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**FAYETTEVILLE CITY COUNCIL  
WORK SESSION MINUTES  
COUNCIL CHAMBER, CITY HALL  
NOVEMBER 7, 2022  
5:00 P.M.**

Present: Mayor Mitch Colvin

Council Members Kathy Jensen (District 1); Shakeyla Ingram (District 2); Mario Benavente (District 3); D. J. Haire (District 4); Johnny Dawkins (District 5) (arrived at 5:16 p.m.); Derrick Thompson (District 6); Brenda McNair (District 7); Courtney Banks-McLaughlin (District 8); Deno Hondros (District 9)

Others Present: Douglas Hewett, City Manager  
Karen McDonald, City Attorney  
Adam Lindsay, Assistant City Manager  
Kelly Olivera, Assistant City Manager  
Jeffrey Yates, Assistant City Manager  
Gina Hawkins, Police Chief  
Gerald Newton, Development Services Director  
Rob Stone, Construction Management Director  
Jodi Phelps, Chief of Staff  
Chris Cauley, Economic and Community Development Director  
Jody Picarella, Chief Financial Officer  
Sheila Thomas-Ambat, Public Services Director  
Byron Reeves, Assistant Public Services Director  
Michael Gibson, Parks, Recreation and Maintenance Director  
Pamela Megill, City Clerk  
Members of the Press

## 1.0 CALL TO ORDER

Mayor Colvin called the meeting to order at 5:00 p.m.

## 2.0 INVOCATION

The invocation was offered by Council Member Thompson.

## 3.0 APPROVAL OF AGENDA

**MOTION:** Council Member Ingram moved to approve the agenda, with the addition of a closed session.  
**SECOND:** Council Member Hondros  
**VOTE:** UNANIMOUS (9-0)

### CLOSED SESSION

**MOTION:** Council Member Benavente moved to go into a closed session for attorney-client privileged matters.  
**SECOND:** Council Member Ingram  
**VOTE:** UNANIMOUS (9-0)

The regular session recessed at 5:09 p.m. The regular session reconvened at 5:48 p.m.

**MOTION:** Mayor Pro Tem Dawkins moved to go into open session.  
**SECOND:** Council Member Ingram  
**VOTE:** UNANIMOUS (10-0)

## 4.0 OTHER ITEMS OF BUSINESS

### 4.01 Stormwater Program Overview

Mr. Byron Reeves, Assistant Public Services Director, presented this item with the aid of a PowerPoint presentation and stated this

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presentation will provide an overview of the City's Stormwater Program with a focus on Stormwater Definition, History of Stormwater Program, Stormwater Management Ordinance, Funding and Budget breakdown, Watershed Master Plan, Watershed Studies, Organizational Structure, Assets, Quality Program, Quantity Program, Beaver Contract, Water Quantity, Stormwater Capital Improvement Program, Bank Stabilization and Debris Removal, Drainage Assistance Program, Flood Awareness, Construction, Other Initiatives, and the Future of Program.

Discussion ensued.

Mr. Byron Reeves stated the Drainage Assistance Program regarding eligibility is scheduled to be discussed at the December 2022 Stormwater Committee meeting.

## **4.02 Community Safety - Residential Camera Program**

Ms. Michael Whyte, Police Attorney, presented this item and stated in an effort to address violent crime in the community, staff was directed to conduct research on a residential camera program and report recommendations on funding and options to City Council.

Staff researched similar programs for providing residents with doorbell cameras in exchange for an agreement that the resident would voluntarily share criminal activity which may be occurring in their community. Research also shows the program being able to be funded for HUD Qualified residential areas and for residents 65 and older. Other communities named specific brands of cameras in the past, but the Police Department will not limit the cameras to one name brand but will need a system that allows for Real Time Streaming Protocols (RTSP) capabilities to share their video and not conflict with the software.

The recommended areas to start the program will be based on the recent violent crime areas being impacted and the HUD Qualified residential areas. The Police Department is recommending prioritization to three areas in the City where City-wide cameras are lacking in order to obtain video footage we do not presently have. The Department has worked with the Economic and Community Development Department to obtain qualified residential areas. General funds can be used to purchase the cameras for low-income residents and senior citizens pursuant to N.C.G.S. §§ 160D-1311 and 160A-497.

