongoing metering operations. Although alternative manufacturers exist, none can be integrated into PWC’s existing Sensus AMI system without (i) loss of required system interoperability, (ii) material modification of network and data infrastructure, and (iii) substantial duplication of cost and operational disruption. The Sensus platform operates as a proprietary, fully integrated system across approximately 191,000 deployed Sensus meters, and introduction of non-Sensus components would create unacceptable risks to system reliability, data integrity, and service continuity.

It is in PWC's best interest to continue standardizing metering equipment for the following reasons:

- **Water Meter Integration:** All approximately 105,000 PWC water meters currently deployed in the field utilize Sensus FlexNet technology, supporting compatibility across metering platforms and data systems.
- **Compatibility with Existing Infrastructure:** Sensus meters are fully integrated with PWC's metering infrastructure, communication systems, and data management platforms.
- **Operational Efficiency:** Maintaining a single manufacturer standard reduces staff learning curves, improves installation consistency, and enhances field efficiency.
- **Inventory Optimization:** Standardization reduces the need to stock multiple meter types and replacement parts, minimizing warehouse complexity and carrying costs.
- **Lifecycle and Maintenance Consistency:** Uniform equipment supports streamlined maintenance practices, consistent repair processes, and improved long-term asset management.
- **System Integration and Contract Alignment:** Continued use of Sensus meters ensures alignment with existing AMI infrastructure and contractual agreements, avoiding integration risks and additional system costs.

Approval of this sole source request will allow PWC to procure the required water meters from Ferguson, the authorized distributor for Sensus water products, to maintain adequate inventory levels and support ongoing installations and replacements without disruption.

March 23, 2026

Re: Sole Source

To Whom It May Concern:

Sensus, a Xylem brand recognizes Ferguson Enterprises as the sole Authorized Distributor of Sensus products for the state of North Carolina. Fayetteville PWC cannot purchase Sensus products from any other Sensus distributor partner other than Ferguson. Contractually, no other Sensus distributor partner is allowed to sell products outside of their territory. Ferguson is the sole reseller for Sensus products in North Carolina. Please contact Ferguson Enterprises for all of your Sensus needs.

We look forward to providing your business with quality water products and service in the near future. Please feel free to contact me if you have any questions.

Sincerely,

*Trena Simmons*

Trena Simmons  
Partner Success Specialist  
Sensus, Xylem Brand

Trena Simmons  
639 Davis Drive  
Morrisville, NC 27560 USA  
T: 919.538.2098  
[trena.simmons@xylem.com](mailto:trena.simmons@xylem.com)  
[sensus.com](http://sensus.com)



FERGUSON WATERWORKS #1689  
1044 TAYLOR'S CREEK DRIVE  
GREENVILLE, NC 27834-1044

Phone: 252-321-1132  
Fax: 252-321-1945

Deliver To: KENNY HORNE  
From: Bryan Jones  
bryan.jones2@ferguson.com  
Comments:

15:23:21 APR 14 2026

Page 1 of 1

FERGUSON ENTERPRISES VWV

Price Quotation  
Phone: 252-321-1132  
Fax: 252-321-1945

**Bid No:** B830227  
**Bid Date:** 04/14/26  
**Quoted By:** BJ  
**Cust Phone:** 910-223-4156  
**Terms:** NET 10TH PROX

**Customer:** PUBLIC WORKS COMMISSION  
955 OLD WILMINGTON ROAD  
METERS  
FAYETTEVILLE, NC 28301

**Ship To:** PUBLIC WORKS COMMISSION  
955 OLD WILMINGTON ROAD  
METERS  
FAYETTEVILLE, NC 28301

**Cust PO#:**

**Job Name:** MTRS AND MXU'S

| Item               | Description                         | Quantity | Net Price | UM | Total     |
|--------------------|-------------------------------------|----------|-----------|----|-----------|
| SP-IX2S1GD3XXXXXXC | 5/8 X 3/4 IPERL + 10 USG TRPL CUSTO | 576      | 144.722   | EA | 83359.87  |
| S5396353752201MI   | M520M-F1-TC-X-E-MI 1P PIT W4D/ILD   | 850      | 145.500   | EA | 123675.00 |
| FIMAGSUR           | MANUFACTURER SURCHARGE              | 1        | 5900.494  | EA | 5900.49   |

**Net Total:** \$212935.36  
**Tax:** \$14905.47  
**Freight:** \$0.00  
**Total:** \$227840.83

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal law's governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>  
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with \*NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.



**HOW ARE WE DOING? WE WANT YOUR FEEDBACK!**

Scan the QR code or use the link below to complete a survey about your bids:  
<https://survey.medallia.com/?bidsorder&fc=2719&on=102729>



FERGUSON WATERWORKS #1689  
1044 TAYLOR'S CREEK DRIVE  
GREENVILLE, NC 27834-1044

Phone: 252-321-1132  
Fax: 252-321-1945

Deliver To: KENNY HORNE  
From: Bryan Jones  
bryan.jones2@ferguson.com  
Comments:

08:22:40 MAY 14 2026

Page 1 of 1

FERGUSON ENTERPRISES VWV

Price Quotation  
Phone: 252-321-1132  
Fax: 252-321-1945

**Bid No:** B832499  
**Bid Date:** 05/14/26  
**Quoted By:** BJ

**Cust Phone:** 910-223-4156  
**Terms:** NET 10TH PROX

**Customer:** PUBLIC WORKS COMMISSION  
955 OLD WILMINGTON ROAD  
METERS  
FAYETTEVILLE, NC 28301

**Ship To:** PUBLIC WORKS COMMISSION  
955 OLD WILMINGTON ROAD  
METERS  
FAYETTEVILLE, NC 28301

**Cust PO#:**

**Job Name:** OMNI CHAMBERS

| Item               | Description                        | Quantity | Net Price | UM | Total     |
|--------------------|------------------------------------|----------|-----------|----|-----------|
| SP-R1X9XX2GXB1ZXSC | 1-1/2 R2 CHMBR CUST 20" TRPL PWC   | 561      | 530.531   | EA | 297627.89 |
| SP-T3X9XX2GXB1ZXSC | 3" T2 OMNI CHMBR 20" TRPL CUST PWC | 25       | 945.272   | EA | 23631.80  |
| SP-T4X9XX2GXB1ZXSC | 4" T2 OMNI CHMBR 20" TRPL CUST PWC | 7        | 965.536   | EA | 6758.75   |
| SP-T8X9XX2GXB1ZSC  | 8" T2 OMNI CHMBR 20" TRPL CUST PWC | 2        | 2667.920  | EA | 5335.84   |

**Net Total:** \$333354.28  
**Tax:** \$23334.80  
**Freight:** \$0.00  
**Total:** \$356689.08

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>  
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with "NP" in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.



**HOW ARE WE DOING? WE WANT YOUR FEEDBACK!**

Scan the QR code or use the link below to complete a survey about your bids:  
<https://survey.medallia.com/?bidsorder&fc=2719&on=102729>



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0371

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Consent

**Agenda Number:** 7.0A11

**TO: Mayor and Members of City Council**

**THRU: Timothy L. Bryant, CEO/General Manage  
Fayetteville Public Works Commission**

**FROM: Fayetteville Public Works Commission**

**DATE: June 8, 2026**

**RE:**

**PWC - Approve Recommendation to Reject All Bids for - Inventory - BABA  
Galvanized Steel Transmission Poles**

**COUNCIL DISTRICT(S):**

All

**Relationship To Strategic Plan:**

High Quality Built Environment

**Executive Summary:**

Bids were received for purchase award for Inventory - BABA Galvanized Steel Transmission Poles. All bids were non-conforming to PWC's bid submittal requirement and were rejected.

**Background:**

The Fayetteville Public Works Commission, during the meeting on May 27, 2026, approved recommendation to reject non-conforming bids for Inventory - BABA Galvanized Steel Transmission Poles and forward to City Council for approval.

Bid Date: August 19, 2025

**NON-CONFORMING BIDDERS**

Cecil Energy Structures, Birmingham, MI  
Wesco Distribution, Inc, Clayton, NC  
M.D. Henry Co, Inc., Pelham, AL  
Belfort Capital LLC, Louisville, OH  
Meyer Utility Structures, LLC, Dallas, TX  
Southland Industrial Coatings/Grid Structures, Amite City, LA  
Nucor Tower & Structures, Rock Hill, SC  
Valmont Industries, Valley, NE

**Issues/Analysis:**

The bid notice was advertised through our usual channels on July 30, 2025, with a bid opening date of August 19, 2025. Bids were solicited from thirteen (13) vendors, and

eight (8) bids were received. An award was previously approved on September 10, 2025, to Wesco Distribution, Inc., Clayton, NC. However, due to an inability to reach agreement on contractual language, the bidder was deemed non-responsible, as they required revisions to the form contract to which PWC objected, including provisions to which PWC may not agree as a public entity. As a result, an award recommendation for M.D. Henry Co., Inc. was approved at the meeting on January 28, 2026. However, before contracts could be executed, M.D. Henry requested a price adjustment to its bid price. Due to the timeframe required to obtain award approval and negotiate contract terms, all bids received under the August 2025 solicitation are now beyond the original bid validity period and can no longer be considered for award. MWDBE / SLS Participation N/A

**Budget Impact:**

Warehouse Inventory

**Options:**

N/A

**Recommended Action:**

The Fayetteville Public Works Commission recommends that City Council approve the recommendation to reject all bids for Inventory - BABA Galvanized Steel Transmission Poles.

**Attachments:**

Recommendation - Reject Bids - Inventory - BABA Galvanized Steel Transmission Poles

**PUBLIC WORKS COMMISSION  
ACTION REQUEST FORM**

**TO:** Timothy L. Bryant, CEO/General Manager

**DATE:** May 15, 2026

**FROM:** Candice Kirtz, Director of Supply Chain

.....

**ACTION REQUESTED:** Approve the recommendation to reject all bids for Inventory - BABA Galvanized Steel Transmission Poles (PWC2526006)

**BID/PROJECT NAME:** Inventory - BABA Galvanized Steel Transmission Poles

**BID DATE:** August 19, 2025

**DEPARTMENT:** Electrical Engineering

**BUDGET INFORMATION:** Warehouse Inventory

.....

**NON-CONFORMING BIDDERS**

- Cecil Energy Structures, Birmingham, MI
- Wesco Distribution, Inc, Clayton, NC
- M.D. Henry Co, Inc., Pelham, AL
- Belfort Capital LLC, Louisville, OH
- Meyer Utility Structures, LLC, Dallas, TX
- Southland Industrial Coatings/Grid Structures, Amite City, LA
- Nucor Tower & Structures, Rock Hill, SC
- Valmont Industries, Valley, NE

.....

**BASIS OF REJECTION:** Lowest responsive, responsible bidder

**COMMENTS:** The bid notice was advertised through our usual channels on July 30, 2025, with a bid opening date of August 19, 2025. Bids were solicited from thirteen (13) vendors, and eight (8) bids were received.

An award was previously approved on September 10, 2025, to Wesco Distribution, Inc., Clayton, NC. However, due to an inability to reach agreement on contractual language, the bidder was deemed non-responsible, as they required revisions to the form contract to which PWC objected, including provisions to which PWC may not agree as a public entity.

As a result, an award recommendation for M.D. Henry Co., Inc. was approved at the January 28, 2026 meeting. However, before contracts could be executed, M.D. Henry requested a price adjustment to its bid price. Due to the timeframe required to obtain award approval and negotiate contract terms, all bids received under the August 2025 solicitation are now beyond the original bid validity period and can no longer be considered for award.

.....

**ACTION BY COMMISSION**  
APPROVED \_\_\_\_\_ REJECTED \_\_\_\_\_  
DATE \_\_\_\_\_

**ACTION BY COUNCIL**  
APPROVED \_\_\_\_\_ REJECTED \_\_\_\_\_  
DATE \_\_\_\_\_

**BID HISTORY**  
**BABA GALVANIZED STEEL**  
**TRANSMISSION POLE**  
**CONTRACT**

**BID DATE: August 19, 2025**

**Advertisement**

1. PWC Website 07/30/2025 through 08/19/2025
2. Addendum 1 08/07/25

**List of Prospective Bidders Notified of Bid**

1. Preferred Sales Agency, LTD, Kannapolis, NC
2. Valmont Industries, Valley, NE
3. Border States Electric, Greenville, SC
4. Stuart Irby, Johnson City, TN
5. Wesco Distribution, Clayton, NC
6. TransAmerican Power Products, Inc, Houston, TX
7. Sabre Industries, Alvarado, TX
8. Belfort Capital LLC, Louisville, OH
9. Southland Industrial Coatings/Grid Structures, Amite City, LA
10. Utility Service Agency Inc, Wake Forest, NC
11. Lekson Association Inc, Raleigh, NC
12. Meyer Utility Structures, LLC, Dallas, TX
13. M.D. Henry Co., Inc., Pelham, AL

**PWC Procurement Mailing List- Registered vendors via the PWC website and Industry Day registrants. (approximately 2000+ contacts)**

**Small Business Administration Programs:**

Small Business Administration Regional Office (SBA)  
NC Procurement & Technical Assistance Center (NCPTAC)  
Veterans Business Outreach Center (VBOC)  
Small Business Technology Center (SBTDC)  
Women's Business Center of Fayetteville (WBC)

**Local Business and Community Programs**

FSU Construction Resource Office (FSUCRO)  
FSU Economic Development Administration Program (FSUEDA)  
FSU Career Pathways Initiative  
NAACP, Fayetteville Branch  
FTCC Small Business Center (SBC)  
Greater Fayetteville Chamber, RFP posting submitted  
Hope Mills Chamber  
Spring Lake Chamber  
Hoke Chamber  
Fayetteville Business & Professional League (FBPL)

**State Business and Community Programs**

NC Institute of Minority Economic Development (The Institute) Durham, NC  
NAACP, State Branch Raleigh, NC  
National Utility Contracting Association- NC Chapter (NUCA)

Durham Chapter of the National Association of Women in Construction (NAWIC)  
South Atlantic Region of National Association of Women in Construction (NAWIC)  
The Hispanic Contractors Association of the Carolinas (HCAC)  
United Minority Contractors of North Carolina  
International Women in Transportation- Triangle Chapter

**Media**

Fayetteville Observer  
WIDU, AM1600  
IBronco Radio at FSU  
Fayetteville Press News  
Up & Coming Weekly  
Bladen Journal  
Greater Fayetteville Business Journal

**MWDBE / SLS Participation**

N/A



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0373

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Consent

**Agenda Number:** 7.0A12

**TO: Mayor and Members of City Council**

**THRU: Timothy L. Bryant, CEO/General Manager**  
**Fayetteville Public Works Commission**

**FROM: Fayetteville Public Works Commission**

**DATE: June 8, 2026**

**RE:**  
**PWC - Approve Bid Recommendation - Inventory - BABA Galvanized Steel**  
**Transmission Poles**

**COUNCIL DISTRICT(S):**  
All

**Relationship To Strategic Plan:**  
High Quality Built Environment

**Executive Summary:**  
Bids were received for purchase award for Inventory - BABA Galvanized Steel Transmission Poles. The lowest responsive and responsible bidder, and in the best interest of PWC, Nucor Towers & Structures Inc, Rock Hill, SC, for the total amount of \$4,124,316.95.

**Background:**  
The Fayetteville Public Works Commission, during the meeting on May 27, 2026, approved the purchase award for Inventory - BABA Galvanized Steel Transmission Poles to Nucor Towers & Structures Inc, Rock Hill, SC, the lowest responsive, responsible bidder and in the best interests of PWC in the total amount of \$4,124,316.95, and forward to City Council for approval.

Bid Date: May 12, 2026

| <b><u>Conforming Bidder</u></b>              | <b><u>Total Price</u></b> |
|--|---------------------------|
| Nucor Towers & Structures Inc, Rock Hill, SC | \$4,124,316.95            |

**NON-CONFORMING BIDDERS**  
WESCO Distribution Inc, Mocksville, NC  
Valmont Industries, Valley, NE

**Issues/Analysis:**  
The bid notice was advertised through our usual channels on April 21, 2026, with a bid opening date of May 12, 2026. Bids were solicited from three (3) vendors, and three

(3) bids were received. The Electric Engineering and Warehouse Department request the rejection of bids that are non-conforming to the specified bid requirements, including bids containing material contractual exceptions to PWC's standard Sale of Goods Agreement. SDBE / SLS Participation Nucor Tower & Structures, Inc, Rock Hill, SC, is not a small local or SDBE business. Nucor Tower & Structures, Inc, anticipates to self-perform this contract.

