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**FAYETTEVILLE CITY COUNCIL
DISCUSSION OF AGENDA ITEMS MEETING MINUTES
ST. AVOLD CONFERENCE ROOM, CITY HALL
FEBRUARY 9, 2025
5:30 P.M.**

Present: Mayor Mitch Colvin;

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3) (arrived at 5:35 p.m.); D.J. Haire (District 4); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7); Shaun McMillan (District 8); Deno Hondros (District 9)

Others Present: Douglas Hewett, City Manager
Lachelle Pulliam, City Attorney
Kelly Strickland, Assistant City Manager
Jodi Phelps, Assistant City Manager
Jeffery Yates, Assistant City Manager
Roberto Bryan, Jr., Police Chief
Sheila Thomas-Ambat, Public Services Director
Brian McGill, Public Services Assistant Director
Kevin Dove, Fire Chief
John Jones, Office of Community Safety Director
Christopher Cauley, Economic & Community Development
Dereke Planter, Code Enforcement
David Scott, Communications Manager
Kim Toon, Purchasing Manager
Jennifer Ayre, City Clerk
Members of the Public

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

Mayor Colvin asked the Council to review the regular agenda for the February 9, 2026, meeting.

Council Member McMillan stated he would like to pull Item 8.0A2 – Approve City Council Policies Review Committee Recommendations to City Council Policies 120.09, 160.0, and 165.3 specifically to discuss the proposed changes to City Council Policy 120.09. Discussion ensued.

Council Member Davis requested clarification on Item 8.03 - Approve Ordinances for Uninhabitable Structures: Demolition Recommendations, specifically for 905 Anarine Road. Mr. Dereke Planter, Code Enforcement Administrator Supervisor, stated the property is a substandard property and no conversations have taken place with the owner. However, staff will continue to work with the owner up until a demolition contract is awarded. Council Member Davis stated he plans to pull 905 Anarine Road to place a stay on the property. Mayor Colvin asked for information on 3634 Thorndike Drive. Mr. Planter stated it was a lightning strike. The owner told Mr. Planter that the insurance was not enough to cover the repairs and chose to move and abandon the property. Mr. Planter stated the owner of 484 Tacoma Court is working to save the property and actively searching for a contractor. Council Member Haire stated he will request a 60-day stay on 484 Tacoma Court property but to keep it on the list.

Council Member Hondros asked if staff has identified funds for Item 8.0A4 - Approval of Professional Service Contract Execution Recommendation for \$1,827,735 for the design of the Arran Lake West Dam Overtopping Protection Project. Ms. Sheila Thomas-Ambat, Public Services Director, stated it is from the stormwater funds.

Council Member Haire stated he will pull Item 8.0A6 - Authorization to Apply for Fiscal Year 2025 Choice Neighborhood Implementation Grant and Appropriate Additional Funding for the Application for an update and to approve.

Mayor Pro Tem Thompson asked if it has to be the lowest bidder for Item 8.0A7 - Approve Bid Recommendation for Tokay Park Pickleball Conversion Project. Ms. Lachelle Pulliam, City Attorney, stated it must be the lowest responsive responsible bidder. Dr. Douglas Hewett, City Manager, stated the first bid that was received was \$500,000.00 and the City placed it back out to bid. When determining the lowest responsive responsible bidder, staff reviews a bidder's schedule values, performance history of contracts, references, and

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assurance to the contract. Mayor Colvin recommended getting a cost estimate on how much a project should be to ensure we are not severely underbid. Dr. Hewett stated engineers provided an estimated cost of \$550,000.00. Discussion ensued. Ms. Kimberly Toon, Purchasing Manager, provided an overview of how staff completes due diligence of construction projects. Ms. Pulliam stated the City also has a third-party insurance agency that reviews the bonds.

Mayor Colvin asked about the list for the State and Federal Agendas. Ms. Phelps stated the agendas are on a 2-year basis and there were not many changes. The federal agenda is in line with the federal administration and is much broader to be easily responsive to Council's direction. The agendas are aligned with Council's priorities. Discussion ensued regarding the NLC Congressional Conference.

Council Member Hondros requested clarification on if Item 11.01 - Public Hearing on Owner's Request for Removal from Downtown Municipal Service District (MSD) is for the entire development or one parcel. Ms. Pulliam stated it is for the one parcel and that state statute requires a public hearing when a request is received. Action is not required today, but if Council chooses to take action to remove the parcel or the whole development, a finding of fact that the parcel does not benefit from the MSD the same as other areas must be met to remove it. Discussion ensued.

CLOSED SESSION

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

The regular meeting recessed at 6:12 p.m.

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

The meeting reconvened at 6:50 p.m.

There being no further business, the meeting adjourned at 6:50 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
020926

MITCH COLVIN
Mayor