Consensus of Council was to direct staff to proceed with this initiative. Council Member Hondros was opposed to the consensus vote.

## **4.03 Parks and Recreation Projects Report Card**

Mr. Michael Gibson, Parks, Recreation and Maintenance Director, presented this item with the aid of a PowerPoint presentation and gave an update of the following projects: Bill Crisp Senior Center Ribbon Cutting, Senior Center East, McArthur Road Project, Mazarick Park Tennis Center, Dorothy Gilmore Recreation Center, Mable C. Smith Park, Cape Fear River Park, and Glenville Lake Trail.

Discussion ensued.

Consensus of Council was to accept the report.

## **4.04 Mental Health Co-Responder Research Presentation by the Fayetteville Police Department**

Ms. Deanna Husk, Police Administrative Services Manager, presented this item with the aid of a PowerPoint presentation and stated in an effort to address the safety and effectiveness of mental health calls for service involving law enforcement, City Council directed staff to research mental health co-responder models. Staff will present this research to members of City Council.

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Mental health calls for service involving law enforcement have increased nationally and within the City of Fayetteville. These calls for service are some of the most complex responses for law enforcement officers. The Police Department established a Mental Health Liaison in order to address the numerous mental health calls to which the police department was responding. Data showed that, at a minimum, the Police Department responds to 3 calls per day related to mental health.

Staff researched models from Raleigh, Wilmington and Durham. A co-responder team model is a collaborative approach to behavioral crisis response that seeks to reduce harm and facilitate alternatives to arrest by providing mental health professional co-response to calls for service (CFS) involving persons in a mental health crisis. Existing resources provided to the city are limited. There are numerous programs that have different budgetary impacts.

Discussion ensued.

Consensus of Council was to receive the report and direct staff to identify funds for a Durham Heart program type model. Council Members Haire and Thompson were opposed to the consensus vote.

## **4.05 Development Finance Policies - Tax Increment Grant**

Mr. Chris Cauley, Economic and Community Development Director, presented this item and stated the City of Fayetteville is committed to encouraging redevelopment by establishing a strong set of development incentives to engage with neighborhoods, community partners, and the private sector to build a stronger economy and community for all residents. The City has contracted with the Bank's Law Firm to ensure judicious and professional application of public private partnerships. Council is asked to receive the report and provide direction to staff.

Over the years, City Council has identified several areas as priority redevelopment areas. A core component of economic and community development programs is the leverage of public resources to achieve strategic outcomes that ensure a benefit for low- and moderate-income communities and the City as a whole. Benefits include increased taxable property values, economic activity, neighborhood vitality, and increased availability of housing at multiple price points.

Building upon the past success of programs like the downtown development loan program and public private partnerships utilizing grant funds and local resources, staff is requesting that City Council provide direction and guidance on a comprehensive development finance incentive policy.

Mr. Sherrod Banks, Banks Law Firm, LLC, stated Bank's Law Firm has developed the first in a series of Development Finance Tools. He provided a presentation on Tax Increment Grants (TIG) tools, and stated the City may assist with the financing of private development projects which create public benefits such as increased employment opportunities, economic diversity, affordable housing, public infrastructure, public facilities, and environmental improvements in areas identified by the municipalities as needing additional public and private investment and development. Because TIG financing uses a portion of the incremental tax increases from private development projects as the source of the City's financial assistance, the City will be able to assist private development projects with minimum financial risk. TIG financing of a project will be equal to a percentage of the increase in property tax revenues generated by the project for a period of years after project completion. The City will reimburse developers from a portion of the new property taxes paid on completed projects.

Through the utilization of development tools and strategies, the City of Fayetteville expects the following development outcomes:

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Encourage redevelopment within identified redevelopment areas, Retain, expand, and attract commercial and retail businesses, Increase the inventory of mixed income housing, and increase municipal revenue sources.

The application of individual incentives may impact general fund and grant funds but staff is proposing several policy guidelines to minimize financial liability of the City. These guidelines are as follows: Must provide a distinct financial return to the City, Should be derived from a new incremental revenue source unless the "but for" theory is proven, and the City will benefit from a distinct financial return, Must be of an appropriate amount and extend over an appropriate amount of time as related to the proposed project, Will be provided on a project basis, Will be subject to a development agreement inclusive of performance-based measurement and appropriate "claw back" provisions.