**Budget Impact:**

Warehouse Inventory

**Options:**

N/A

**Recommended Action:**

The Fayetteville Public Works Commission recommends that City Council approve the purchase award for Inventory - BABA Galvanized Steel Transmission Poles to Nucor Towers & Structures Inc, Rock Hill, SC, the lowest responsive, responsible bidder and in the best interests of PWC in the total amount of \$4,124,316.95, and authorize the CEO and General Manager of the Fayetteville Public Works Commission to execute for that purpose the contract for its purchase.

**Attachments:**

Bid Recommendation - Inventory - BABA Galvanized Steel Transmission Poles

**PUBLIC WORKS COMMISSION  
ACTION REQUEST FORM**

**TO:** Timothy L. Bryant, CEO/General Manager

**DATE:** May 15, 2026

**FROM:** Candice Kirtz, Director of Supply Chain

.....

**ACTION REQUESTED:** Approve the purchase award for Inventory – BABA Galvanized Steel Transmission Poles (PWC2526006 Rebid).

**BID/PROJECT NAME:** Inventory – BABA Galvanized Steel Transmission Poles

**BID DATE:** May 12, 2026

**DEPARTMENT:** Electrical Engineering

**BUDGET INFORMATION:** Warehouse Inventory

.....

**CONFORMING BIDDERS**

Nucor Towers & Structures Inc, Rock Hill, SC

**TOTAL PRICE**

\$4,124,316.95

**NON-CONFORMING BIDDERS**

WESCO Distribution Inc, Mocksville, NC  
Valmont Industries, Valley, NE

.....

**AWARD RECOMMENDED TO:** Nucor Towers & Structures Inc, Rock Hill, SC

**BASIS OF AWARD:** Lowest responsive, responsible bidder

**COMMENTS:** The bid notice was advertised through our usual channels on April 21, 2026, with a bid opening date of May 12, 2026. Bids were solicited from three (3) vendors, and three (3) bids were received. The Electric Engineering and Warehouse Department request the rejection of bids that are non-conforming to the specified bid requirements, including bids containing material contractual exceptions to PWC’s standard Sale of Goods Agreement.

.....

**ACTION BY COMMISSION**

APPROVED \_\_\_\_\_ REJECTED \_\_\_\_\_  
DATE \_\_\_\_\_

**ACTION BY COUNCIL**

APPROVED \_\_\_\_\_ REJECTED \_\_\_\_\_  
DATE \_\_\_\_\_

**BID HISTORY  
INVENTORY – BABA  
GALVANIZED STEEL  
TRANSMISSION POLES  
BID DATE: May 12, 2026**

**Advertisement**

1. PWC Website 04/21/2026 through 05/12/2026
2. Addendum 1 05/06/2026

**List of Prospective Bidders Notified of Bid**

1. WESCO Distribution Inc, Mocksville, NC
2. Nucor Towers & Structures Inc, Rock Hill, SC
3. Valmont Industries, Valley, NE NC

**PWC Procurement Mailing List- Registered vendors via the PWC website and Industry Day registrants. (approximately 2000+ contacts)**

**Small Business Administration Programs:**

Small Business Administration Regional Office (SBA)  
NC Procurement & Technical Assistance Center (NCPTAC)  
Veterans Business Outreach Center (VBOC)  
Small Business Technology Center (SBTDC)  
Women's Business Center of Fayetteville (WBC)

**Local Business and Community Programs**

FSU Construction Resource Office (FSUCRO)  
FSU Economic Development Administration Program (FSUEDA)  
FSU Career Pathways Initiative  
NAACP, Fayetteville Branch  
FTCC Small Business Center (SBC)  
Greater Fayetteville Chamber, RFP posting submitted  
Hope Mills Chamber  
Spring Lake Chamber  
Hoke Chamber  
Fayetteville Business & Professional League (FBPL)

**State Business and Community Programs**

NC Institute of Minority Economic Development (The Institute) Durham, NC  
NAACP, State Branch Raleigh, NC  
National Utility Contracting Association- NC Chapter (NUCA)  
Durham Chapter of the National Association of Women in Construction (NAWIC)  
South Atlantic Region of National Association of Women in Construction (NAWIC)  
The Hispanic Contractors Association of the Carolinas (HCAC)  
United Minority Contractors of North Carolina  
International Women in Transportation- Triangle Chapter

**Media**

Fayetteville Observer  
WIDU, AM1600  
IBronco Radio at FSU  
Fayetteville Press News

Up & Coming Weekly  
Bladen Journal  
Greater Fayetteville Business Journal

**SDBE/SLS Participation**

Nucor Tower & Structures, Inc, Rock Hill, SC, is not a small local or SDBE business. Nucor Tower & Structures, Inc, anticipates to self-perform this contract.



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0374

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Consent

**Agenda Number:** 7.0A13

**TO: Mayor and Members of City Council**

**THRU: Timothy L. Bryant, PWC CEO/General Manager  
Fayetteville Public Works Commission**

**FROM: Fayetteville Public Works Commission**

**DATE: June 8, 2026**

**RE:  
PWC - Approve Phase 5 Annexation Area 26 - Resolution Confirming  
Assessment Roll and Levying Assessments**

**COUNCIL DISTRICT(S):**

8

**Relationship To Strategic Plan:**

More Efficient City Government - Cost-Effective Service Delivery.

**Executive Summary:**

A Public Hearing was held to receive public comment on May 11, 2026. The final step in the assessment process for Area 26 is to consider adoption of the Resolution Confirming Assessment Roll and Levying Assessments.

**Background:**

I am enclosing the Resolution Confirming Assessment Roll and Levying Assessments for inclusion on the June 8, 2026, City Council Agenda. The Preliminary Assessment Roll was made available at the City Clerk's office for review by property owners and the Public Hearing was held on May 11, 2026.

As outlined in the Public Hearing and set forth in information previously provided to property owners in the affected area, the sanitary sewer assessment rate for single family residential lots is recommended at \$5,000, which includes both the main and lateral charges. For non-single family residential properties in Area 26, a per front foot rate of \$55.56 with a 90-foot minimum plus the area average lateral charge of \$4,642 is recommended.

**Issues/Analysis:**

N/A

**Budget Impact:**

N/A

**Options:**

N/A

**Recommended Action:**

Staff recommends Council move to pass the Resolution Confirming Assessment Roll and Levying Assessments.

**Attachments:**

Area 26 Resolution Confirming Assessment Roll and Levying Assessments

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
FAYETTEVILLE, NORTH CAROLINA CONFIRMING THE ASSESSMENT  
ROLL AND LEVYING ASSESSMENTS FOR AREA 26 OF THE PHASE 5  
ANNEXATION**

WHEREAS, the City Council of the City of Fayetteville has on May 11, 2026 held a Public Hearing, after due notice as required by law, on the Assessment Roll proposed for the extension of a sanitary sewer collection system to serve all or a portion of the Area 26, known as Cliffdale West and Woodmark Subdivisions to include adjoining streets and development; and

WHEREAS, the City Council has heard all those present who requested to be heard and has found the said Assessment Roll to be proper and correct.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Fayetteville, that:

1. The Assessment Roll for the extension of a sanitary sewer collection system to serve all or a portion of ? Drive (PINs 9487-05-9657 and 9477-95-4620), Brasswood Drive, Brockwood Street, Bryanstone Way, Buttermere Drive, Christina Street, Fern Creek Place, Flying Cloud Lane, Kerrow Road, Mahogany Road, Sandridge Drive, Skyhawk Drive, Timbercroft Lane, Wickersham Road, and Woodmark Drive is hereby declared to be correct, and is hereby confirmed in accordance with Chapter 160A, Section 228 of the General Statutes of North Carolina.
2. The City Council of the City of Fayetteville, pursuant to the authority conferred by Article 10 of Chapter 160A of the General Statutes of North Carolina, does hereby levy assessments as contained in the said Assessment Roll. The basis for the utility assessment amounts being as shown on the attached schedule labeled Exhibit "A". A copy of the said Assessment Roll is on file with PWC's Deputy Tax Collector.
3. The City Attorney is hereby directed to deliver to the City Tax Collector the said Assessment Roll.

4. The City Tax Collector is hereby charged with the collection of said assessments in accordance with the procedure established by Chapter 160A, Sections 232 and 233 of the General Statutes of North Carolina.
  
5. The City Tax Collector is hereby further directed to publish on the 29<sup>th</sup> day of June, 2026, or as soon thereafter as possible, the notice required by Chapter 160A, Section 229 of the General Statutes of North Carolina.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA**, on this, the 8<sup>th</sup> day of June, 2026; such meeting was held in compliance with the Open Meetings Act, at which meeting a quorum was present and voting.

CITY OF FAYETTEVILLE

---

Mitch Colvin, Mayor

ATTEST:

---

Jennifer Ayre, City Clerk

Exhibit "A"

Typical single family residential lots computed on per lot basis of \$5,000.

For all other properties, a per front foot rate of \$55.56 with a 90' minimum plus the area average cost for service lateral of \$4,642 shall apply.

Term: To be repaid over a period not to exceed 10 years at an interest rate of 8.00%.



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0338

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Reports From  
Boards and Commissions

**Agenda Number:** 8.01

**TO: Mayor and Members of City Council**

**THRU: Michael Gibson, Interim Assistant City Manager**

**FROM: Byron, Reeves, Deputy Public Services Director - SWAB Liaison**

**DATE: June 8, 2026**

**RE:  
Receive the Stormwater Advisory Board Annual Report**

**COUNCIL DISTRICT(S):**

All

**Relationship To Strategic Plan:**

Goal 3: High Quality Built Environment

Goal 4: Desirable Place to Live, Work and Recreate

**Executive Summary:**

The Stormwater Advisory Board (SWAB) will present their Annual Report to the City Council. This Annual Report outlines their activities and accomplishments dating back to March 2025. The SWAB will also share the goals and challenges that they have as a board with Council.

**Background:**

The Stormwater Advisory Board (SWAB) was established in 2009. Per the City Ordinance, the purpose of the SWAB is to provide guidance and advice to the City Council pertaining to the stormwater management program, including, but not limited to, program activities, functions, systems, management and funding. The SWAB shall have the powers and duty to act in all matters relating to the administrative review of any order, requirement, decision or determination made by the stormwater manager or other administrative official.

The board currently consists of 9 members selected by the City Council and appointed to a two-year term. Board members may serve two consecutive terms for a total of four years.

Since its inception, the Stormwater Advisory Board has performed a variety of roles. Throughout the board's existence, it has heard numerous Notice of Violation appeals pertaining to illicit discharges and improper disposals to the storm sewer system, reviewed and approved eligible Drainage Assistance projects, given Council recommendations on stormwater utility fee increases, provided feedback and given Council recommendations on the Ordinance. The board has also provided feedback to staff regarding program implementation throughout the years.

The SWAB serves as the Public Involvement Mechanism required by the City's NPDES Permit.

**Issues/Analysis:**

The current chairman was re-appointed to the Board April 20205 and re-elected to the chair position October 2025.

**Budget Impact:**

N/A

**Options:**

1. City Council to vote receive the report as presented.
2. City Council to vote to not receive the report as presented and provide guidance and direction.

**Recommended Action:**

City Council vote to receive the report as presented.

**Attachments:**

2026.06.08 SWAB Council Presentation  
SWAB Annual B&C Report to Council - 2026



# Annual Stormwater Advisory Board (SWAB) Report

June 8, 2026



- Structure
- Goals and Objectives
- Accomplishments
- List of Activities & Accomplishments



- SWAB consist of 9 members appointed by Council for a 2-year term.
- Members can serve up to two consecutive terms.
- Notable Alumni – Councilmember Deno Hondros (former Chair)
- Meetings are held monthly on the first Tuesday at 5:30 pm at the Transit Center.
- Open to the Public!



# Goals and Objectives

- Public Involvement Mechanism required by the City's NPDES permit.
- Provides guidance and advice to the City Council pertaining to the stormwater management program, including, but not limited to, program activities, functions, systems, management and funding.
- Has the powers and duty to act in all matters relating to the administrative review of any order, requirement, decision or determination made by the stormwater manager or other administrative official.
- Provides final review and approval for eligible Drainage Assistance Program projects.

- Federal Government
  - Clean Water Act in 1972
  - Water Quality Act of 1987 defines Stormwater
  - National Pollutant Discharge Elimination System (NPDES) program rules for Stormwater finalized in 1990
- State Government
  - Environmental Protection Agency (EPA) authorizes states to enforce program
  - North Carolina Department of Environmental Quality (DEQ)
- City of Fayetteville
  - NPDES Permit issued by NC DEQ in 1995
  - Stormwater Fee began 1995 initially addressing water quality
  - Quantity was addressed via ordinance revisions in 2009

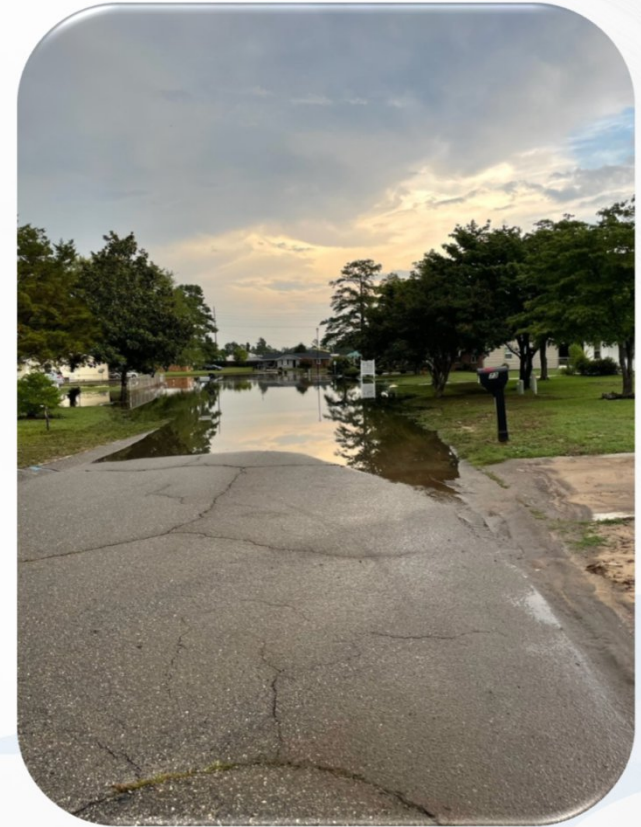
- Two Part Program
  - Quality
    - NPDES Permit
  - Quantity
    - Capital Improvement Program
    - Drainage Assistance Program
    - Watershed Studies



# Quality - NPDES



# Quantity – Stormwater CIP



- Received educational presentations covering each of the six NPDES program elements.
- Reviewed and approved 14 Drainage Assistance Program projects.
- Reviewed active and ongoing Stormwater Capital Improvement Projects.
- Received program updates on multiple watershed studies.

- Reviewed and provided input on Hazard Mitigation Grant Program funding opportunities.
- Reviewed the Impervious Area Analysis and Tiered Rate Structure and provided recommended tiered rates for Council consideration.
- Received updates on ARPA-funded stormwater projects.
- Provided input on the City's stream gauge and precipitation monitoring program.
- Provided feedback on the development of the proposed Cross Creek Channel Improvement Project.

- Discussed the impacts of proposed updates to community flood maps.
- Reviewed the Capital Projects Dashboard to help inform the community on active projects.
- Received an educational presentation on the Street Maintenance Division and its role in stormwater quality.
- Heard an appeal regarding a Notice of Violation issued under the IDDE Ordinance and upheld both the NOV and associated civil penalty.

- SWAB will discuss public outreach efforts related to updated stormwater billing.
- SWAB will continue to review and approve eligible Drainage Assistance Program projects, as appropriate.
- SWAB will continue to hear appeals related to the Illicit Connections and Improper Disposal Ordinance.
- Conduct the annual review of the Stormwater Management Plan.

- Ensuring adequate funding for ongoing NPDES compliance and addressing the significant need for capital investment.
- Increasing public awareness and community engagement regarding stormwater initiatives and programs.



STORMWATER MANAGEMENT

## Fayetteville, North Carolina, awarded with \$3.5 million for stormwater improvement

Fayetteville, North Carolina, was awarded with a \$3.5 million grant for stormwater improvement.

June 4, 2024



ACHIEVERS & ACCOLADES

## Fayetteville's commitment to infrastructure leads to FEMA \$15.4 million grant finalist

BY STAFF REPORT, POSTED 1 YEAR AGO

Like 1 Share Share Post

**FAYETTEVILLE!** Blounts Creek Solution Impact Area

 **Tony McEwen** • 1st  
 Carolinas Director at American Flood Coalition  
 3mo • 

Enjoyed a celebratory day in #FayettevilleNC with City officials doing amazing work to respond to #flooding challenges.

In 2023 the [American Flood Coalition](#) worked with our North Carolina members to successfully advocate for \$25m in Transportation Flood Resilience grants as part of the North Carolina state budget.

