

**FAYETTEVILLE CITY COUNCIL
WORK SESSION MEETING MINUTES
COUNCIL CHAMBER, CITY HALL
MARCH 2, 2026
3:00 P.M.**

Present: Mayor Mitch Colvin;

Council Members Stephon Ferguson (District 1); Malik Davis (District 2); Antonio Jones (District 3); D.J. Haire (District 4); Lynne Greene (District 5); Derrick Thompson (District 6); Brenda McNair (District 7) (arrived at 3:04 p.m.); 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
Tyffany Neal, Transit Director
Dawn Dula, Transit Assistant Director
Christopher Cauley, Economic & Community Development Director
Yamile Nazar, Human Relations Director
Gerald Newton, Development Services Director
Jerry Clipp, Human Resources and Development Director
John Jones, Office of Community Safety Director
Dan LaMontagne, Senior Project Manager with Freese and Nichols
David Scott, Communications Manager
Laura Smith, Emergency Management Coordinator
Kimberly Toon, Purchasing Manager
Andrew Mansell, City Manager's Office Intern
Jennifer Ayre, City Clerk
Members of the Press

1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 3:00 p.m.

2.0 INVOCATION

The invocation was offered by Council Member Ferguson.

3.0 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the City Council.

4.0 CITY MANAGER REPORT

No report provided.

5.0 APPROVAL OF AGENDA

MOTION: Council Member Jones moved to approve the agenda.

SECOND: Council Member Greene

VOTE: UNANIMOUS (9-0)

6.0 OTHER ITEMS OF BUSINESS

6.01 Construction Management Division Update From Freese and Nichols, Inc.

Mr. Dan LaMontagne, Senior Project Manager with Freese and Nichols, serving with the City's Construction Management Division, presented this item with the aid of a PowerPoint presentation and stated Freese and Nichols reviewed the City's construction management practices with a focus to strengthen the internal construction division, deliver capital investment projects efficiently, on schedule, and transparently, integrate consistent tools and workflows for

planning, budget, and reporting, in order to transition program ownership to the City staff. This was done by creating key services for program management, design oversight, procurement support, construction oversight, and public engagement.

Mr. LaMontagne presented the Facilities Capital Program deliverables summary with the focus on project deliverables and constructability, assisting with bid packages, funding availability, and construction closeout documents. Freese and Nichols also reviews project progress of the schedule, budget, consultant performance, construction progress, and site observations with reports. Working with consultants so that all project schedules are standard and consistent moving forward. Freese and Nichols is currently the lead management of all capital improvement projects (CIP), while also developing clear actionable standard operating procedures, closeout documents, and collaboration with staff for an easy transition. Examples of project tracking and the project dashboard were presented.

Mr. LaMontagne stated there were not many project specific tools available before Freese and Nichols was contracted; the dashboard was all City projects, not just CIPs. Dr. Douglas Hewett, City Manager, stated most of the projects previously had the project architect assist in contract management and Freese and Nichols has assisted with manpower to fill positions.

Discussion ensued.

6.02 Accept Transit's (FAST's) 2026 Feasibility Study

Ms. Tyffany Neal, Transit Director, presented this item with the aid of a PowerPoint presentation, and thanked the internal and external partners for participating in the study. Staff's goal is to transition from being a system of need to a system of choice. A year ago, Council approved a regional feasibility study. To do this, staff created a three-step plan; rebuild services, improve services, and expand services. In 2023, Transit began rebuilding services to pre-covid numbers, improve service through the creation of a west Fayetteville express route, adding additional routes and buses, and now expanding service through the feasibility study to analyze regional commuting and traffic patterns, prepare recommendations that support regionalism, and evaluate the need for a secondary facility to support the regional services.

Operational statistics over the last seven years were presented with FAST increasing total passenger trips by 6 percent (%), even with reduced service levels and ridership exceeds pre-pandemic levels. The existing operations and maintenance facility on Grove Street is 57 years old and cannot support expansion, leading to the need for a future facility in west Fayetteville. Discussion ensued regarding an additional Operations & Maintenance Facility.

