

**FAYETTEVILLE CITY COUNCIL
WORK SESSION MEETING MINUTES
COUNCIL CHAMBER, CITY HALL
APRIL 6, 2026
3:00 P.M.**

Present: Mayor Mitch Colvin (arrived at 3:20 p.m.);

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3); D.J. Haire (District 4); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Others Present: Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Jodi Phelps, Assistant City Manager
Jeffery Yates, Assistant City Manager
Michael Gibson, Interim Assistant City Manager
Kevin Dove, Fire Chief
Roberto Bryan, Police Chief
Willie Henry, Chief Information Officer
Tiffany Murray, Chief Financial Officer
David Scott, Communications Manager
Christopher Cauley, Economic & Community Development Director
Albert Baker, Economic & Community Development Assistant Director
Gerald Newton, Development Services Director
John Jones, Office of Community Safety Director
Kimberly Toon, Assistant Chief Financial Officer
Craig Harmon, Senior Planner II
Demetrios Moutos, Planner I
Jennifer Ayre, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Pro Tem Thompson called the meeting to order at 3:00 p.m.

2.0 INVOCATION

The invocation was offered by Council Member Davis.

3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the City Council.

4.0 CITY MANAGER REPORT

Mr. Christopher Cauley, Economic and Community Development Director, introduced Mr. Terry Slywka, the new Economic Mobility Special Project Manager. The City of Fayetteville was awarded one of sixteen International City Managers Association (ICMA) competitive grants in the nation for economic mobility and opportunity. This grant provided the opportunity to hire Mr. Slywka, who has over 20 years of economic background.

5.0 APPROVAL OF AGENDA

MOTION: Council Member Haire moved to approve the agenda.

SECOND: Council Member Davis

VOTE: UNANIMOUS (9-0)

6.0 OTHER ITEMS OF BUSINESS

6.01 Dogwood Festival Production Support Request

Ms. Kaylynn Suarez, Dogwood Executive Director, presented this item with the aid of a PowerPoint presentation. Ms. Suarez provided the history, budget, and future plans of the Dogwood Festival. The Dogwood Festival has put on multiple events throughout the last year, however, this year Fayetteville After 5 is being replaced with a Downtown Street Dance.

Ms. Suarez stated Dogwood needs the City to help fund the festival and provided three different sponsorship requests ranging between \$30,000.00-\$100,000.00. The City has previous provided support through funding and in-kind donations. Funding of \$15,000.00 was last provided by the City in 2022.

Council Member Greene asked when the Dogwood Festival needs to know about funding. Ms. Suarez requested notification by May. Dr. Douglas Hewett, City Manager, stated funding is not currently in the budget, but if Council expresses interest in some funding, staff can find funding to assist by May.

Discussion ensued regarding possible additional funding sources, such as from the Tourism Development Authority, Cumberland County, or the Arts Council.

6.02 2026-2027 Proposed Annual Action Plan for Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grant

Mr. Albert Baker, Assistant Economic & Community Development Director, presented this item with the aid of a PowerPoint presentation and stated the Department of Housing and Urban Development (HUD) Community Development Office has objectives for the development of viable communities that include community improvements, affordable housing, and economic opportunities. The City receives three HUD entitlement programs: Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG).

The list of CDBG grant application awards was presented for twelve non-profit organizations for a total of \$742,293.00. A total of 24 applications were received. Five were incomplete and seven did not meet the minimum score threshold to be eligible for funding. The estimated CDBG Public Services cap is \$262,320.00, leaving a \$480,072.00 deficit in requested funding. Currently, the CDBG allocation projected for next year is \$1,748,202.00 and program income is budgeted at \$40,000.00. The HOME allocation projected for next year is \$882,051.00 and program income is budgeted at \$710,648.00 with a required local match of \$220,513.00 for a total of \$1,813,212.00. ESG allocation is projected at \$150,188.00, with a required local match of \$11,264.00, and \$38,924.00 that was unallocated from last year for a total of \$177,848.00, which excludes a 7.5% administration cap. The City has not yet received an award notice from HUD, and so the plan uses the current level of funding. If allocations are announced prior to the public hearing or budget adoption, staff will adjust the amounts accordingly. If they are announced after the start of the new Fiscal Year, staff will return with a budget amendment.

The Annual Action Plan process which takes place November the year prior through July was presented. The goal is to submit the Action Plan to HUD no later than the end of April. Four citizen participation meetings were held across the City, at Massey Hill Recreation Center, Smith Recreation Center, Westover Recreation Center, and E.E. Miller Recreation Center and had a total of 50 resident participants.