FAYETTEVILLE WAS JUST AWARDED \$3.5 million to do several much needed culvert improvement projects meant to address recurring roadway flooding. This flooding impacts livability and ingress/egress for area residents and businesses.

Many local leaders worked together to make... and we greatly appreciate the NCGA's support.

**City of Fayetteville, NC** @CityOfFayNC · Jul 26  
 We are thrilled to announce that we were recently awarded the 2024 Association of State Floodplain Managers James Lee Witt Local Award for Excellence for our Watershed Master Planning Program! 🏆  
 Read more: [bit.ly/3WE4oZb](https://bit.ly/3WE4oZb)



## NCDEQ Blueprint – Gap Funding for Shovel-Ready Ivy and Lyon Culvert Replacement (\$910k)

GOVERNMENT

## Golden LEAF Foundation awards City of Fayetteville \$1M

BY STAFF REPORT, POSTED 2 MONTHS AGO

Alicia Lanier, PE, CFM, HSDP

Awarded \$21.5 million in grant funds for recent projects:

- \$10.55M in ARPA funding (Sunbury Drive, Adam Street, North Street, & Ray Avenue Drainage Improvements)
- Ivy & Lyon: \$3.5 million in NCDPS Disaster Relief and Mitigation Grant + \$910k NCDEQ Flood Resiliency Blueprint
- Locks Creek: \$999k in NCDPS Disaster Relief and Mitigation Grant
- Russell & Person: \$1.2M in Golden Leaf & \$3.9M in BRIC funding
- Wayland Drive: \$480k in BRIC funding



Request of City Council to vote to accept the report as presented.





 **FAYETTEVILLE** <sup>N</sup><sub>C</sub>  
AMERICA'S CAN DO CITY

[FayettevilleNC.gov](http://FayettevilleNC.gov)

*Annual Board Committee Report Template*

**Committee: Stormwater Advisory Board**

Period this report covers: April 2025 – April 2026

Committee Chair: Edward W. Grannis III

**Committee Members:**

| Name                    | Term Period           | Special Category |
|-------------------------|-----------------------|------------------|
| Josef Hallatschek       | 04/01/2025-03/31/2027 |                  |
| Chester Ramagos         | 04/01/2025-03/31/2027 |                  |
| Edward W. Grannis III   | 04/01/2025-03/31/2027 | Chair            |
| Laurie B. Linder        | 04/01/2025-03/31/2027 | Vice-Chair       |
| Sandy Parker            | 10/01/25-09/30/27     |                  |
| Dominique Gatlin        | 10/01/25-09/30/27     |                  |
| Patricia Archie-Jackson | 10/01/25-09/30/27     |                  |
| Timothy Ingram          | 10/01/24-09/30/26     |                  |

**The main goals and objectives for the Committee:**

1. Serve as the public involvement mechanism required under the City’s NPDES permit.
2. Provide guidance and recommendations to the City Council regarding the stormwater management program, including program activities, operations, systems, management, and funding.
3. Exercise the authority and responsibility to act on matters related to the administrative review of any order, requirement, decision, or determination made by the Stormwater Manager or other administrative official.
4. Provide final review and approval for eligible Drainage Assistance Program projects.

**Summary of accomplishments:**

1. Received educational presentations covering each of the six NPDES program elements.
2. Reviewed and approved 10 Drainage Assistance Program projects.
3. Reviewed active and ongoing Stormwater Capital Improvement Projects.
4. Received program updates on multiple watershed studies.
5. Discussed the impacts of proposed updates to community flood maps.
6. Reviewed the Capital Projects Dashboard to help inform the community on active projects.
7. Reviewed and provided input on Hazard Mitigation Grant Program funding opportunities.
8. Reviewed the Impervious Area Analysis and Tiered Rate Structure and provided recommended tiered rates for Council consideration.
9. Received updates on ARPA-funded stormwater projects.



10. Provided input on the City's stream gauge and precipitation monitoring program.
11. Provided feedback on the development of the proposed Cross Creek Channel Improvement Project.
12. Received an educational presentation on the Street Maintenance Division and its role in stormwater quality.
13. Heard an appeal regarding a Notice of Violation issued under the IDDE Ordinance and upheld both the NOV and associated civil penalty.

**List of activities in progress including upcoming events/discussions:**

1. SWAB will discuss public outreach efforts related to updated stormwater billing.
2. SWAB will continue to review and approve eligible Drainage Assistance Program projects, as appropriate.
3. SWAB will continue to hear appeals related to the Illicit Connections and Improper Disposal Ordinance.
4. Conduct the annual review of the Stormwater Management Plan.

**Issues that need to be addressed:**

1. Ensuring adequate funding for ongoing NPDES compliance and addressing the significant need for capital investment.
2. Increasing public awareness and community engagement regarding stormwater initiatives and programs.

**Recommendations to the City Council:**

Receive the report as presented.



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0367

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**Agenda Date:** 6/8/2026

**Version:** 3

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Reports From  
Boards and Commissions

**Agenda Number:** 8.02

**TO: Mayor and Members of City Council**

**THRU: Michael Gibson, Interim Assistant City Manager**

**FROM: James McMillan, Assistant PRM Director-Recreation**

**DATE: June 8, 2026**

**RE:**

**Receive the Joint Fayetteville-Cumberland County Senior Citizens Advisory Commission Annual Report**

**COUNCIL DISTRICT(S):**

All

**Relationship To Strategic Plan:**

The City of Fayetteville will be a highly desirable place to live, work and recreate.

**Executive Summary:**

The Joint Fayetteville-Cumberland County Senior Citizens Advisory Commission was organized to advocate for senior citizens in Fayetteville and Cumberland County, assist in providing senior citizens with resources and support in the city and county and to utilize commission members to assist in the distribution of resources, programs and volunteer opportunities.

**Background:**

N/A

**Issues/Analysis:**

N/A

**Budget Impact:**

No budget impact.

**Options:**

Receive this informational report. No decisions are required.

**Recommended Action:**

City Council vote to receive the report as presented.

**Attachments:**

Senior Citizens Advisory Comm Report 2026



## Annual Commission Report

**Committee:** Joint Fayetteville-Cumberland County Senior Citizens Advisory Commission

**Period of time this report covers:** April 2025-May 2026

**Committee Chair:** Jacquelyn Washington

### Committee Members:

| Name                   | Term Period     | Special Category |
|------------------------|-----------------|------------------|
| Aboamshe, Renee        | 1 <sup>st</sup> | City             |
| Fair, Darlene          | 2 <sup>nd</sup> | City             |
| Golden-Thomas, Sherale | 1 <sup>st</sup> | City             |
| Tatmon, Dorothy        | 1 <sup>st</sup> | City             |
| Vinson, June           | 2 <sup>nd</sup> | City             |
| Washington, Jacquelyn  | 2 <sup>nd</sup> | City             |
| White, Julia           | 1 <sup>st</sup> | City             |
| Clark, Steve           | 1 <sup>st</sup> | County           |
| Lynch, Kevin           | 1 <sup>st</sup> | County           |
| Meadows, Ryan          | 1 <sup>st</sup> | County           |
| Porter, Barbara        | 1 <sup>st</sup> | County           |
| Taliaferro, Linda      | 1 <sup>st</sup> | County           |
| Williams, Westana      | 1 <sup>st</sup> | County           |

### The main goals and objectives for the Committee:

1. Increase Senior Engagement – Host 4 community forums annually to gather input from at least 200 seniors on issues affecting their quality of life
2. Resource Awareness- distribute quarterly newsletters or digital updates to reach 1,000 seniors with information on local programs and services.
3. Submit a minimum of 3 formal recommendations per year to city and county addressing senior-related concerns.

### Summary of accomplishments:

1. Create a survey to visit senior center to accomplish goals.
2. Some members have participated in events at senior centers.
3. Invited guest speakers from Mid-Carolina Regional Council and Council on Older Adults.

### List of activities in progress including upcoming events/discussions:

1. Attend and set up a resource table with senior citizen resources.



2. Increase senior engagement to spread the word about the Joint Fayetteville-Cumberland County Senior Citizens Advisory Commission.
3. Partnering with other agencies that work with senior citizens.

**Issues that need to be addressed:**

1. Transportation
2. Healthcare access
3. Commissions without a budget

**Recommendations to the City Council:**

None at this time.



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0310

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Public Hearing  
(Public & Legislative)

**Agenda Number:** 9.01

**TO: Mayor Colvin and Members of City Council**

**THRU: Lachelle H. Pulliam, City Attorney**

**FROM: Kecia N. Parker, Real Estate Manager**

**DATE: June 8, 2026**

**RE:**

**Hold Public Hearing and Adopt Resolution and Order to Permanently Close a Portion of Fargo Drive**

**COUNCIL DISTRICT(S):**

5

**Relationship To Strategic Plan:**

Goal IV: Desirable Place to Live, Work and Recreate

**Executive Summary:**

N.C.G.S. §160A-299 gives authority and procedures for the City to permanently close a city street or alley. The City received a petition from Cape Fear Valley Hospital Systems to permanently close approximately 9,312.80 square feet of Fargo Drive to further develop surrounding property. Fargo Drive was dedicated on a plat dated August 1959 entitled "Bordeaux, Section IV" and recorded in the Cumberland County Registry in Plat Book 22, Page 52. The property abutting the street has been recombined to allow for future development in a plat entitled "Recombination And Easement Plat Cumberland County Hospital Systems, Inc." dated September 2025, and recorded in Plat Book 153, Page 106-108 of the Cumberland County Registry on October 2, 2025. City Council approved scheduling the public hearing for June 8, 2026, to consider the request on April 27, 2026. All statutory procedures for notifications have been followed.

**Background:**

- Cape Fear Valley Hospital Systems has requested to permanently close a portion of Fargo Drive to allow for development of the surrounding property.
- N.C.G.S. §160A-299 gives the authority and procedures required for the City to permanently close a city street or alley.
- This closing will not land lock any abutting property owners.
- Fargo Drive was platted in August 1959 as part of "Bordeaux, Section IV" recorded in Plat Book 22, Page 52 of the Cumberland County Registry.
- This portion of Fargo Drive is not utilized as exclusive access to any surrounding properties.

**Issues/Analysis:**

- No access will be denied to anyone as a result of the proposed closing.
- The Emergency Response times will not be affected because the street has never been constructed and opened.
- There will be no significant impacts to traffic per the City Traffic Engineer.
- A utility easement will be reserved over the closed portion of the street to enable utilities to remain.
- Permanently closing the street will allow the surrounding property to be developed further by Cape Fear Valley Hospital Systems.

**Budget Impact:**

There is no significant impact to the budget as a result of the proposed closing.

**Options:**

- Adopt the Resolution and Order permanently closing a portion of Fargo Drive.
- Deny the request.

**Recommended Action:**

Staff recommends that Council adopt the Resolution and Order permanently closing a portion of Fargo Drive.

**Attachments:**

- Petition for Closure
- Resolution and Order by the City Council of the City of Fayetteville, North Carolina permanently closing a portion of Fargo Drive
- Original Recorded Plat (Plat Book 22, Page 52)
- Map of Proposed Fargo Drive Closure
- PowerPoint presentation

**NORTH CAROLINA**

**PETITION**

**CUMBERLAND COUNTY**

To: The Mayor and Members of the City Council of Fayetteville, North Carolina

1. That under the deeds & plats dated **October 2<sup>nd</sup>, 2025** and being recorded in **PB 153 PG 106 thru 108** in the office of the Register of Deeds for Cumberland County, there were dedicated certain lands to be used as a public street, said street is now known as **Fargo Drive 60' R/W.**
2. That the petitioner is owner of a portion of the property adjoining said street and is desirous of closing a portion of the street as a public street, pursuant to North Carolina General Statute 160A-299.
3. That a portion of said street, although dedicated by the heretofore mentioned plat, is not now used as a street; that your petitioner believes it would be in the best interests of all parties that said street portion be closed as a public street and that your petitioner believes that the closing of said street portion would not deprive anyone of reasonable means of ingress and egress to his or her property and that the closing of said street portion will not do any harm to person known to your petitioner.

WHEREFORE, your petitioner respectfully petitions the City Council of the City of Fayetteville as follows:

- (1) That the portion of **Fargo Drive 60' R/W** from **Village Drive R/W** to **Cumberland County Hospital System, Inc. Property**, be closed pursuant to the authority of North Carolina General Statute, 160A-299.
- (2) That a hearing be held pursuant to North Carolina General Statute 160A-299 after appropriate notification of all parties as set forth in the aforesaid statute.

Filed this 6<sup>th</sup> day of JANUARY, 2026.

SIGNATURE OF PETITIONERS:

CFVHS



NA

BRIAN PEARCE, VICE PRESIDENT

A RESOLUTION AND ORDER OF THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE,  
NORTH CAROLINA PERMANENTLY CLOSING A PORTION OF FARGO DRIVE

WHEREAS, under authority of N.C.G.S. § 160A-299, a public hearing before the City Council of the City of Fayetteville, North Carolina was advertised as required by law, and duly held on the 8<sup>th</sup> day of June 2026, in accordance with the notice calling for said public hearing, and all adjoining property owners having been notified by certified mail of the time, place and purpose of said hearing, the purpose of which was to determine whether a portion of a certain street in the City of Fayetteville, North Carolina, known as Fargo Drive, should be permanently closed as a public street; and a notice of said hearing having been posted on a portion of said street for four weeks prior to the holding of said hearing; and

WHEREAS, during the public hearing, all interested citizens were invited to comment and state any objections they may have to the closing of the portion of Fargo Drive as a public street; and

WHEREAS, the City Council, following such public hearing, after considering all the facts, has determined that the closing of a portion of Fargo Drive is not contrary to the public interest and that no individual owning property in the vicinity of said street portion will thereby be deprived of reasonable means of ingress and egress to his or her property.

NOW THEREFORE, BE IT RESOLVED on behalf of the citizens of Fayetteville N.C., the City Council orders and directs that the portion of Fargo Drive, within the limits covered by the following description only, be closed as a public street under the following terms and conditions:

1. Description of area closed as a public street:

Beginning at a point being the southwestern corner of that lot known as Lot 63 as depicted in the plat entitled "New Easement For NGOASONG LLC" as recorded in Plat Book 134, Page 187 of the Cumberland County Registry, said point also being in the northern right of way margin of Village Drive and continuing thence with a curve to the left having a radius of 816.20, an arc length of 107.03 with a chord bearing and distance of South 62 degrees 57 minutes 14 seconds West 106.95 feet to the TRUE POINT AND PLACE OF BEGINNING, continuing thence with the northern right of way margin of Village Drive South 59 degrees 13 minutes 57 seconds West 110.09 feet to a point, thence leaving said right of way margin with a curve to the left having a radius of 25.84, an arc length of 41.77 with a chord bearing

and distance of North 14 degrees 39 minutes 54 seconds East 37.37 feet to a point, thence North 29 degrees 54 minutes 06 seconds West 124.55 feet to a point, thence North 59 degrees 13 minutes 54 seconds East 60 feet to a point, thence South 29 degrees 54 minutes 06 seconds East 126.96 feet to a point, thence with a curve to the left having a radius of 24.18, an arc length of 36.95 with a chord bearing and distance of South 75 degrees 23 minutes 21 seconds East 33.46 feet to the TRUE POINT AND PLACE OF BEGINNING, containing approximately 9,312.80 square feet more or less.

2. That a copy of this Order be recorded in the office of the Register of Deeds of Cumberland County.
3. The City is reserving a utility easement over and under the entire above-described property for the use of the City and all other utility companies.

IN WITNESS WHEREOF, the City of Fayetteville, N.C., has caused this instrument to be signed in its name by its Mayor, attested by its City Clerk, and its corporate seal hereto affixed, all by order of its City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, NORTH CAROLINA, on this, the 8<sup>th</sup> day of June 2026; such meeting was held in compliance with the Open Meetings Act, at which meeting a quorum was present and voting.