Discussion ensued.

Consensus of Council was to direct staff to move this item forward, and to bring back to Council as soon as the attorneys are ready.

#### **4.06 City Council Agenda Item Request - Shot Spotter - Mayor Colvin**

Mayor Colvin presented this item and stated the item is in limbo; it needs to be placed on a regular meeting agenda to either move it along or dispose of it. Council Member Benavente requested additional details from staff and for public forums to be scheduled to receive feedback from the public.

Consensus of Council was to direct staff to place this item on the November 14, 2022, regular meeting agenda.

#### **4.07 City Council Agenda Item Request - Sidewalks - Council Member Thompson**

Council Member Thompson presented this item and requested Council support for allocating funding for sidewalks from Raeford Road to Beta Road. Discussion ensued pertaining to sidewalks around all schools in the City.

Consensus of Council was to direct staff to identify all schools that do not have sidewalks and report back to Council at a future meeting.

#### **4.08 City Council Agenda Item Request - Community Based Public Safety Proposal - Council Member Benavente**

Council Member Benavente presented this item and stated the GBPS delivered a landscape analysis to City Council on August 2022. This report was the culmination of an effort by Mr. Aqueela Sherrils and Elizabeth Ruebens' team of subject matter experts who have trail-blazed the development of violence interrupters in New Jersey through the Newark Street Team. The report makes "Specific Recommendations" and proposes future phases of work with GBPS to go beyond identifying our needs through the analysis we accepted as Council, and move towards 13 action items. A proposal was submitted to the City Manager's office in September 2022; I am requesting we instruct our City Manager to proceed with negotiating and executing the contract.

Discussion ensued.

Consensus of Council was to direct staff to proceed with negotiations.

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## **4.09 City Council Agenda Item Request - Office of Community Safety - Council Member Benavente**

Council Member Benavente presented this item and stated he is seeking Council support to create a hub managed by an Office of Community Safety to work towards innovative and alternative responses to calls for service. As a result, Fayetteville Police will be able to better focus on issues specific to law enforcement. We will be able to enhance transparency and accountability for both police and the community. A hired professional who will manage this department will work proactively to address issues stemming from citizen complaints separate and apart from FPO. This office could also work towards managing future elements of our city's move towards community based solutions to issues of public safety, including the violence interrupters program, micro safety grants program, and Crisis Response Team.

There was no consensus to move this item forward.

## **4.010 City Council Agenda Item Request - Shot Spotter Public Forum - Council Member Benavente**

This item was not presented.

## **4.011 City Council Agenda Item Request - Historic Properties District, Market House - Council Member Benavente**

Council Member Benavente introduced Mr. Haddock. Mr. Haddock provided a presentation and stated the River Jordan Council (RJC) on African American Heritage is advocating for heritage education and outreach for all citizens as stated on page five of the Fayetteville Historic Resources Commission's Design Guide. In collaboration with Archibald "Archie" Beebe descendants, the RJC has formed a coalition - Archie Beebe Community Remembrance Project (CRP) - under the guidance of and collaboration with the Equal Justice Initiative (EJI) in Montgomery, Alabama. EJI works with communities to install historical markers that acknowledge lynching's such as Archie's. We envision the site of Archie's lynching murder being permanently marked at the corner of Gillespie and Person streets. Since the Market House is in the process of being repurposed in light of a more truthful telling of its history, including Archie's story fits in perfectly with such a repurposing.

Consensus of Council was to move this item forward; research the process for how to bring this project to fruition.

## **4.012 City Council Agenda Item Request - PWC Appointment - Mayor Colvin**

Mayor Colvin presented this item and stated this item is in limbo and needs to be brought back to Council on a regular meeting agenda. Discussion ensued.

Consensus of Council was to move this item forward to the November 14, 2022, regular meeting agenda.

## **5.0 ADJOURNMENT**

There being no further business, the meeting adjourned at 8:48 p.m.

Respectfully submitted,

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PAMELEA J. MEGILL  
City Clerk  
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MITCH COLVIN  
Mayor