There are four Low Income Housing Tax Credit (LIHTC) applications that are being considered at the state level. Aspen Pointe Phase 2, Victory Pointe, Covey Apartments, and Rosehill Gardens. LIHTC is a competitive state process, and only one or two developments may be funded. Each project requested \$400,000.00.

Discussion ensued regarding the homeowner assistance program, neighborhood revitalization, rental assistance, neighborhood sign program, and how the allocations align with Council priorities.

Consensus of City Council was to allow staff to come back with answers to questions at the April 23, 2026, Council Meeting during the public hearing.

6.03 School Resource Officer (SRO) Program – MOA Contract Renewal

Mr. Roberto Bryan, Police Chief, presented this item with the aid of a PowerPoint presentation and stated the Police Department has continued to increase School Resource Officers (SROs), creating a link between law enforcement and the school community, as well as building strong relationships with the students. The SROs are not employees of the County nor work for the principals, they remain employees of the Police Department and conduct themselves in accordance. The SROs do not enforce school disciplinary rules, only criminal law.

Under the agreement Cumberland County Schools (CCS) reimburses the City for SRO and Traffic Control Officers (TCO) salaries and benefits. There are currently 18 SROs covering 9 high schools, six middle schools, and three floating to ensure coverage. Under the agreement, either party can terminate with a 90-day written notice. In order to continue the SRO program, a

decision to continue or terminate must be provided to CCS by April 15, 2026. Staff recommends changing the agreement from a 1-year to 3-year agreement, increasing the 90-day termination notice to 12 months, and once reestablished, utilize the red-light camera funding to be put towards the SRO and TCO program.

Mayor Pro Tem Thompson asked for information on staffing the recommended additional three SROs or if it is possible to have an SRO at every school. Chief Bryan stated that could be accomplished through backfilling and the use of specialized units' personnel as necessary but having one SRO per school would be difficult and the current structure of having one at each high school and middle school is effective.

Council Member McMillan stated a lot of the disparities that were identified years ago are still important to the students and asked if there has been an analysis of juvenile justice referrals and arrest rates. Chief Bryan stated we do not have that type of information yet, but over time staff will be able to gather data and reiterated that the relationships between students and SROs is growing and becoming stronger. Council Member McMillan provided a list of organizations that were involved in the disparities study ten years ago.

Discussion ensued regarding the Red Light Camera and determined that the red-light camera discussion should come back soon.

Council Member McNair asked if OCS is addressing mental health assistance for students in crises. Chief Bryan stated CCS already has a mental health component within the school system and parent or guardian permission is required for CCS to assist with mental health services.

Discussion ensued.

Dr. Douglas Hewett, City Manager, stated the original funding model provided funding for the SROs, and that TCOs would be funded by CCS on a decreasing basis over a number of years.

Consensus of Council was to bring this item back at the next meeting. Council Member McMillan was opposed to the consensus motion.

6.04 City Council Policy 120.09 Discussion on Announcements and Recognitions

Mayor Colvin stated this is to discuss moving the Announcements and Recognitions back to the 2nd and 4th Monday. Council Member Ferguson recommended televising the announcements and recognitions and the public forum during the Work Session instead of moving them back. Council Member McMillan stated it appears the public forum is being segregated from the broadcast. Council has wide discretion of the format of public forum but not to diminish record. Council Member McNair asked if there is an opportunity for public feedback regarding the changes before they are made.

Discussion ensued regarding televising announcements and recognitions.

Consensus of City Council was to place only the Announcements at the beginning of the Work Sessions, 2nd and 4th Regular Meetings of each month.

Consensus of City Council was to televise with video and audio the Recognitions and Public Forum during the Work Sessions. Mayor Pro Tem Thompson was opposed to the consensus motion.

Discussion ensued.

6.05 Telecommunications and Data Storage Facilities (Data Centers)

Dr. Douglas Hewett, City Manager, stated the issue of data centers has been a hot topic over the last few months. Many Council Members have some understanding of data centers and tonight's presentation will address the history of data centers as well as the current standards.