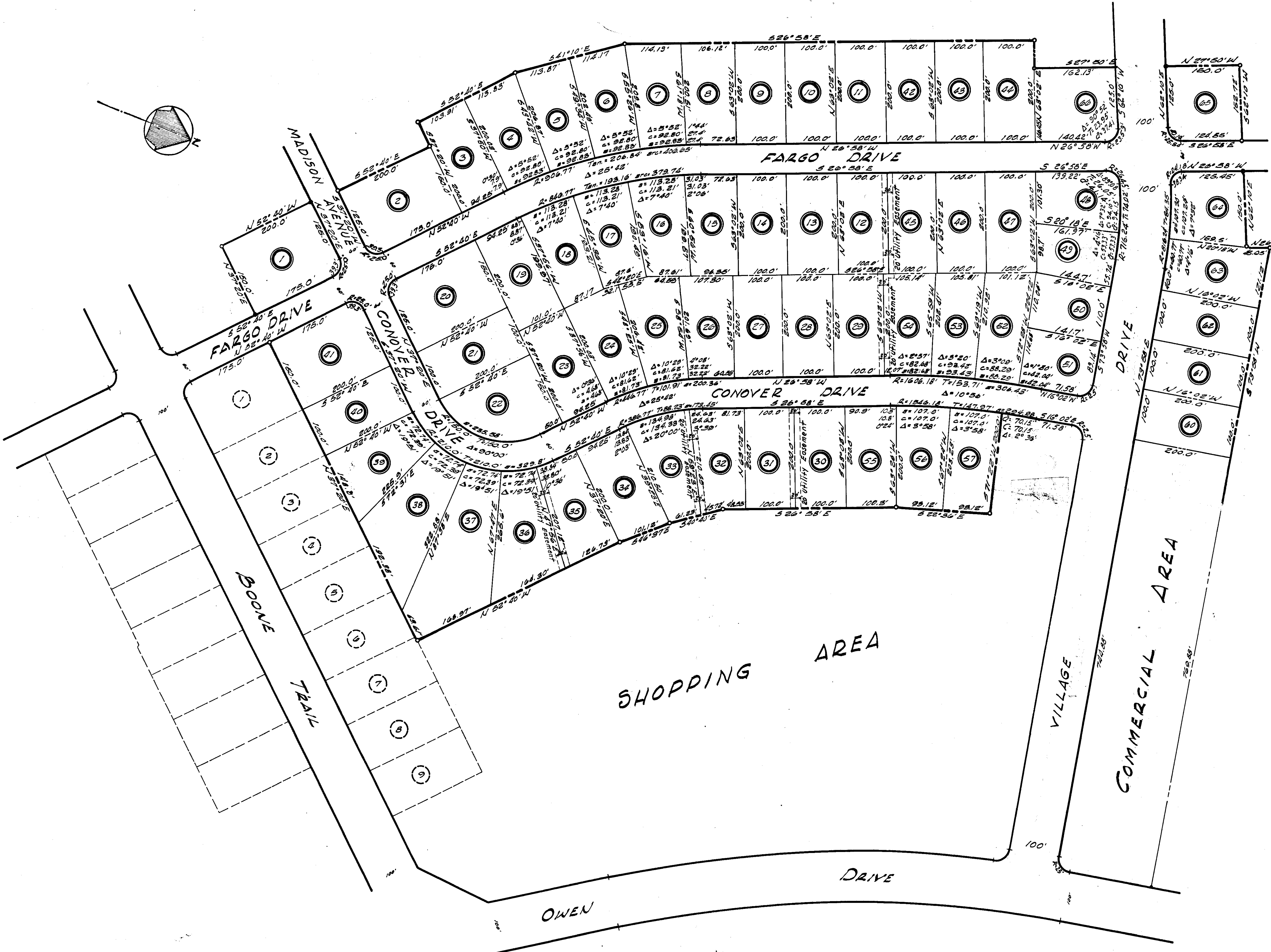
CITY OF FAYETTEVILLE

(SEAL)

By: \_\_\_\_\_  
MITCH COLVIN, Mayor

ATTEST:

\_\_\_\_\_  
JENNIFER L. AYRE, City Clerk

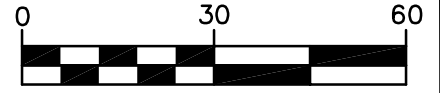
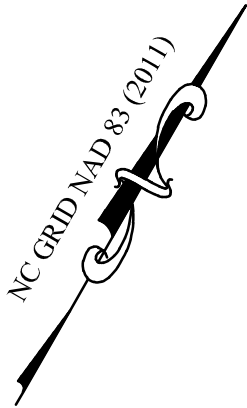


NORTH CAROLINA  
 CUMBERLAND COUNTY  
 The foregoing certificate of Thomas D. Suggs  
 a Notary Public of Cumberland County  
 is adjudged to be  
 correct. Let the instrument with certificate be register-  
 ed This 7 day of Oct 1957  
Thomas D. Suggs  
 Clerk of Superior Court  
*Suggs*

Received for registration on the 7 day  
 of October 1957 at 3:10 o'clock  
P.M., and registered in the office of the  
 Register of Deeds of Cumberland County, N. C.  
 this 8 day of Oct 1957  
 at 11:00 o'clock A.M. in Book 22,  
 No. 52 of \_\_\_\_\_ on  
 page 52 &c.  
J. W. Johnson  
 Register of Deeds

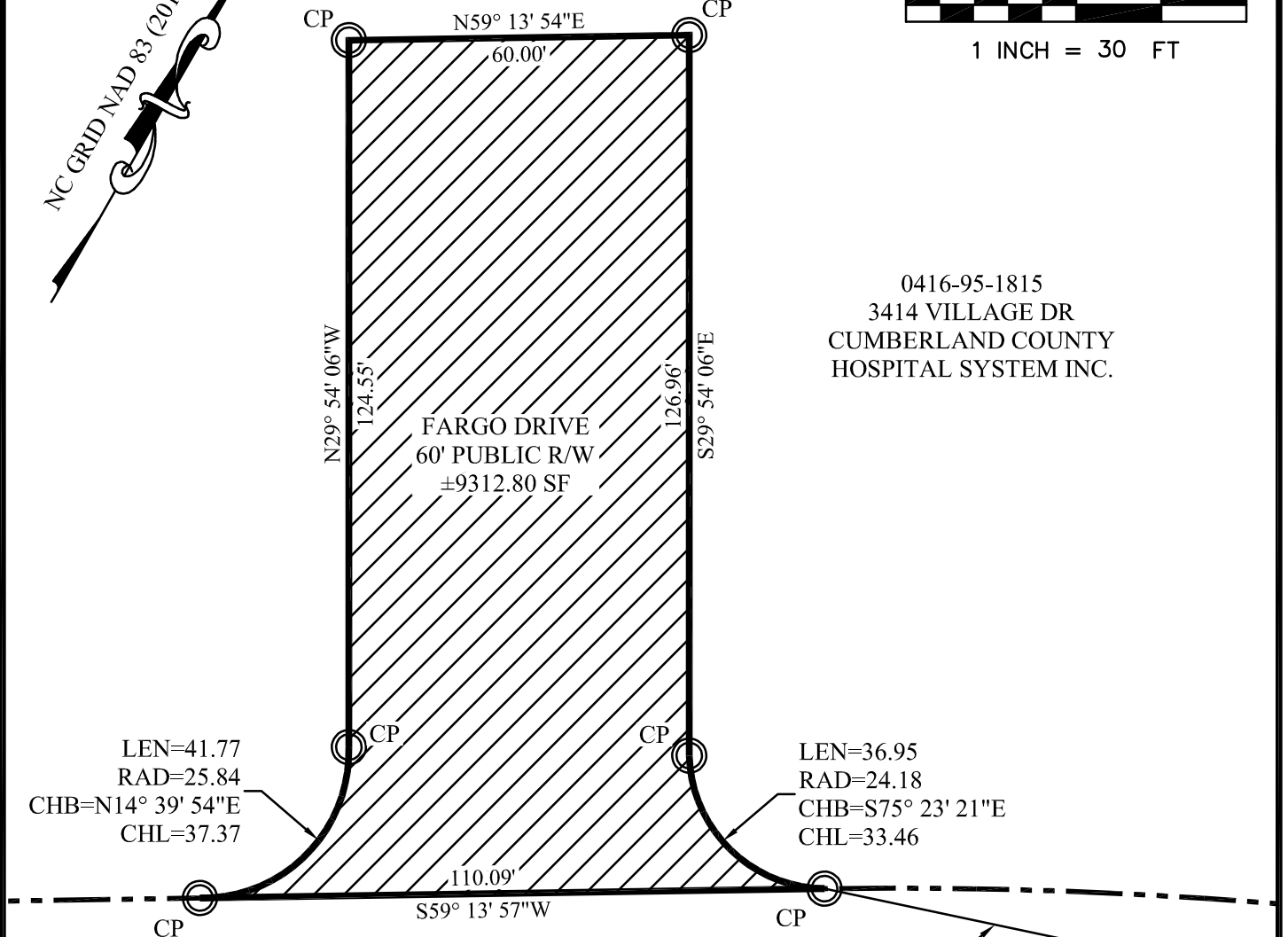
STATE OF NORTH CAROLINA  
 COUNTY OF CUMBERLAND:  
 Sol C. Rose being duly sworn, deposes and says that the foregoing  
 map was prepared by him from an actual survey made by him and  
 that the same is true and correct to the best of his information and  
 belief.  
Sol C. Rose  
 Registered Surveyor  
 Sworn to and subscribed before me this 21 day of  
August 1957  
Thomas D. Suggs  
 Notary Public  
 My Commission expires Sept. 26, 1957

BORDEAUX, SECTION IV  
 DIERCES MILL TOWNSHIP  
 CUMBERLAND Co. N. C.  
 Scale: 1"=100'  
 August, 1957  
 Sol C. Rose Registered Surveyor  
 Book 22 P-52

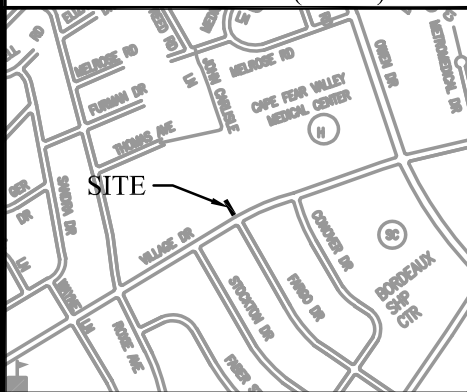


1 INCH = 30 FT

0416-95-1815  
 3414 VILLAGE DR  
 CUMBERLAND COUNTY  
 HOSPITAL SYSTEM INC.



VICINITY MAP (N.T.S.)



VILLAGE DRIVE  
 100' PUBLIC R/W

REFERENCES:

- DEED BOOK 7225 PAGE 436
- PLAT BOOK 153 PAGE 106
- PLAT BOOK 22 PAGE 52

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



PUBLIC SERVICES DEPARTMENT  
 ENGINEERING DIVISION  
 433 HAY ST. 28301  
 (910) 433-1656

**PROPOSED STREET CLOSURE**  
**FARGO DRIVE**  
**±9312.80 SQUARE FEET**  
**±0.21 ACRE**

**PIERCES MILL TWP CUMBERLAND COUNTY**  
**FAYETTEVILLE NORTH CAROLINA**

SHEET 1 OF 1

REVISION DATE: \_\_\_\_\_

DATE 3/25/2026 DRAWN BY RSR  
 SCALE 1" = 30' CK'D BY JEJ



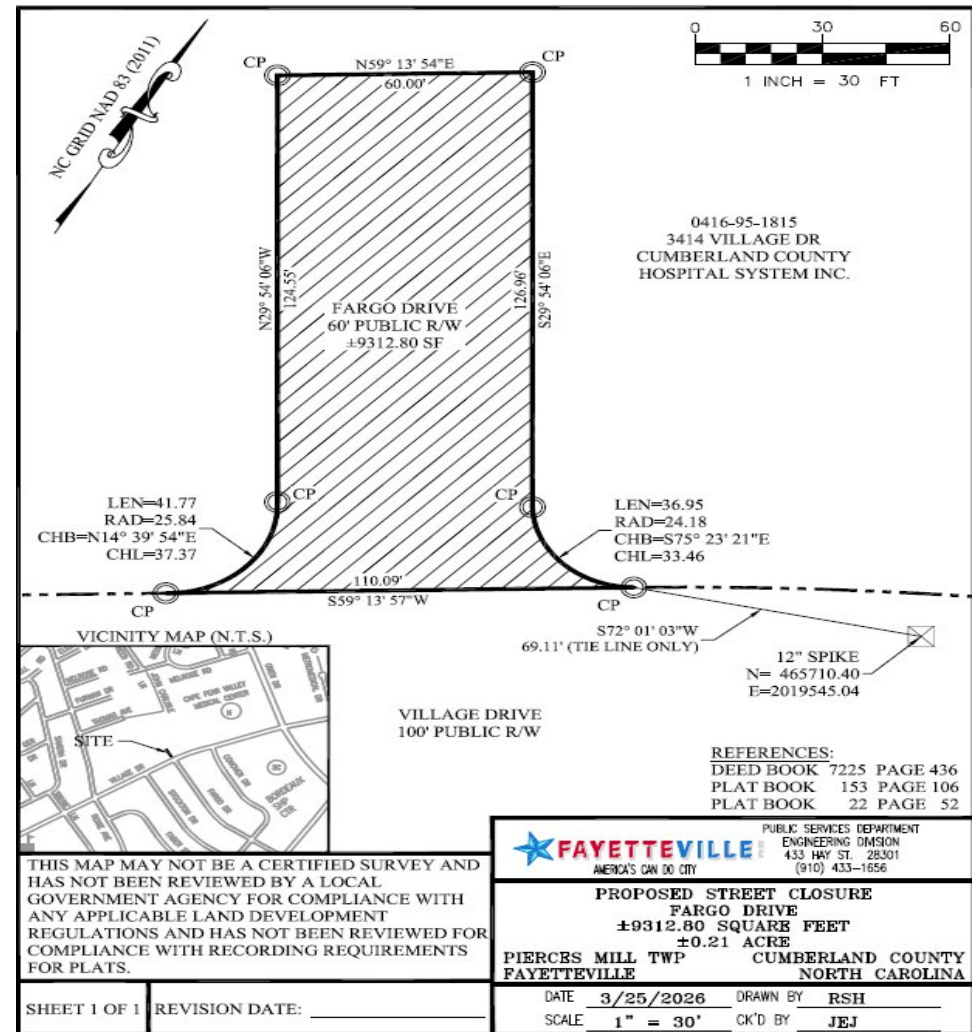
# Public Hearing for Closing of a Portion of Fargo Drive

June 8, 2026



# Proposed Permanent Closure of a Portion of Fargo Drive

- The proposed portion of Fargo Drive has never been constructed or opened as a public right of way.
- Closing of the street will allow for the recombination and further development of the surrounding property.
- Staff has verified the closing will not impact any emergency system.
- No access is denied by approving the closing of the street.
- A blanket easement will be reserved over the closed street for utility use.





 **FAYETTEVILLE** <sup>N</sup><sub>C</sub>  
AMERICA'S CAN DO CITY

[FayettevilleNC.gov](http://FayettevilleNC.gov)



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0368

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Public Hearing  
(Public & Legislative)

**Agenda Number:** 9.02

**TO: Mayor and Members of City Council**

**THRU: Dr. Douglas J. Hewett, ICMA-CM, City Manager**

**FROM: Robert Van Geons, FCEDC President and CEO**

**DATE: June 8, 2026**

**RE:**  
**Project Odesa Public Hearing**

**COUNCIL DISTRICT(S):**

All City Council Districts, 1 - 9

**Relationship To Strategic Plan:**

**Goal III - City Investment in Today and Tomorrow** (Project Odesa would create 162 jobs paying an average annual wage of \$70,759. This project would inject more than \$11.4 million in annual payroll into our community. The positive impact this company would have on our local economy cannot be overstated.

**Goal IV - City is a desirable place to live, work, & recreate** Project Odesa would create a significant number of jobs paying above the Cumberland County's average annual wage of \$49,382, with a lowest starting salary expected to be \$50,000. This would allow more Fayetteville and Cumberland County residents to secure higher paying jobs, resulting in an improved quality of life.

**Executive Summary:**

Project Odesa is considering Fayetteville and Cumberland County for its headquarters, manufacturing plant, and distribution center for its Unmanned Aerial Systems. The project is considering other sites in multiple states. Incentives have been requested from the City and County to reaffirm our commitment to Project Odesa and demonstrate that our community is the right location for this project, and a public hearing has been called to approve or deny those incentives.

**Background:**

This Project would create 162 jobs in Fayetteville. The average salary for these jobs is projected at \$70,759, exceeding the Cumberland County average. Capital investment in phase one is expected to be \$3.4 million.

Project Odesa is considering a 28,479 square-foot building for its operations, located at 223 Dedication Drive.

The project would utilize this site to manufacture unmanned aerial systems, distributing the finished product to the end user globally.

Project Odesa is requesting a job creation incentive grant from both the City of Fayetteville and Cumberland County. Paid on a pro-rata basis, as jobs are created, in three installments, the company would receive a total of \$121,500 from the City. A similar request has been made to the County.

**Issues/Analysis:**

If successfully secured, the City of Fayetteville and Cumberland County would benefit from the tax revenue generated by the facility, economic activity stimulated by its investment, and wages paid to the employees.