The commuting patterns assessment identified travel flows, highlighted geographic areas where transit would yield the greatest return, and if there was a true need to regionalize. On an average weekday 1.3 million non-employment trips are taken, with 91% originating from Cumberland County, 90% originating and ending within the county, and 10% originating from the county and ending outside the county. On an average weekday 388,000 employment trips are taken, with 50% originating from Cumberland County, 88% originating and ending within the county, and 12% originating from the county and ending outside the county. Regional express services require coordination, funding, and local support, as well as personnel, facilities, and vehicles. Recommendations were presented for regional express service, including six alternative routes that would serve Hope Mills, Spring Lake, and the airport, and would require a three-year pilot program. Discussion ensued.

Projected annual operating expenses are dependent on decisions regarding service levels and operating schedules. It is estimated that an 8-hour service, operating day at 3 days a week, would cost \$141,000.00 or for 5 days a week \$244,000.00. Ms. Neal stated one bus would be needed to support each route but there is the potential to explore different options for funding such as a competitive grant from the Federal Transit Authority.

The facility suitability analysis focused on determining the most suitable area for a secondary facility, identified facilitated characteristics and needs, and identified potential parcels that could support the size requirements and future growth. The difference between a needs-based facility that would only require 2.9 acres and a choice-based facility that would require 5.5 acres were presented.

Discussion ensued regarding revenue and funding, locations for a secondary location, a pilot program, and operating schedules.

Consensus of Council was to receive the report and direct staff to implement the recommended changes to include the approval of the Feasibility study, authorization of

staff for collaboration with community partners, and seek competitive grants for a secondary operations and maintenance facility in west Fayetteville.

6.03 Accept and Appropriate Federal Transit Administration (FTA) Grant NC-2026-008

Ms. Tyffany Neal, Transit Director, stated this is a request to accept and appropriate the Federal Transit Authority (FTA) grant. In April 2024, Council adopted a resolution for a competitive FTA grant for the purchase of additional battery-electric buses. The application was successful, and the City was awarded \$8.3 million for buses, training, and maintenance. There have been challenges with the battery-electric buses, therefore, the request is to convert the four battery-electric buses to one battery-electric and four hybrid buses.

MOTION: Council Member Hondros moved to suspend the rules to allow for a vote
SECOND: Council Member Haire
VOTE: UNANIMOUS (10-0)

MOTION: Council Member Hondros moved to accept and appropriate FTA Grant NC-2026-008
SECOND: Council Member Jones
VOTE: UNANIMOUS (10-0)

MOTION: Council Member Hondros rescind the suspension of the rules
SECOND: Thompson
VOTE: UNANIMOUS (10-0)

6.04 Emergency Operations Plan EOP

Ms. Laura Smith, Emergency Management Coordinator, presented this item with the aid of a PowerPoint Presentation and stated the plan is the framework on how the City prepares, responds, and recovers from disasters.

A disaster is anything that causes significant disruption, harm, or destruction to a community. This can include, weather, public health, technologic failures, hazardous materials, infrastructure failures, and acts of terrorism. Municipal responsibilities include coordination with county and state agencies, and the ability to declare local state of emergency (SOE). Declaring an SOE allows a municipality to impose restrictions such as curfews, movement, control of alcohol and dangerous weapons, and evacuations. Since 2016, The City has declared eleven State of Emergencies.

The City of Fayetteville Emergency Operations Plan (EOP) defines the purpose, scope, situational overview, hazard and vulnerability analysis of Fayetteville, planning assumptions, preparedness, response, recovery, and mitigation plans. The EOP streamlines management support functions, creating uniformity across federal, state, and local agencies nationwide to allow for all emergency services to speak a common language and guidance when addressing a disaster. The EOP is the key framework for coordinated disaster response and recovery and is a living document that is updated regularly.

Discussion ensued.

Consensus of Council was to accept the Emergency Operations Plan

6.05 Consider Changes to City Council Policy 155.4 - Naming of City Property in Honor of Individuals

Mayor Pro Tem Thompson stated the City Council Policies Review Committee is seeking recommendations on City Council Policy 155.4 – Naming of City Property in Honor of Individuals. The recommendations included allowing properties to be named after living individuals and former Council Members, and whether a waiting period of five years should be established for former Council Members before a property may be named in their honor. Council Member Haire stated he would like to change the policy so that people do not have to be deceased to receive an honor and to not require a waiting period for a former Council Member to be honored.