Mr. Craig Harmon, Senior Planner, presented this item with the aid of a PowerPoint presentation and stated in the summer of 2025 Development Services began receiving inquiries on the standards and possible locations for data centers in Fayetteville. The current Use Table does not adequately classify or regulate data centers. This prompted staff to begin researching other North Carolina and out of state jurisdictions. Interested parties were advised they could either wait for a new standard to be developed or seek a formal interpretation under the current

Unified Development Ordinance. The interested parties chose to wait for ordinance revisions. In January 2026, a working group, including the Fayetteville Public Works Commission (PWC), Fayetteville-Cumberland Economic Development Corporation (FCEDC), City Staff, and Planning Commission members, met to refine the proposed ordinance text amendments, which were then presented to the Planning Commission in February, who voted unanimously to approve them.

Mr. Willie Henry, Chief Information Officer, presented the evolution of data centers with the aid of a PowerPoint presentation. He stated staff are not to advocate for or against data centers, but to explain the history and where they are going. Data centers are comprised of servers and networks that allow computing power and data to be stored in a specific location for a specific purpose. Mr. Henry provided examples of different data centers and data center tier classifications that range between Tier I through IV and the evolving Tier V. Data centers require massive amounts of power, cooling, sustainability, fiber connectivity, physical security, a skilled workforce, and location. North Carolina is attractive because of land, government resources, economic resources, and access to fiber. Data centers have dependencies for power infrastructure expansion, workforce development, community and government partnerships, and sustainability solutions. It is not a matter of will data centers come to North Carolina, but when.

Dr. Hewett stated staff and the Planning Commission identified five text amendments that would position the City to address concerns that the City can control and align the regulatory measures with the real-world impact. The amendments were originally proposed to come to Council last month, but Council requested to receive this presentation first.

Mr. Robert Van Geons, FCEDC President & CEO, recommended the City and County proactively adopt regulations. There have been changes at the State level regarding power and how the costs are shifted to the developer. Data centers investment in buildings and legacy hardware with potential investment from hundreds of millions to billions of dollars. Ultimately it is a balancing act to ensure a project does not negatively impact the residents in the area while positively growing the economic tax base.

Council Member Haire asked how the water and electricity usage affects residents and their utility rates. Dr. Hewett stated electric rates are established by the Utility Commission and is a shared rate across a large area. Mr. Andrew Brayboy, Senior Corporate Performance Analyst, stated utility rates are shared regionally. Duke Energy and the Utilities Commission set the regional rate and the residents would share the cost if a data center is built within the service area. Mr. Van Geons stated PWC has large water infrastructure capabilities and would be reclaimed like many of the manufacturing plants in the area; therefore, would not create a direct negative impact on capacity or rates. Discussion ensued.

Dr. Hewett stated any business would more than likely come through a petition for annexation and possibly a rezoning, then be required to go through the standard development procedures that includes the Technical Review Committee, which includes partner agencies that would review impact.

Consensus of City Council was to have staff give the same presentation from the Planning Commission to City Council.

6.06 City Council Agenda Item Request - Blanton Road Speed Reduction – Council Member Haire

Council Member Haire stated he is requesting the speed limit on Blanton Road be lowered from 35 miles per hour (mph) to 25 mph.

Consensus of City Council was to move this item forward.

6.07 City Council Agenda Item Request - FAST Amenities – Council Member Jones

Council Member Jones stated he is requesting to have staff review thresholds and options for lowering the standards for adding bus shelters and benches.

Consensus of City Council was to move this item forward.

6.08 City Council Agenda Item Request – Compliance Dates & Environmental Court Does Not Work – Council Member Haire

Council Member Haire stated compliance dates are placed on violations throughout the City and is concerned with some never getting resolved or left in the Environmental Court. He

requested the City Attorney's Office to research additional opportunities to enforce compliance and address concerns when violations are sent to Environmental Court.

Consensus of City Council was to move this item forward.

6.09 City Council Agenda Item Request – Sign Ordinance Discrepancies and Temporary Stay of NoV's – Council Member Hondros

Council Member Hondros provided the history and recommendations of the sign ordinance starting in June 2025. He requested staff void any notice of violations issued in the last 60 days, halt issuance of new sign violations for 60 days, and allow the Business and Economic Committee to reconcile what Council's direction was. Discussion ensued. Dr. Douglas Hewett, City Manager, stated he can have staff document and notate where possible violations are but not issue notice of violations until discussed.

Consensus of City Council was to have staff come back to the Business and Economic Committee with more information.

6.010 City Council Agenda Item Request – Peer City Comparison – Council Member Hondros

Council Member Hondros stated he is requesting the ten largest cities in North Carolina always be used for any peer city comparisons unless otherwise specified by Council. Discussion ensued.