Project Odesa is expected to invest \$3.4 million in real and personal property, generating an estimated \$132,017 in City Tax Revenue over a ten-year period. The company is projected to pay an average annual salary of \$70,759, adding more than \$11.4 million in annual payroll to our community. In addition, the economic activity generated by the project will also support 159 indirect and induced jobs, as well as \$26 million in increased economic output.

Our local educational institutions, including FTCC, Fayetteville State University, and Methodist University, have programs in place to produce workforce talent that is well-prepared for critical careers in manufacturing, distribution, operations, and more.

**Budget Impact:**

Project Odesa will positively benefit the City's tax base by generating new property and sales tax revenue, while increasing local employment and earnings. The project will create a significant investment in real estate and equipment in the City of Fayetteville, with a phase one capital investment expected to be \$3.4 million. We anticipate the first incentive payment will occur in FY28.

**Options:**

Option 1: Approve the requested incentive grant to be paid on a pro-rata basis in three installments.

Option 2: Deny the request for incentives to support Project Odesa.

**Recommended Action:**

We are requesting that the City of Fayetteville approve the job creation grant as presented for Project Odesa.

**Attachments:**

PowerPoint presentation



# Project Odesa

Monday, June 8, 2026

# Project Summary

- Drone Manufacturing Company
- The company started in Ukraine 20 years ago
- Looking to relocate US headquarters and establish a production facility
- The project would:
  - Invest \$3.4 million in real and personal property
  - Generate \$132,017 in new tax revenue over ten years
  - Create 162 new jobs with an average salary of \$70,759
  - Add \$11.4 Million in annual payroll to our community
  - Projected to create 159 indirect and induced jobs and \$26 million of increased economic activity

# Submitted Location

- 223 Dedication Drive
- 28,479 SF building off Black and Decker Road
- Property is currently Zoned Heavy Industrial



# Additional Details

- Competing against Nevada and Oklahoma for this project
- The State is considering the project for discretionary grants and workforce development funds
- The discretionary grants require a local match
- Requesting the City provide a \$750 per job incentive paid in installments after the jobs are created.
- Total City Grant = \$121,500
- A similar request is being asked of Cumberland County
- If both the City and County approve these incentives, the company will receive a total grant of \$243,000

# Thank you for your time!



Robert Van Geons, CEcD  
President & CEO  
O: 910.500.6464  
M: 704.985.3483  
E: [robert@fcedc.com](mailto:robert@fcedc.com)

[www.fcedc.com](http://www.fcedc.com) | (910) 500-6464 | [info@fcedc.com](mailto:info@fcedc.com)



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0372

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Evidentiary Hearing

**Agenda Number:** 10.01

**TO: Mayor and Members of City Council**

**THRU: Jodi Phelps - Assistant City Manager  
Gerald Newton - Development Services Director**

**FROM: Craig Harmon, Senior Planner**

**DATE: June 8, 2026 (Continued from the May 26, 2026, meeting)**

**RE:  
Decision on SUP26-02 Evidentiary Hearing for a Special Use Permit to allow for Salvage or Junkyard at 610 E Russell Street (043791558000) owned by Russell Street, LLC**

**COUNCIL DISTRICT(S):**

2 - Davis

**Relationship To Strategic Plan:**

**Executive Summary:**

This item was continued from the City Council's May 26, 2026 meeting.

**Background:**

**Issues/Analysis:**

**Budget Impact:**

**Options:**

**For a motion to approve, all six findings below must be met:**

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;
2. The special use will be in harmony with the area in which it is located;
3. The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
4. The special use is in general conformity with the City's adopted land use plans and policies;
5. The special use will not substantially injure the value of the abutting land, or the

- special use is a public necessity; and
6. The special use complies with all other relevant City, State, and Federal laws and regulations.

**Recommended Action:**

Staff recommends that City Council base their decision on the evidence and testimony provided during the evidentiary hearing on May 26, 2026.

[If approved, this Special Use Permit shall become effective with the approval of the Order of Findings by the City Council. The SUP shall expire one year from its effective date if a building permit is not issued within that time.]

**Attachments:**

1. Application
2. Aerial Map
3. Zoning Map
4. Land Use Plan Map
5. Subject Properties
6. Surrounding Properties
7. Site Plan
8. PowerPoint

**Project Overview**

#2040179

**Project Title:** Russell Street Recycling**Jurisdiction:** City of Fayetteville**Application Type:** 5.3) Special Use Permit**State:** NC**Workflow:** Staff Review**County:** Cumberland**Notice Regarding Special Use Permit Procedural Process**

## Special Use Permit

Dear Applicant,

Thank you for applying for a Special Use Permit with the City of Fayetteville. The City Council's decision shall be based on written and sworn oral evidence presented at the evidentiary hearing. This application **MUST BE COMPLETE**, thorough responses must be provided. Incomplete applications and responses will not be accepted. The procedures you **MUST** follow are found in the Unified Development Ordinance (UDO) Sections 30-2.C.7., Special Use Permit, and 30-2.B.14., Public Evidentiary Hearing Procedures.

Pursuant to Section 30-2.C.7.d.7.a.2 of the UDO, the Special Use Permit shall automatically expire if a Building Permit for the development authorized by the Special Use Permit is not obtained within one year after the date of issuance or if the development authorized by the Special Use Permit is discontinued and not resumed for a period of one year, unless otherwise specified by City Council.

If you have any additional questions, please contact the Planning & Zoning Division at 910-433-1612 to speak with a Professional Planner.

If you would like a copy of the above text, you can [download a copy here](#).

**Please enter your full name in the space below to confirm your acknowledgement of the above statement and to confirm that you are the owner or owner's representative and you have the authority to apply for this permit.**

**Enter Your Full Name Here:** Sidney Wiswell**Project Location****Project Address or PIN:** 610 E RUSSELL ST (0437915580000) **Zip Code:** 28301

Please see checklist for instructions for multiple buildings on a single parcel submittals

**Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link:** [Cumberland County Tax Office GIS system](#)

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

**GIS Verified Data****Project Address:** 610 E RUSSELL ST

## Written Description of Special Use

Is the proposed project for a cell tower?: No

**A) Provide a written description of the proposed special use, including summary of existing uses and the proposed use/activity in detail. :**

The applicant is requesting to use the property for a Salvage and Junkyard as that use is defined in the City of Fayetteville Unified Development Ordinance (the UDO). The proposed facility will be used to accept discarded materials including but not limited to scrap metal, paper and wood (the Proposed Salvage Yard). The Proposed Salvage Yard will collect these materials and then separate and process them so they can be baled, sold, handled, recycled, and/or reintroduced as raw material for the production of new goods. The Proposed Salvage Yard will provide environmental and economic benefits by conserving natural resources, saving energy, and reducing landfill waste.

**B) Please provide a description of the Zoning District designations and existing uses on adjacent properties, including across the street.:**

The property is currently zoned Heavy Industrial (HI). Adjacent properties are zoned for HI, Limited Commercial (LC), Community Commercial (CC), Downtown 2 (DT-2), and Mixed Residential 5 (MR5). The adjacent properties are primarily used for commercial and industrial purposes, including an auto parts store, a moving business, a window tinting service, and an electrician. To the southeast of the property are some residences. The applicant will follow all UDO regulations to ensure proper buffering.

**Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages**

**Finding Number 1 - The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;:**

The Proposed Salvage Yard is a permitted use in the HI zoning district with a special use permit. See Table 30.4A. The Proposed Salvage Yard will comply with all applicable standards in the UDO, including the use specific standards outlined in Article 30-4.C.5 (e)(6) and the development standards in Article 30-5. A site plan/concept plan showing the layout and compliance with UDO setbacks is attached as Exhibit A.

**Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages**

**Finding Number 2 - The special use will be in harmony with the area in which it is located;:**

The location and character of the proposed use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located. The Property is zoned Heavy Industrial which is established and intended to accommodate heavy manufacturing, assembly, fabrication, processing, distribution, storage, research and development, and other industrial uses that may be large-scale or otherwise have extensive exterior movement of vehicle, materials, and goods, and greater potential for adverse environmental and visual impacts. See UDO Sec. 30-3.E.9. The Proposed Salvage Yard will be located in an area with other commercial and industrial uses.

**Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e.**

**You may upload additional pages**

**Finding Number 3 - The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;:**

The Proposed Salvage Yard will not materially endanger the public health and safety. The property is not currently in use, so it tends to attract unhoused individuals and can be a target for vandalism. By developing the property into a needed and viable business, the property will benefit the public health and safety.

The Proposed Salvage Yard will also provide significant environmental and economic benefits by conserving natural resources, saving energy, and reducing landfill waste. It will also support the economy through job creation and providing a place to bring salvage materials.

The Proposed Salvage Yard will fully comply with all relevant environmental standards and regulations to mitigate its impacts. The Proposed Salvage Yard will not accept, process or handle any toxic chemicals or materials.

**Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages**

**Finding Number 4 - The special use is in general conformity with the City's adopted land use plans and policies;:**

The location and character of the proposed use, if developed according to the plan submitted, will be in general conformity with the plan of development of Fayetteville and its ordinances.

As described above, the UDO permits the Proposed Salvage Yard in the HI zoning district with a special use permit. In addition, according to the 2040 Comprehensive Plan and Future Land Use Map, the property is located in the Industrial/Employment (EC) zone. EC is described in the plan as being for high intensity nonresidential uses with high impact or likelihood for nuisance. This zoning designation and FLUM designation both contemplate uses such as the Proposed Salvage Yard.

The Proposed Salvage Yard will comply with the following policies in the 2040 Comprehensive Plan and Future Land Use Map:

2.1 Encourage economic development in designated areas.

LU 2.3 Coordinate with Fayetteville Cumberland County Economic Development Corporation

**Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages**

**Finding Number 5 - The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and:**

The Proposed Salvage Yard is consistent with other uses in the area and will not cause a decrease in value; in fact, developing the property for an operating business will enhance its value. Competent, material, and substantial evidence will be presented at the evidentiary hearing that will establish the Proposed Salvage Yard will not substantially injure the value of adjoining property. The Applicant is sensitive to the placement of the Proposed Salvage Yard on the property, and the project is designed to minimize impacts and provide appropriate buffers and setbacks.

**Please indicate, in detail, how the proposed special use meets the following standard. Be thorough in your response, as it shall be used as written evidence in the evidentiary hearing, per Special Use Standards 30-2.C.7.e. You may upload additional pages**

**Finding Number 6 - The special use complies with all other relevant City, State, and Federal laws and regulations?:**

The Applicant will comply with all applicable city, state, and federal regulations.

**Primary Contact Information**

**Project Owner**

Robin Tatum  
Russell Street, LLC  
150 Fayetteville Street, Suite 2800  
Raleigh, NC 27601  
P:919.821.6784  
[rtatum@smithlaw.com](mailto:rtatum@smithlaw.com)

**Project Contact - Agent/Representative**

Sidney Wiswell  
Smith Anderson  
150 Fayetteville Street, Suite 2300  
Raleigh, NC 27601  
P:919-838-2054  
[swiswell@smithlaw.com](mailto:swiswell@smithlaw.com)

**Indicate which of the following project contacts should be included on this project:** Attorney,Engineer

**Project Contact - Attorney**

Sidney Wiswell  
Smith Anderson  
150 Fayetteville Street, Suite 2300  
Raleigh, NC 27601  
P:919-838-2054  
[swiswell@smithlaw.com](mailto:swiswell@smithlaw.com)

**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :**

**NC State Electrical Contractor #1 License Number:**

**NC State Electrical Contractor #2 License Number:**

**NC State Electrical Contractor #3 License Number:**

**Project Contact - Engineer**

Rusty Norris  
ELM Site Solutions  
PO Box 27624  
Raleigh, NC 27624  
P:9197923733  
[rnorris@elmsitesolutions.com](mailto:rnorris@elmsitesolutions.com)

**NC State General Contractor's License Number:**

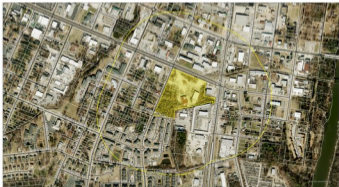
**NC State Mechanical Contractor's #1 License Number:**

**NC State Mechanical Contractor's #2 License Number:**

**NC State Mechanical Contractor #3 License Number:**

**NC State Plumbing Contractor #1 License Number:**

**NC State Plumbing Contractor #2 License Number:**



### Aerial Notification Map

Case #: SUP26-02

Request: SUP Salvage Yard  
Location: 610 E Russell Street  
(0437915580000)

— Streets

 SUP26-02

 SUP26-02 Buffer

Letters are being sent to all property owners within the 100' buffer. Subject Property is shown in the highlighted pattern.



# 206



**Zoning Map**

Case #: SUP26-02

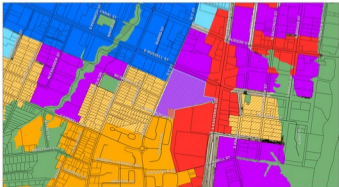
Request: SUP Salvage Yard  
 Location: 610 E Russell Street  
 (0437915580000)



Letters are being sent to all property owners within the 100' buffer. Subject Property is shown in the hatched pattern.

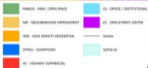


**207**



**Future Land Use Map**  
Case #: SUP26-02

Request: SUP Salvage Yard  
Location: 610 E Russell Street  
(0437915580000)



Letters are being sent to all property owners within the 100' buffer. Subject Property is shown in the hatched pattern.



**208**





# City Council



# Special Use Permit

*May 26, 2026*



**Owner:** RUSSELL STREET LLC

**Applicant:** Robin Tatum, Russell Street, LLC; Sidney Wiswell, Smith Anderson; Rusty Norris, ELM Site Solutions

**Request:** SUP – Salvage / Junkyard

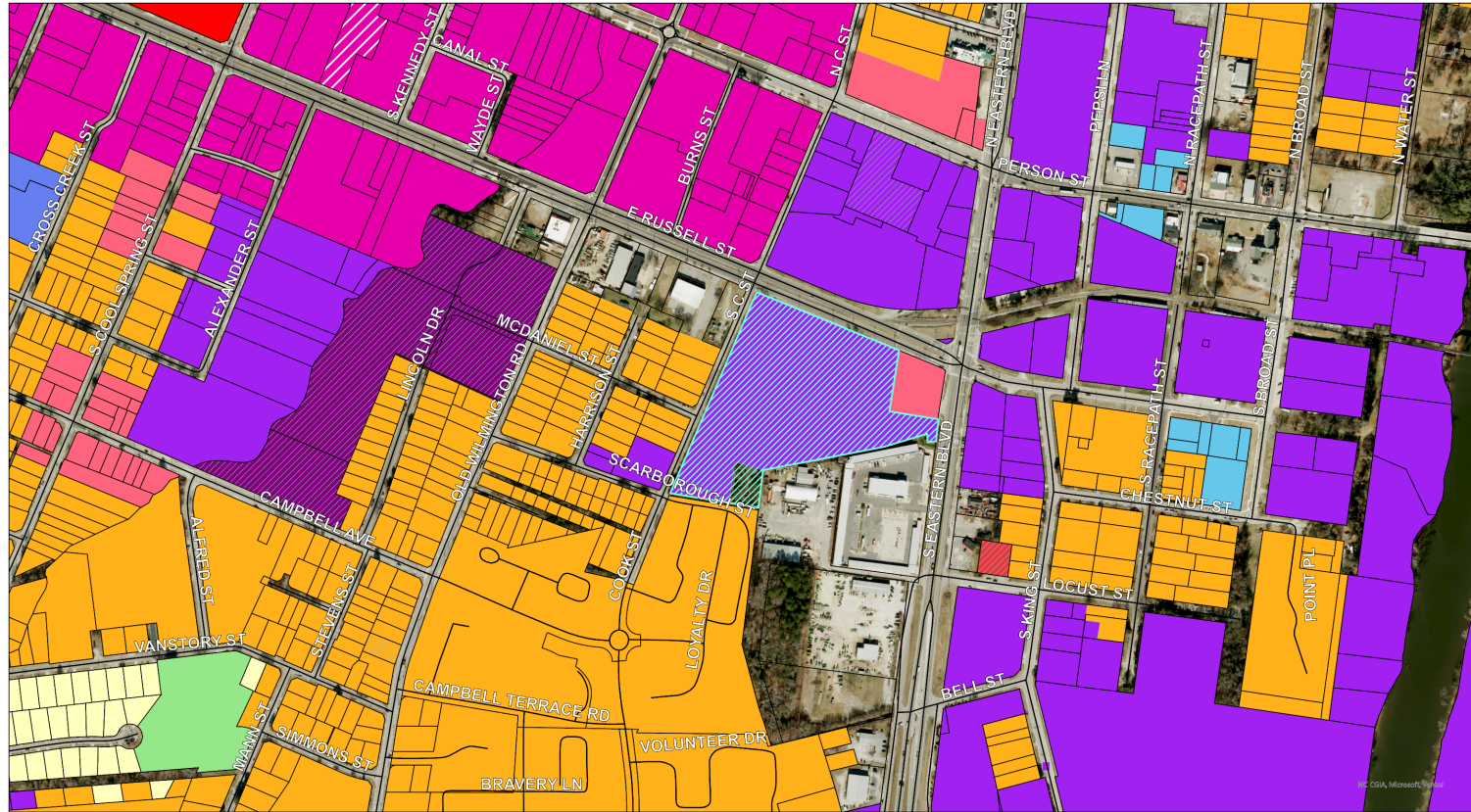
**Location:** 610 E Russell St

**Acreage:** +/- 10.91 acres

**District:** 2 - Davis








**Zoning Map**  
Case #: SUP26-02

Request: SUP Salvage Yard  
Location: 610 E Russell Street  
(0437915580000)

|   |   |   |
|---|---|---|
|  CC - Community Commercial               |  HI/CZ - Conditional Heavy Industrial      |  NC/CZ - Conditional Neighborhood Commercial |
|  CD - Conservation District              |  LC - Limited Commercial                   |  OI - Office & Institutional                 |
|  DT-1 - Downtown District                |  LI - Light Industrial                     |  SF-6 - Single-Family Residential 6          |
|  DT-2 - Downtown District                |  MR-5 - Mixed Residential 5                |  Streets                                     |
|  DT-2/CZ - Conditional Downtown District |  MR-5/CZ - Conditional Mixed Residential 5 |  SUP26-02                                    |
|  HI - Heavy Industrial                   |  MIU/CZ - Conditional Mixed-Use            |   |

Letters are being sent to all property owners within the 1000' buffer. Subject Property is shown in the hatched pattern.