Discussion ensued.

Consensus of Council was to amend the current policy to follow the recommendation of the Committee to allow properties to be named after living individuals and former Council Members and not to approve the 5-year waiting period

requirement but include recommendations by staff on morality. Council Members Ferguson, Jones, Greene, and Hondros were in opposition of the consensus motion.

6.06 City Council Agenda Item Request - Corridors of Opportunity - Mayor Colvin

Mayor Colvin stated there is program in Charlotte called Corridors of Opportunity that gives incentives to businesses within different corridors that are not only impoverished or distressed corridors. Mayor Colvin recommended creating corridors on Bragg Boulevard, Raeford Road, and Gillespie Street, as well as any other recommended area in order to help economic development throughout the community. Mayor Colvin recommended staff research possible updates to the façade grant program and increase it from \$25,000.00 to a larger investment with a grant match.

Discussion ensued.

Consensus was to have the Economic and Community Development Department, Fayetteville-Cumberland Economic Development Corporation and the Community Development & Revitalization Committee to research Corridors of Opportunity and bring back to Council

6.07 City Council Agenda Item Request - North Street Baseball Field - Council Member Davis

Council Member Davis stated this is a request to send this to the Parks and Recreation Advisory Committee to review the request to name the baseball field at North Street Park in honor of Coach Donald Bennett who is living.

Consensus of sending the request to the Parks & Recreation Advisory Committee.

6.08 City Council Agenda Item Request - Data Center Policy: Direction to City Manager to Research and Present Options - Council Member McMillan

Council Member McMillan requested the City Manager and appropriate staff to research data center development policy options and return to City Council with a comprehensive set of policies and recommendations. The goal is to ensure Fayetteville acts proactively and strategically, rather than reactively, when data center proposals arrive. Council Member McMillan provided policy recommendations to include Special Use Permits, data center specific development standards, evaluate feasibility and framework for a 1-year temporary moratorium, explore cumulative impact assessments, and receive community input.

There was no consensus to move this item forward.

Mayor Colvin recessed the meeting at 5:31 p.m. The meeting reconvened at 6:15 p.m.

7.0 ANNOUNCEMENTS AND RECOGNITIONS

Council Member Haire provided a prayer for Ms. Sandy Cookman, co-owner of WIDU radio station, owners who is ill.

Mayor Colvin wished Council Member Ferguson a happy birthday.

Mayor Colvin congratulated the Fayetteville State University Men's basketball team won the CIAA Men's Basketball Championship.

Mayor Colvin reminded everyone that Tuesday, March 3, 2026, is election day for county and state primaries and recommended checking the Board of Elections website for specifics.

Mayor Colvin presented a proclamation to the Coastal Pines Girl Scout Chapter in recognition of the 114th Girl Scout Anniversary.

Mayor Colvin presented Certificates of Excellence to Ms. DeAnna Braggs, Mr. Anthony Foy, and Mr. Benjamin Shepard, City employees who were awarded the Excellence in Action award for going above and beyond their job duties.

Mayor Colvin presented a proclamation to Mr. James Scriven, Transit Operator II, in recognition of Transit Driver Appreciation Day that takes place on March 18, 2026.

Mayor Colvin presented a proclamation to Ms. Laura Smith, Emergency Management Coordinator, in recognition of Severe Weather Preparedness week that takes place March 1-7, 2026.

8.0 PUBLIC FORUM

Ms. Arleen Fields, Fayetteville, NC, expressed concerns regarding data centers.

Mr. Joseph Schwab, non-resident, expressed concerns regarding transparency at Council meetings.

MOTION: Council Member Davis moved to go into closed session for personnel matters

SECOND: Council Member Hondros

VOTE: UNANIMOUS (10-0)

The meeting recessed 6:58 p.m. The meeting reconvened at 8:31 p.m.

9.0 ADJOURNMENT

There being no further business, the meeting was adjourned at 8:31 p.m.

Respectfully submitted,

JENNIFER L. AYRE
City Clerk
030226

MITCH COLVIN
Mayor