Consensus of City Council was to move this item forward. Council Member McMillan was opposed to the consensus motion.

6.011 City Council Agenda Item Request - Staff Research on City Clerk service under CMO vs. Council – Council Member Hondros

Council Member Hondros stated he is requesting the City Manager's Office and City Attorney's Office research the best practices, and pros and cons of the City Clerk serving directly under the Council or under the City Manager. As well if any other municipalities have a Clerk that serves under an Assistant City Manager.

Consensus of City Council was to move this item forward. Council Members Davis, Haire, Thompson, and McMillan were opposed to the consensus motion.

Mayor Colvin recessed the meeting at 6:25 p.m. The meeting reconvened at 6:33 p.m.

7.0 ANNOUNCEMENTS AND RECOGNITIONS

Mayor Colvin presented letters of congratulations to Mr. Howard Smack, Jr. and Mr. Jasper McLean for reaching a safety milestone in trucking.

Mayor Pro Tem Thompson presented a Certificate of Excellence and City Coin to Mr. Manzell Spencer, Jr., Douglas Byrd Middle School Social Studies teacher, for being named the 2026 Sandhills Regional Teacher of the Year.

Mayor Pro Tem Thompson presented a Certificate of Excellence to Junior Mayor Rylan Mack in recognition of outstanding leadership and exemplary service to the youth and community of the City of Fayetteville.

Mayor Colvin presented a proclamation proclaiming April as Child Abuse Prevention Month to Ms. Faith Boehmer, Prevention and Volunteer Coordinator for the Child Advocacy Center.

Mayor Colvin presented proclamations to City of Fayetteville 911 telecommunicators and Fayetteville State University Police Chief Damon Williams in honor of National Public Safety Telecommunicator Week, April 12 – 18, 2026.

Mayor Colvin presented the Key to the City to Dr. John Godbolt for his unwavering commitment to the community.

8.0 PUBLIC FORUM

1. Ms. Joann Adams, Fayetteville, NC spoke regarding the history of Southside High School in the early 1900s.
2. Ms. Lorena Murray, Fayetteville, NC, expressed concerns regarding data centers.
3. Mr. Benjamin Hultquist, Fayetteville, NC expressed the need for transit-oriented development.
4. Mr. Andrew Bryant, Fayetteville, NC, expressed concerns regarding Neville Street road conditions and FayBlock.
5. Ms. Janet Menzak, Fayetteville, NC, expressed concerns regarding data centers.
6. Dr. Katie Entrocaso, Fayetteville, NC, expressed concerns regarding treatment of unhoused and the Fayetteville Police Department Homeless Coordinator.
7. Ms. Denise Jenkins, Fayetteville, NC, expressed concerns regarding FayBlock.
8. Mr. Zachary Traylor, Fayetteville, NC, expressed concerns regarding data centers.
9. Ms. Angela Tatum, Fayetteville, NC, expressed concerns regarding data centers.
10. Mr. Austin Wiley, Fayetteville, NC, expressed concerns regarding data centers.
11. Ms. Cynthia Leeks, Fayetteville, NC, expressed concerns regarding data centers.
12. Ms. Ashley Tucker, Fayetteville, NC, expressed concerns regarding data centers.
13. Ms. Leisa Greathouse, Fayetteville, NC, expressed concerns regarding data centers.
14. Ms. Bobbie Burgess, Fayetteville, NC, expressed concerns regarding data centers.
15. Mr. Chilleko Hurst, non-resident, expressed concerns regarding Public Safety.
16. Ms. Carrol Olinger, non-resident, expressed concerns regarding data centers.
17. Ms. Vanessa Reed, non-resident, expressed concerns regarding data centers.
18. Mr. Joshua Reed, non-resident, expressed concerns regarding data centers.
19. Mr. Joey Jones, non-resident, expressed concerns regarding Parks and Recreation facility usage for private and non-profit organizations.

Written Comments

1. Ms. Adrianna Roulhac, Fayetteville, NC, wrote expressing concerns regarding data centers.
2. Mr. Joseph Schwab, Fayetteville, NC, wrote expressing concerns regarding data centers.
3. Ms. Amanda Ostrander, non-resident, wrote expressed concerns regarding data centers.

9.0 CLOSED SESSION

This item was not presented.

10.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 8:08 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
040626

MITCH COLVIN
Mayor