# Surrounding Properties





**PRELIMINARY - FOR REVIEW**

**LEGEND**

|                        |  |
|------------------------|--|
| PARCEL BOUNDARY        |  |
| EXISTING FENCE LINE    |  |
| EXISTING SEWER LINES   |  |
| EXISTING UTILITY LINES |  |
| SET BACK BOUNDARY      |  |
| AREA OF OPERATION      |  |
| CANOPY TREE            |  |
| SHRUB                  |  |
| EVERGREEN TREE         |  |

- NOTES:**
1. OPERATION AREA : - 7.0 ACRES
  2. EXISTING FENCE TO BE ENHANCED TO SOLID OPAQUE WITH PRIVACY SCREENING.
  3. NEW SCREENING BERM ALONG RUSSELL STREET INSIDE FRONT FENCE LINE. 6 FOOT TALL WITH MAX SLOPE 3:1. EVERGREEN SCREENING TREES ALONG TOP PLATEAU THAT WILL GROW TO A HEIGHT OF 4 TO 5 FEET.
  4. TYPE D BUFFER OPTION 2 PER ARTICLE 30-5.K.3. - 6 FOOT HIGH SOLID FENCE + REQUIRED PLANTINGS.

This drawing is the property of ELM Site Solutions, Inc and is not to be reproduced or copied in whole or in part without prior authorization. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. The drawing shall be returned upon request.



**ELM SITE SOLUTIONS**  
ENVIRONMENT & DEVELOPMENT

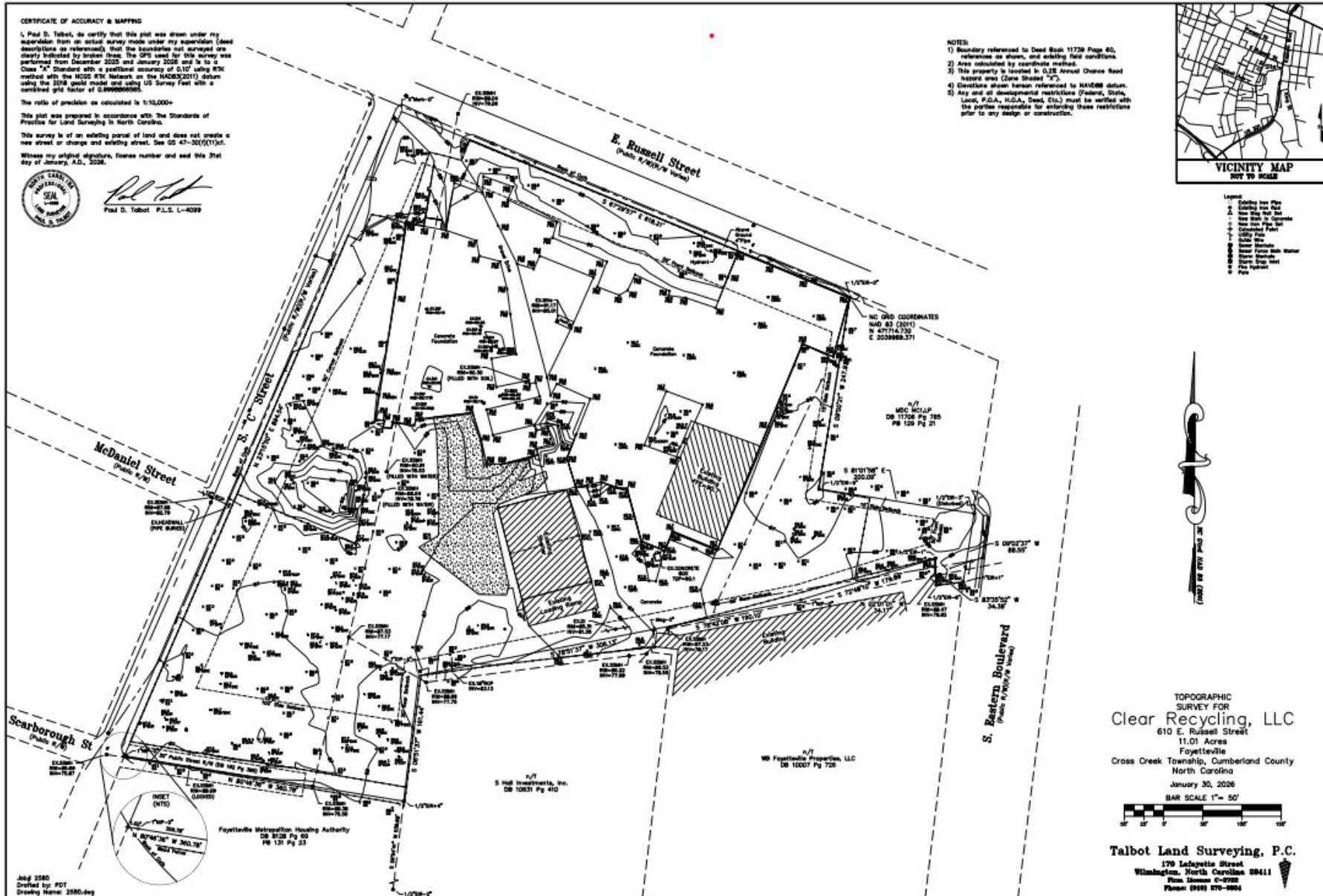
ELM Site Solutions, Inc.  
101 E. 10th Street  
Raleigh, NC 27604  
Phone: (919) 792-3733

|           |
|-----------|
| REVISIONS |
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |

CLEAR RECYCLING SALVAGE YARD  
SITE PLAN  
INITIAL CONDITIONS  
610 E RUSSELL STREET FAYETTEVILLE NC

|                    |             |    |
|--------------------|-------------|----|
| DESIGNED           | MA          | RN |
| DRAWN              |             |    |
| CHECKED            |             |    |
| PROFESSIONAL SCALE | 1" = 60 FT. |    |
| DATE               | 04-07-26    |    |
| PROJECT NO.        |             |    |
| REVISION           | V7          |    |
|                    | 1 OF 1      |    |
| SHEET NO.          |             |    |





**For a motion to approve, all six findings below must be met:**

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;
2. The special use will be in harmony with the area in which it is located;
3. The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
4. The special use is in general conformity with the City's adopted land use plans and policies;
5. The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and
6. The special use complies with all other relevant City, State, and Federal laws and regulations.

## **INDEX**

1. 610 E Russell Street Site Plan
2. Preliminary Tree Survey
3. Topographic Survey





**CERTIFICATE OF ACCURACY & MAPPING**

I, Paul D. Talbot, do certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed descriptions as referenced); that the boundaries not surveyed are clearly indicated by broken lines; The GPS used for this survey was performed from December 2025 and January 2026 and is to a Class "A" Standard with a positional accuracy of 0.10' using RTK method with the NCGS RTK Network on the NAD83(2011) datum using the 2018 geoid model and using US Survey Feet with a combined grid factor of 0.9998866565.

The ratio of precision as calculated is 1:10,000+

This plat was prepared in accordance with the Standards of Practice for Land Surveying in North Carolina.

This survey is of an existing parcel of land and does not create a new street or change an existing street. See GS 47-30(f)(11)c1.

Witness my original signature, license number and seal this 31st day of January, A.D., 2026.



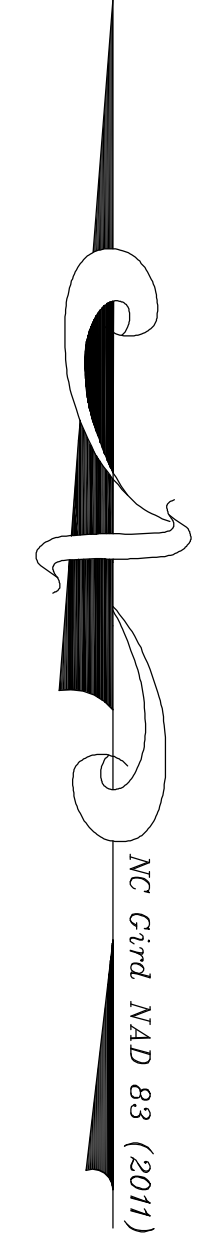
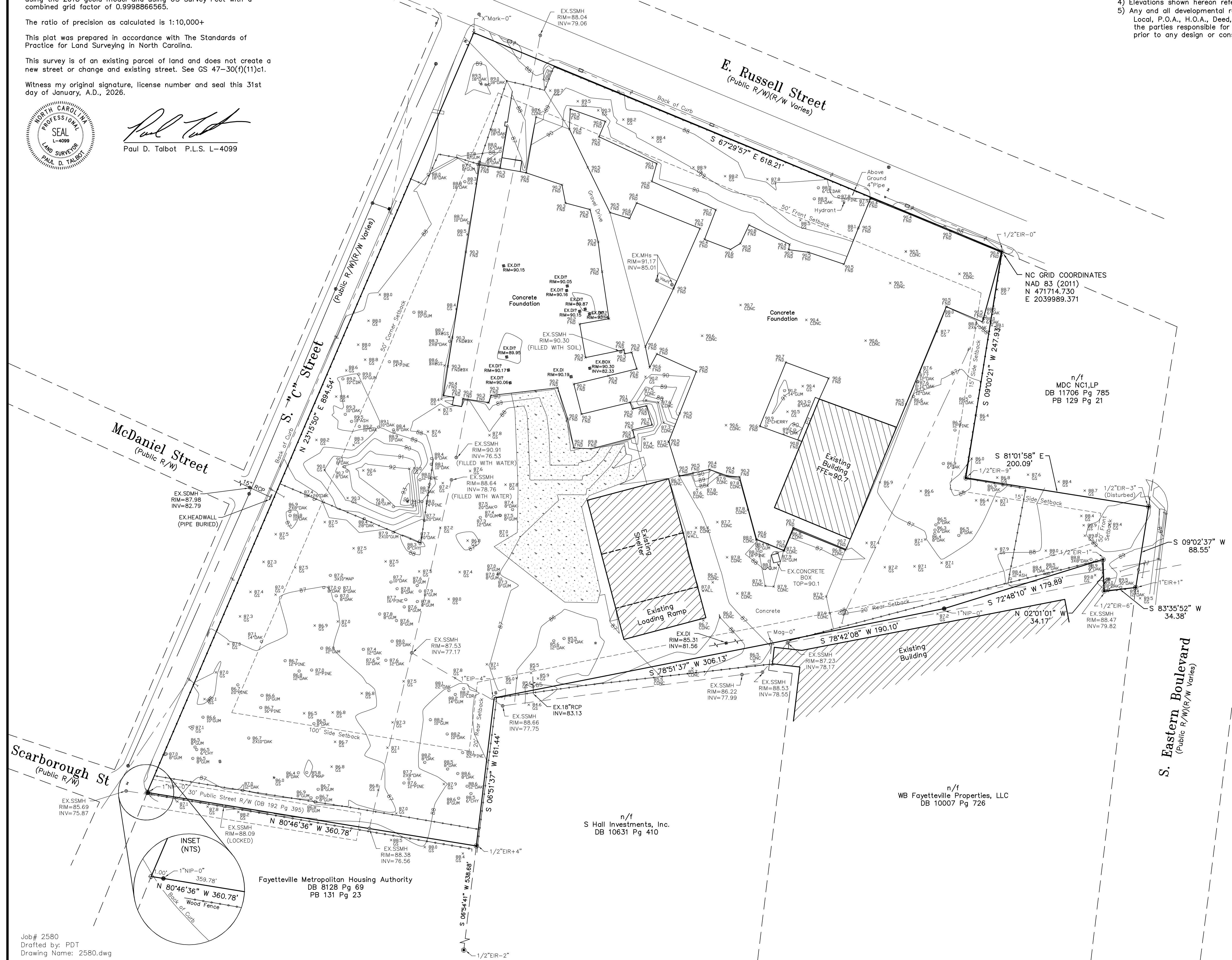
*Paul D. Talbot*  
Paul D. Talbot P.L.S. L-4099

- NOTES:**
- 1) Boundary referenced to Deed Book 11739 Page 60, references as shown, and existing field conditions.
  - 2) Area calculated by coordinate method.
  - 3) This property is located in 0.2% Annual Chance flood hazard area (Zone Shaded "X").
  - 4) Elevations shown hereon referenced to NAVD88 datum.
  - 5) Any and all developmental restrictions (Federal, State, Local, P.O.A., H.O.A., Deed, Etc.) must be verified with the parties responsible for enforcing those restrictions prior to any design or construction.

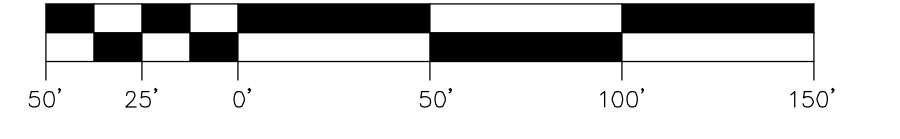


VICINITY MAP  
NOT TO SCALE

- Legend:**
- Existing Iron Pipe
  - Existing Iron Rod
  - △ New Mag Nail Set
  - × New Mark In Concrete
  - New Iron Pipe Set
  - ⊙ Calculated Point
  - ⊕ Utility Pole
  - Guide Wire
  - Sewer Manhole
  - Sewer Force Main Marker
  - Storm Manhole
  - ⊠ Storm Drop Inlet
  - ⊙ Fire Hydrant
  - \* Pole



TOPOGRAPHIC SURVEY FOR  
**Clear Recycling, LLC**  
610 E. Russell Street  
11.01 Acres  
Fayetteville  
Cross Creek Township, Cumberland County  
North Carolina  
January 30, 2026  
BAR SCALE 1" = 50'



**Talbot Land Surveying, P.C.**  
170 Lafayette Street  
Wilmington, North Carolina 28411  
Firm License C-2722  
Phone: (910) 270-9824



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0380

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Other Items of  
Business

**Agenda Number:** 11.01

**TO: Mayor and Members of City Council**

**THRU: Jodi Phelps - Assistant City Manager  
Dr. Gerald Newton, AICP - Development Services Director  
Jennifer C. Baptiste - Planning & Zoning Division Manager**

**FROM: Craig Harmon, CZO - Senior Planner**

**DATE: June 8, 2026**

**RE:**

**TA26-01: Request to set a public hearing for the proposed Amendments to the Unified Development Ordinance (UDO) Regarding Telecommunications and Data Storage Facilities (Data Centers)**

**COUNCIL DISTRICT(S):**

All

**Relationship To Strategic Plan:**

- **Goal 1: Safe & Secure City**
- **Goal 2: Responsive City Government**
- **Goal 3: City Invested in Today & Tomorrow**
- **Goal 4: City will be Highly Desirable Place to Live Work & Play**
- **Goal 5: City will be Financially Sound**
- **Goal 6: City with Collaborative Citizen & Business Engagement**

**Executive Summary:**

This item stems from a Council Member Agenda Item Request for a legislative public hearing to consider proposed amendments to the Unified Development Ordinance regarding Telecommunications and Data Storage Facilities, commonly referred to as data centers.

The item was brought forward by Council Member Hondros at the Council's June 1, 2026 Work Session. At that meeting, City Council voted to bring the proposed text amendment back for consideration at a legislative public hearing. Previously the text amendment was on the Council's April 13, 2026 agenda as item 9.01, TA26-01.

The purpose of this agenda item is to obtain a consensus vote from City Council to set the date for the legislative public hearing.

**Background:**

TA26-01 was brought before City Council on April 13, 2026, to address a gap in the

Unified Development Ordinance, which currently does not define “data center” as a distinct and enforceable land use. As a result, staff must classify data centers on a case-by-case basis, which can lead to inconsistent entitlements, ambiguous review standards, and limited post-occupancy enforcement.

The proposed amendments would define the use, establish a transparent entitlement process, and introduce measurable standards for common off-site impacts, including equipment yards, generator testing noise and timing, utility demand, and on-site power generation.

**Issues/Analysis:**

**Budget Impact:**

None

**Options:**

**1. Set the Legislative Public Hearing Date**

City Council may vote to set a legislative public hearing date to consider proposed amendments to the Unified Development Ordinance regarding Telecommunications and Data Storage Facilities, commonly referred to as data centers.

**2. Do Not Set the Legislative Public Hearing Date**

City Council may vote not to set a legislative public hearing date. If this option is selected, the proposed text amendment would not move forward to a legislative public hearing at this time.

**3. Provide Additional Direction to Staff**

City Council may provide additional direction to staff regarding the proposed text amendment before setting a legislative public hearing date.

**Recommended Action:**

City Council select from the options above, as has been discussed at the June 1, 2026 Work Session, and direct the Professional Staff to proceed according to the action selected.

**Attachments:**



# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0294

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Administrative  
Reports

**Agenda Number:** 12.01

**TO: Mayor and Members of City Council**

**THRU: Michael Gibson, Interim Assistant City Manager**

**FROM: Sheila Thomas-Ambat, PE, CCM, CFM, Public Services Director  
Brian McGill, PE, PTOE, Assistant Public Services Director - Traffic Services**

**DATE: June 8, 2026**

**RE:  
Blanton Road Speed Limit Reduction Request Response**

**COUNCIL DISTRICT(S):**

District 4 - CM Haire

**Relationship To Strategic Plan:**

Goal I: The City of Fayetteville will be a safe and secure community.

Objective 1.2: To ensure traffic and pedestrian safety.

Goal IV: The City of Fayetteville will be a highly desirable place to live, work and recreate.

Objective 4.5: To ensure a place for people to live in great neighborhoods.

**Executive Summary:**

City Council unanimously passed the motion at the April 6, 2026, Council Work Session to request Public Services staff to consider a Speed Limit reduction for Blanton Road from 35 mph to 25 mph.

Should this speed limit reduction proceed, it would apply from south of Galleria Drive to the intersection of Blanton Road and Johnson Street.

Should this speed limit reduction proceed, it would supersede Council Policy 160.3 Request for Speed Limit Changes, specifically the requirement of a petition and the holding of a public hearing to consider the request.

Staff recommend against reducing Blanton Road's speed limit from 35 mph to 25 mph for the following reasons:

- A crash review of Blanton Road does not indicate a roadway deficiency or recurring crash pattern within the corridor.
- Per a memo issued on 05/08/2026 in response to this request, the proposed speed limit change on Blanton Road is not supported by the police department.
- NCDOT and Engineering Industry Studies, including the City's recent speed limit reductions at other locations in the City, have shown that reducing speed limits do not lead to significant changes in vehicle speeds.

- The ball-bank indicator worksheet for advisory speeds for the curves of Blanton Road do not support the posting of advisory speed plaques for the horizontal curves of Blanton Road, including the currently existing advisory speed plaque.

**Background:**

The current speed limit for Blanton Road is 35 mph, and it is posted with 35 mph speed limit signs. Blanton Road is a two-lane road, which is City-owned and maintained, and is approximately 4,575 feet long, or 0.87 miles long. It has no sidewalk, and NCDOT defines it as a “local” road. The land-use abutting the road is primarily residential along Blanton Road, with an institutional land use near the intersection of Blanton Road and Lauren McNeill Loop, and commercial and institutional land use at the intersection of Blanton Road and US 401 (Pamalee Drive). The institutional land use near Lauren McNeill Loop is the Roy G. Turner Park, and at the intersection of Blanton Road and US 401 (Pamalee Drive) is a church.

The requested speed limit reduction would apply for the entirety of the road, from south of Galleria Drive to its intersection with Johnson Street. Should Blanton Road’s speed limit be reduced, all roadways that branch off from or intersect Blanton Road would remain their current respective speed limits.

Based on City Council Policy 160.3 Request for Speed Limit Changes, a petition should be submitted by residents of Blanton Road for a reduction or increase of the speed limit, with a public hearing to follow. To-date, staff have not received a petition to reduce the speed limit for Blanton Road, nor have knowledge of one being started.

City Council unanimously passed the motion at the April 6, 2026, Council Work Session to request Public Services staff to consider a Speed Limit reduction for Blanton Road from 35 mph to 25 mph.

**Issues/Analysis:**

**Literature Review**

NCDOT’s “S-40\_Brochure” says the following with regard to lowering speed limits in an effort to reduce speeding:

“Many people believe that lowering speed limits will reduce motorist speed. However, changing the speed limit is not always the best option...Engineering studies have shown that there are often no significant changes in vehicle speeds following the posting of an artificially reduced speed limit. This information shows that most motorists drive at the speed they consider to be comfortable and safe...Lowering the speed limit by itself cannot guarantee motorists will obey the new regulation.”

**Speed Study**

In preparation for the speed limit reduction, staff have performed two speed studies. These studies were performed over the days of March 23 - 27 and March 30 - May 3. The average daily traffic (ADT), average speed, and 85th percentile speed are shown in the following table:

Blanton Road

| Date Study Began | ADT   | 85th % Speed | Avg. Speed |
|------------------|-------|--------------|------------|
| 11/27/23         | 1,680 | 46 mph       | 38 mph     |
| 03/23/26         | 1,827 | 45 mph       | 37 mph     |
| 03/30/26         | 1,341 | 42 mph       | 36 mph     |

85th percentile speed is the term used to reflect the speed at or below which 85 percent of traffic is moving.

As advised by NCDOT’s S-40 brochure, by reducing the speed limit with no other enforcement or changes to the physical roadway in the area, staff expect “...no significant changes in vehicle speeds following the posting of an artificially reduced speed limit.”

The following presents data averaged over one week on roads which have experienced speed limit reductions recently.

Ruritan Drive

| Date Study Began                                 | ADT   | 85th % Speed | Avg. Speed |
|--|-------|--------------|------------|
| 09/18/25 - Area 1                                | 3,658 | 40 mph       | 34 mph     |
| 09/18/25 - Area 2                                | 3,692 | 40 mph       | 34 mph     |
| 09/18/25 - Area 3                                | 3,720 | 40 mph       | 34 mph     |
| <b>Speed Limit Reduced from 35 mph to 25 mph</b> |       |              |            |
| 10/13/25 - Area 1                                | 3,779 | 42 mph       | 37 mph     |
| 10/13/25 - Area 2                                | 3,770 | 39 mph       | 39 mph     |
| 10/13/25 - Area 3                                | 3,732 | 38 mph       | 38 mph     |

West Rowan Street

| Date Study Began                                 | ADT   | 85th % Speed | Avg. Speed |
|--|-------|--------------|------------|
| 11/01/22 - Area 1                                | 1,787 | 36 mph       | 30 mph     |
| 11/01/22 - Area 2                                | 1,112 | 36 mph       | 27 mph     |
| <b>Speed Limit Reduced from 35 mph to 25 mph</b> |       |              |            |
| 12/01/25 - Area 1                                | 1,420 | 34 mph       | 29 mph     |
| 12/01/25 - Area 2                                | 1,100 | 36 mph       | 27 mph     |

As shown from the tables above, reducing the speed limit, by itself, is not expected to reduce speeds on Blanton Road.

**Blanton Road Crash Review**

Attached to this agenda item is a crash review memo for Blanton Road. This review reviewed 65 crashes on Blanton Road and noted that 63 of those crashes were due to failing to yield, failing to reduce speed, or failing to maintain lane. The 2 other crashes were related to deer running into the road. From reviewing the historic crash data for this road, no patterns are observed. As no patterns are observed, no recommendations for safety improvements or countermeasures are made at this time.

Should the speed limit be reduced, an increase in crashes due to failing to reduce speed

may be experienced due to those maintaining their current travel habits of 42 mph - 46 mph, versus those traveling the slower speed limit of 25 mph.

**Blanton Road Ball-Bank Indicator Testing**

To determine an advisory speed for a curve, the Manual for Uniform Traffic Control Devices (MUTCD) recommends various tests, one of which is the ball-bank indicator. From that test, all noticeable curves on this road can be navigated at the posted speed limit of 35 mph safely; Drivers who obey the speed limit will be able to navigate the road comfortably.

What staff have noted as Horizontal Curve 3, or "HC3" on the worksheet, currently has an advisory speed of 25 mph posted. Following the MUTCD thresholds, the advisory speed plaque is not necessary at that location. While staff could remove it, because public engagement regarding safety on this road has not occurred, staff recommend that the advisory speed plaque remain in place and be removed should a vehicle strike it, or if the sign naturally ages to the time it would normally be replaced.

**Other Items of Note**

As this item is being presented to Council, please note a memo from the Fayetteville Police Department dated 05/08/2026, attached to this agenda item as "Police Memo - Proposed Speed Limit Change on Blanton Road". This memo states the Fayetteville Police Department does not support changing the speed limit on Blanton Road. For additional details, please refer to the memo.

Chapter 16, *Motor Vehicles and Traffic*, Article III, *Traffic Schedules*, Section 16-61, *Traffic Schedules Adopted; City Manager Authorized to Compile.*, requires Council approve changes to these ordinances. Should this agenda item be approved, the speed limit revision for Blanton Road will be reflected in item 12 - Speed Control.

**Budget Impact:**

There is no noticeable impact to the budget for this change. All sign installation and maintenance costs will be within the existing Engineering and Infrastructure operating budget.

**Options:**

As this item is an administrative report, no action is required. Should Council pull this administrative report to take official action, the options for action are as follows:

- 1 - Keep the speed limit on Blanton Road at 35 mph.
- 2 - Adopt an ordinance revision to lower the speed limit on Blanton Road from 35 mph to 25 mph.

**Recommended Action:**

For information only, no action required unless Council directs staff to include an upcoming City Council Work Session.

**Attachments:**

Blanton Road - Crash Review Memo  
Blanton Road - Ball-bank indicator test  
Blanton Road - Police Memo on Speed Reduction  
Blanton Road - Speed Limit Reduction Ordinance  
City Council Policy 160.3  
S-40\_Brochure



Date: May 29, 2026

**To:** Fayetteville City Council  
**Through:** Michael Gibson, Interim Assistant City Manager  
**From:** Brian McGill, PE, PTOE, Assistant Public Services Director – Traffic Services  
**Subject:** Blanton Road Crash Review

This memo is in response to a request made on April 6, 2026 for Public Services to review Blanton Road for a possible speed limit reduction. As part of that review, a crash review was completed.

Historical crash trends and roadway conditions were evaluated for Blanton Road between south of Galleria Drive to Johnson Street. This review analyzed five years of vehicle crash data and ten years of pedestrian crash data. Blanton Road has a posted speed limit of 35 mph. Based on the most recent traffic count conducted by City staff in March 2026, it is estimated that the Annual Daily Traffic is 1,800 vehicles per day. For the purposes of this review, we assumed 1,800 vehicles per day for the entirety of the road.

The analysis identified a total of 65 crashes within the study limits. The dataset includes crashes within the influence areas of the intersections at Pamalee Drive (US 401 Bypass) and Johnson Street, which covers 150 feet of both the approach and departure of their respective intersections. This means the dataset includes crashes involving only vehicles traveling on Pamalee Drive or Johnson Street and not traveling or interacting with Blanton Road.

A summary of the crash rates is provided in the table below, alongside different types of roads with similar profiles from NCDOT, and overall information for Cumberland County.

| <u>Route</u>                                      | <u>Total<br/>Crash<br/>Rate<sup>a</sup></u> | <u>Fatal<br/>Crash<br/>Rate<sup>a</sup></u> | <u>Non-<br/>Fatal<br/>Injury<br/>Crash<br/>Rate<sup>a</sup></u> | <u>Wet<br/>Road<br/>Crash<br/>Rate<sup>a</sup></u> | <u>Night<br/>Crash<br/>Rate<sup>a</sup></u> | <u>Run-Off<br/>Road<br/>Crash<br/>Rate<sup>a</sup></u> | <u>Severity<br/>Index</u> | <u>Total<br/>Miles</u> |
|---|---|---|---|--|---|--|---------------------------|------------------------|
| Blanton Road<br>(Johnson St to S. of Galleria Dr) | 22.74                                       | 0.35  | 7.70  | 3.85   | 4.90  | 5.60   | 8.88                      | 0.87                   |
| Urban US Route<br>2 lanes undivided               | 322.59                                      | 1.55  | 84.15   | 46.01  | 69.18                                       | 49.73  | N/A                       | 423                    |
| Urban NC Route<br>2 lanes undivided               | 276.62                                      | 1.30  | 74.05   | 37.48  | 64.53                                       | 41.69  | N/A                       | 766                    |
| Urban Primary Route<br>2 lanes undivided          | 292.98                                      | 1.39  | 77.64   | 40.52  | 66.19                                       | 44.55  | N/A                       | 1,189                  |
| Urban Secondary Route<br>2 lanes undivided        | 272.79                                      | 1.29  | 71.90   | 39.94  | 71.42                                       | 62.72  | N/A                       | 4,499                  |
| Cumberland County Average                         | 323.29                                      | 1.74  | 68.63   | N/A  | N/A   | N/A  | 4.06                      | N/A                    |

<sup>a</sup> = per 100 million vehicle-miles traveled

The analysis found that Blanton Road’s overall crash rate is lower than countywide average crash rates, as well as statewide average crash rates for similar roadways. Please note that Blanton Road’s severity index is higher than the countywide average, and is above 8.4, meaning crashes experienced within the study area are expected to result more often in serious injury.

# Memo

## Blanton Road Crash Review

The crash review did not reveal patterns at any location along the corridor. Nearly the majority (46%) of crashes, majority of nighttime crashes (71%), and the majority of wet-weather crashes (73%) for the study area, were concentrated near the signalized intersection at Pamalee Drive (US 401 Bypass).

The crash review determined that driver behavior was the primary contributing factor in nearly all (97%) crashes reviewed. Common contributing circumstances included failure to yield (42%), failure to reduce speed (34%), and failure to maintain lane control (22%). Only two (2) crashes were attributed to non-driver factors involving deer entering the roadway.

A review of adopted City plans, including the 2020 Bicycle Plan, the 2024 Comprehensive Transportation Plan, and the 2025 Pedestrian and Supplemental Pedestrian Plans, identified no previously recommended improvements for the corridor. The ongoing Safe Streets for All initiative may identify future recommendations upon completion.

Based on the crash review, no identifiable roadway deficiency or recurring crash pattern was found within the study corridor. As a result, no improvements or countermeasures are recommended at this time. Overall, the findings indicate that the majority of crashes on Blanton Road are attributable to driver behavior rather than roadway conditions.

Sincerely,



Brian McGill, PE, PTOE  
Assistant Public Services Director – Traffic Services

**Section 2C.59 Advisory Speed Plaque (W13-1P) and Confirmation Advisory Speed Plaque (W13-1aP)****Option:**

- 01 The Advisory Speed (W13-1P) plaque (see Figure 2C-1) may be used to supplement an advance warning sign to indicate the advisory speed for a condition.
- 02 The Confirmation Advisory Speed (W13-1aP) plaque (see Figure 2C-1) may be used to supplement a One-Direction Large Arrow (W1-6) sign on the outside of a turn or curve in line with and at approximately a right angle to approaching traffic.

**Standard:**

- 03 The use of the Advisory Speed and Confirmation Advisory Speed plaques for horizontal curves shall be in accordance with Section 2C.06 and Table 2C-6. The speed differential in Table 2C-6 shall be the difference between the advisory speed for the horizontal curve and the posted speed limit, statutory speed limit, or the 85th percentile speed on the approach to the curve. The Advisory Speed plaque shall also be used where an engineering study indicates a need to advise road users of the advisory speed for other roadway conditions.

| Speed Differential | Use of Advisory Speed Plaque (W13-1P) <sup>1</sup> |
|--------------------|--|
| 5 mph              | Optional   |
| 10 mph             | Recommended  |
| 15 mph or more     | Required   |

<sup>1</sup> See Section 2C.59

- 04 The speed displayed on the Advisory Speed and Confirmation Advisory Speed plaques shall be a multiple of 5 mph.

- 05 Except in emergencies or when the condition is temporary, an Advisory Speed or Confirmation Advisory Speed plaque shall not be installed until the advisory speed has been determined by an engineering study.

- 06 The Advisory Speed plaque shall only be used to supplement an advance warning sign. The Advisory Speed plaque or the Confirmation Advisory Speed plaque shall not be installed as a separate sign installation.

**Guidance:**

- 07 The Advisory Speed plaque, if used with a sign that is also supplemented with another plaque, such as an Advance Street Name plaque (see Section 2C.65), should be mounted immediately below the primary warning sign with any other plaque mounted below the Advisory Speed plaque.

**Standard:**

- 08 The Confirmation Advisory Speed plaque shall only be used to supplement a One-Direction Large Arrow (W1-6) sign (see Section 2C.10) or an Exit Gore (E5-1 series) (see Section 2E.26) sign and shall not be installed as a separate sign installation.

- 09 The advisory speed shall be determined by an engineering study that follows established engineering practices.

**Guidance:**

- 10 The advisory speed should be determined based on free-flowing traffic conditions.

- 11 Because changes in conditions, such as roadway geometrics, surface characteristics, or sight distance, might affect the advisory speed, each location should be evaluated periodically or when conditions change.

**Support:**

- 12 Among the established engineering practices that are appropriate for the determination of the recommended advisory speed for a horizontal curve are the following:

- A. Compass method
- B. Safety-based method
- C. Accelerometer method
- D. Design equation method
- E. Ball-bank method using the following criteria:
  1. 16 degrees of ball-bank for speeds of 20 mph or less
  2. 14 degrees of ball-bank for speeds of 25 to 30 mph
  3. 12 degrees of ball-bank for speeds of 35 mph and higher

- 13 The 16, 14, and 12 degrees of ball-bank criteria are comparable to the current AASHTO horizontal curve design guidance. Research has shown that drivers often exceed existing posted advisory curve speeds by 7 to 10 mph.

**Ball Bank Indicator Worksheet****Draft Version 2**

The Ball Bank Indicator Worksheet can be used when determining the advisory speed for horizontal curves.

1. Enter the relevant information about the roadway segment at the top of the form.
2. Insert a link to locations reviewed or a sketch plan view of the roadway segment being tested with each curve labeled numerically.
3. For each horizontal curve, record the current posted advisory speed limit. If an advisory speed limit is not posted, record "NP" for "not posted".
4. Driving each curve at the posted advisory speed limit, record the ball bank indicator (BBI) reading. For curves without an advisory speed limit, drive at a comfortable speed. Record that value next to the "NP". Repeat 3 times.
5. For curves which have a majority of indicator readings less than 12.0, repeat Step 4 driving 5 mph faster than the posted advisory speed limit. Write this speed and the BBI reading in the next test block. Repeat 3 times. If the majority of the new readings are greater than 12.0, the test is complete for the curve.  
For curves which have a majority of indicator readings greater than 12.0, repeat Step 4 driving 5 mph slower than the posted advisory speed limit. Write this speed and the BBI reading in the next test block. Repeat 3 times. If the majority of the new readings are less than 12.0, the test is complete for that curve.
6. For any curves which are not complete, repeat Step 5 increasing or decreasing the speed by an additional 5 mph as necessary.
7. If there are more than 12 curves in the segment, please use multiple copies of this form.

Note: The 11th Edition of the MUTCD indicates that a 12-degree ball bank indicator reading should be used for an advisory speed of 35 mph and higher. For setting advisory speeds of 25 to 30 mph, 14 degrees should be used as the ball bank criteria. For advisory speeds of 20 mph or less, 16 degrees should be used as the ball bank criteria.



**Ball Bank Indicator Worksheet** **Draft Version 2**

Date: 05 / 14 / 2026 Reference #: 20260514 Completed By: Brian McGill

County: Cumberland Current Speed Limit: 35 mph

Study Road: Blanton Road from 0.092 (US 401 BYP) to 0.855 (Johnson)  
(milepost) (milepost)

**Provide links to Google Maps pins at each horizontal curve (HC) along road segment.**

HC1: <https://maps.app.goo.gl/xmjsmfovHGvH46pk9> HC7:

HC2: <https://maps.app.goo.gl/U8QFcNkpJGRwnpXGA> HC8:

HC3: <https://maps.app.goo.gl/HFyc5hyAQNV39Uno7> HC9:

HC4: HC10:

HC5: HC11:

HC6: HC12:

**Presence of Advisory Speed Signs & Ballbank Indicator Readings**

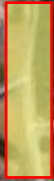
*For each curve, note the posted advisory speed limit or that such sign is not present (NP).  
 Record the BBI reading in each cell below, for each direction of travel.*

| Horizontal Curve                                   | 1                                   | 2                                   | 3                                   | 4                        | 5                        | 6                        | 7                        | 8                        | 9                        | 10                       | 11                       | 12                       |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>Advisory Speed Limit (or Posted/Ordinanced)</b> | NP                                  | NP                                  | 25                                  |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>First Drive NB</b>                              | 7                                   | 2                                   | 5                                   |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>@ AS SB</b>                                     | 5                                   | 5                                   | 2                                   |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>Second Drive NB</b>                             | 4                                   | 1                                   | 5                                   |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>@ AS SB</b>                                     | 3                                   | 5                                   | 2                                   |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>Third Drive NB</b>                              | 6                                   | 2                                   | 5                                   |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>@ AS SB</b>                                     | 5                                   | 4                                   | 3                                   |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>Complete?</b>                                   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Horizontal Curve                     | 1                        | 2                        | 3                                   | 4                        | 5                        | 6                        | 7                        | 8                        | 9                        | 10                       | 11                       | 12                       |
|--------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>New Driving Speed</b>             |                          |                          | 35                                  |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>First Drive at Speed Above NB</b> |                          |                          | 10                                  |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>SB</b>                            |                          |                          | 7                                   |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>Second Drive NB</b>               |                          |                          | 10                                  |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>@ AS SB</b>                       |                          |                          | 6                                   |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>Third Drive NB</b>                |                          |                          | 11                                  |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>@ AS SB</b>                       |                          |                          | 8                                   |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| <b>Complete?</b>                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



HC3



HC2



HC1

2259 ft

240

401



5/08/2026

*Ch. W. Hunt***MEMORANDUM**

**TO:** Roberto E. Bryan, Jr. *REB*  
Chief of Police

**FROM:** Charles W. Hunt *chw*  
Major, Specialized Service Bureau

**SUBJECT: Proposed Speed Limit Change on Blanton Rd**

It has come to the attention of the Fayetteville Police Department that there is a proposal to change the speed limit on Blanton Road from 35 MPH to 25 MPH. We understand that this matter is scheduled to appear as an agenda item during the City Council meeting on May 11, 2026.

While some may believe the current speed limit is too high for this roadway, the available data does not support a reduction in speed. Over the past year, fewer than 3 speeding complaints have been reported on Blanton Road.

Additionally, two speed studies have been conducted on Blanton Road within the past three years. The first study, conducted in December 2023, showed an average vehicle speed of 38 MPH, which is only 3 MPH above the posted speed limit. The second study, conducted in April 2026, showed an average vehicle speed of 37 MPH, which is only 2 MPH above the posted speed limit.

At this time, the Fayetteville Police Department does not support changing the speed limit on Blanton Road. Reducing the speed limit from 35 MPH to 25 MPH would likely increase speeding complaints and require additional enforcement in the area.

Should a speed limit change ultimately be approved, the Police Department would require adequate lead time to conduct a public education campaign informing motorists of the change prior to enforcement efforts.

467 Hay Street Fayetteville, NC 28301-5537  
(910) 433-1819 | [www.cityoffayetteville.org](http://www.cityoffayetteville.org)

**AN ORDINANCE AMENDING CHAPTER 16, MOTOR VEHICLES  
AND TRAFFIC, OF THE CITY OF FAYETTEVILLE  
CODE OF ORDINANCES**

**BE IT ORDAINED** by the City Council of the City of Fayetteville, that Chapter 16, “Motor Vehicles and Traffic”, is hereby amended to read as follows:

Sec. 16-21. Traffic Schedule Number 12 – Speed Control

There is hereby revised to reflect the following:

**BLANTON ROAD**

**From:** Johnson Street

**TO:** South of Galleria Drive

**Speed Limit:** 25 mph

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF FAYETTEVILLE**

**BY:** \_\_\_\_\_

**Mitch Colvin, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Jennifer Ayre, MPA, MMC, City Clerk**

|   |                               |                                     |                                       |                    |
|---|-------------------------------|-------------------------------------|---------------------------------------|--------------------|
| <b>SUBJECT – STREETS, TRAFFIC, AND<br/>PARKING</b><br><b>Requests for Speed Limit Changes</b> | <b>Number</b><br><b>160.3</b> | <b>Revised</b><br>3-15-99<br>9-9-24 | <b>Effective<br/>Date</b><br>10-25-82 | <b>Page 1 of 1</b> |
|---|-------------------------------|-------------------------------------|---------------------------------------|--------------------|

A petition may be submitted by a majority of the residents abutting streets in a neighborhood for reduction or increase of the speed limit. Upon receipt of a valid petition, City Council will hold a public hearing to consider the request.

### Speed Limit Information

Speed limits are controlled by general statutes and local and state ordinances. Within incorporated municipalities, the statutory speed limit is 35 miles per hour (MPH) unless otherwise ordained and posted. The statutory speed limit on roads outside incorporated municipalities is 55 MPH unless otherwise ordained and posted.

Some highways have speed limits of up to 70 MPH on certain sections. However, the speed limit along these routes may drop to 55 MPH when they pass through certain areas. These speed limit reductions are clearly designated in North Carolina, so care should be taken to reduce speed when entering these lower speed zones.

Crash records show that motorists driving too slow can create a safety hazard and cause crashes just as a motorist driving too fast can. If weather and traffic permit, motorists should always try to travel at the posted speed.

### Statutory Speed Limits

**Rural Areas** **55\***

**Incorporated Municipalities** **35\***

**School Buses** **45**

**Activity Buses** **55**

*\* Unless ordained and posted otherwise*

Reduce speed when hazardous conditions are present such as rain, snow, ice, congestion, darkness or low visibility, etc.



**Roy Cooper**  
Governor

**James H. Trogdon, III**  
Secretary of Transportation

**Transportation Mobility and Safety Division**  
1561 Mail Service Center  
Raleigh, North Carolina 27699-1561

(919) 814-5000

NCDOT Web Site:  
<http://www.ncdot.gov/>

Traffic Safety Web Site:  
<https://connect.ncdot.gov/resources/safety/Pages/default.aspx>

August 2018

North Carolina  
Department of Transportation

# Speed Limits



**W**hen traffic problems occur, concerned citizens frequently ask if the speed limit can be lowered. The following information explains how speed limits are established and what they can and cannot do to solve traffic concerns.

### How are speed limits determined?

Roadways are initially designed to accommodate certain speeds. If a speed limit change is requested on a State Highway System road, a traffic engineer will perform an engineering and traffic investigation to determine the appropriate speed limit. These investigations examine:

- Road surface characteristics, shoulder conditions, roadway alignment and sight distance.
- Commercial and residential development, and roadside friction (number of driveways, parking, pedestrians, etc.).
- Safe speed for curves and other locations along the section of road being studied.
- Frequency and severity of crashes.
- 85th percentile speed — the speed at or below which 85 percent of the traffic is moving.

This investigation will help the traffic engineer determine if the speed limit is safe and reasonable. The traffic engineer will share the results of the investigation upon request. If a change is recommended, the traffic engineer will request approval from the State Traffic Engineer. Once approved, speed limit signs will be changed and the new speed limit will become legally enforceable.

### Will lowering the posted speed limits reduce speeding?

Many people believe that lowering speed limits will reduce motorist speed. However, changing the speed limit is not always the best option. Speed limits are set at a limit that the roadway can safely accommodate by design, the majority of drivers will obey, and law enforcement can reasonably enforce. Engineering studies have shown that there are often no significant changes in vehicle speeds following the posting of an artificially reduced speed limit. This information shows that most motorists drive at the speed they consider to be comfortable and safe. If motorists are regularly exceeding the posted speed limit through an area, enforcement is key to ensuring compliance. Lowering the speed limit by itself cannot guarantee motorists will obey the new regulation.

### What are special speed zones?

Some areas such as school zones and work zones have special speed limits to enhance the safety of pedestrians, highway workers and others. These slower speeds may seem inconvenient, but obeying them can prevent a serious crashes and injuries.

### What if I have a speeding problem in my neighborhood?

Speeding on residential streets is a common complaint reported to the Department. If you believe motorists regularly exceed the speed limit along a particular road, contact your local law enforcement agency and make them aware of the concern. Police can check the speed of motorists and issue citations to offenders.

Neighborhood traffic often contributes to the problem. Programs such as community watch, neighborhood partnerships, and homeowner's associations are often the most effective way to reach those drivers. The majority of speed offenders in neighborhoods are residents of that neighborhood and not motorists "cutting through."

### Common Misconceptions

It is often believed that stop signs, traffic signals and speed bumps will control vehicle speeds. While stop signs and traffic signals are important traffic control devices, they are not used to control vehicle speeds.

The purpose of stop signs and traffic signals is to assign right of way at intersections. Overuse of stop signs and traffic signals reduce both their effectiveness and driver compliance.

For more information about traffic control devices, please visit <http://mutcd.fhwa.dot.gov/>





# City of Fayetteville

433 Hay Street  
Fayetteville, NC 28301-5537  
(910) 433-1FAY (1329)

## City Council Action Memo

File Number: 26-0382

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**Agenda Date:** 6/8/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council Regular Meeting

**File Type:** Administrative  
Reports

**Agenda Number:** 12.02

**TO: Mayor Colvin and Members of City Council**

**THRU: Lachelle H. Pulliam, City Attorney**

**FROM: Victoria Curtis, Assistant City Attorney**

**DATE: June 8, 2026**

**RE:  
Code Enforcement Compliance & Environmental Court**

**COUNCIL DISTRICT(S):**

All

**Relationship To Strategic Plan:**

Goal I: Safe and Secure Community

Goal III: Desirable Place to Live, Work and Recreate

Priority 1: Continue Implementing a Comprehensive Approach to Community Safety

Priority 2: Continue the City's Commitment to Revitalization Efforts and Housing Needs

**Executive Summary:**

Following a Councilmember request from Councilman Haire on April 6, 2026, the City Council provided consensus for the CAO to research additional opportunities to enforce violations that exist for extended periods of time, other than prosecuting through Environmental Court.

**Background:**

There are a number of violations, particularly solid waste violations that remain unresolved by the property owner or occupant. These violations diminish the quality of life for neighbors, decrease the value of adjacent properties, and have an overall negative affect on the City. Currently cases like these are handled by requesting a criminal summons. If the magistrate issues the summons, the cases are prosecuted in a special court for ordinance violations, Environmental Court. While the case proceeds through the court system, the violations usually remain unresolved.

**Issues/Analysis:**

The issue is a small percentage of code violations are never addressed by the owner/occupant. In those cases, the violation remains unresolved and the City must step in to correct the violation or take further action. The interest here is to speed up the enforcement process and introduce alternatives to Environmental Court which takes a number of months to get a violation resolved, if ever.

State statutes allow cities to abate violations, sometimes without notice. The City can take a more aggressive approach at City-initiated abatements. If the City abates a

violation, sometimes the City may recover its costs for abatement. If a property is vacant, city-initiated abatement can occur quickly by using an on-call list for lot cleanings. However, if a property is vacant, it is not always safe for staff or contractors to enter the property. Additionally, city-initiated abatement will result in all of the materials on the property being discarded, which could expose the City to property loss claims.

Another alternative is to pursue court-ordered abatement. This involves a civil lawsuit. If the City is successful, the court may enter a judgment allowing the City to abate the violation. This course is the safest for occupied properties.

Where property owners/occupants desire to abate a violation but cannot, the City may be able to work with the owner/occupant to enter an agreement to have the City abate the violation and the owner/occupant agree to pay the cost for the abatement. This arrangement would avoid the need to get the courts involved and allow for a faster resolution.

**Budget Impact:**

Civil claims will require a filing fee for each claim as well as outside counsel fees to initiate and manage the ongoing litigation, depending on the volume of claims.

**Options:**

1. Move to direct staff to take a more aggressive approach to enforcement by pursuing more City-initiated abatements.
2. Provide further direction to staff.

**Recommended Action:**

For information only, no action required unless Council directs staff to include an upcoming City Council Work Session.

**Attachments:**

None